



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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Contact details:

Anthony Lee MRTPI MRICS
Senior Director – UK Development Viability
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Tel: 020 7338 4061
anthony.lee@bnpparibas.com

Sacha Winfield-Ferreira MRICS
Senior Associate Director – UK Development Viability
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

020 7338 4417
sacha.winfield-ferreira@bnpparibas.com

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 commissioned BNP Real Estate to prepare an updated CIL viability assessment to inform its Draft Charging Schedule ('DCS').
- 1.3 OPDC consulted on their DCS from 28 November 2022 to 23 January 2023, including an in-person surgery event on 15 December 2022. This updated report responds to the representations received as well as taking account of market changes since the preparation of the DCS Viability Report.

Methodology

- 1.4 The study methodology tests the residual land values of a range of residential development typologies reflecting the types of developments expected to come forward in OPDC's area. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing, CIL and other policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating OPDC's policy requirements and a given level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of the CIL Charging Schedule, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG¹, RICS Guidance² and the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*'.
- 1.5 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.
- 1.6 The housing and commercial property markets are inherently cyclical and OPDC is testing the viability of potential development sites at a time when commercial markets, such as industrial and logistics have experienced a sustained period of growth. Following the economic disruption experienced in 2022 and in particular the fallout of the "mini-Budget" in September 2022, yields have shifted out. We understand however, that there are tentative signs that the worst of the repricing is now over. Other commercial markets, such as retail, contracted as a result of long term shifts towards internet retailing and the impact of the coronavirus pandemic lockdowns, however these markets had started to recover in early to mid-2022, before also being impacted by the events of September 2022. Residential

¹ PPG on Viability 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 RICS 'Assessing viability in planning under the National Planning Policy Framework 2019 for England, 1st edition, March 2021'

markets have faced a period of stagnation and strong recovery following the coronavirus pandemic. Forecasts for future house price growth point to continued growth in mainstream London housing markets, although there is a degree of short term uncertainty following the UK's departure from the European Union which has resulted in labour shortages in many sectors, including construction; increases in commodities prices arising from geo-political events; and the impact of the UK government's 'fiscal event' in September 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have allowed for medium term growth as a sensitivity analysis on the base residential typologies, which applies growth to sales values and inflation on costs 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 grown appraisal inputs. The assumed growth rates for this sensitivity are outlined in Section 4.

- 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.

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. 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

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.

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.

- Our assessment indicates that **office developments** in the OPDC's area based on current achievable rental assumptions on existing office developments in the area are challenging. We are however aware that OPDC's adopted Local Plan anticipates significant new commercial development alongside the development of the new HS2 Old Oak Common Station. The new station will bring significant regeneration and placemaking benefits to the surrounding area, including other commercial development (retail/leisure), a 2-hectare park and other associated amenities. It is anticipated that this development will create the environment for a prime office market that would compare with the established west London office markets at White City, Chiswick and Central Ealing, where significantly higher office rents could be achieved. We have accordingly sensitivity tested higher rents reflective of a more established office location on larger office development. The results of this testing identify that an £80 per square metre CIL charge would be viable (after allowing for MCIL2 and an appropriate buffer).
- Given this position, the OPDC may wish to consider setting a split rate approach with two geographic charging zones for office development in its area as follows and set out in the map at **Appendix 10**.
 - **Zone 1 (Rest of OPDC area):** Nominal rate of £35 per square metre; and
 - **Zone 2 (Site Allocations 1, 11 and 42):** £80 per square metre.
- 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 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

- 1.9 Our suggested CIL rates for OPDC are summarised in Table 1.9.1 overleaf.

Table 1.9.1: Suggested CIL rates

Use	OPDC Suggested CIL Charge (£ per sq m)
Residential (excluding Older Persons Housing)	£80
Co-living	£135
Student accommodation	£190
Hotel	£80
Data Centres	£120
Large Offices (20,000 sq mt +) ⁴ in Charging Zone B	£80
All other Uses ⁵	£35

- 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 nominal 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 1.5%). 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.

- 1.10 Being the OPDC's first charging schedule, the proposed CIL contributions sought would not be a new cost burden on development. It would largely replace much of the financial contributions currently secured in through s106 Agreements. Consequently, CIL is unlikely to be the determining factor in scheme viability.
- 1.11 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. The forecast consensus for commercial markets in 2023, is that the volatility/uncertainty of the economy carrying over from 2022 will result in investors having a "seesaw" or "wait and see" sentiment for the first half of the year. However, this will give way to greater investor confidence in the second half of 2023, as pricing levels plateau, the inflationary storm passes, monetary policy pivots to

⁴ OPDC may wish to consider adopting an office floorspace threshold which reflects the requirement for the creation of placemaking benefits resulting from larger scale regeneration and the delivery of a critical mass of new office floorspace to achieve the higher rents.

⁵ 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.

neutral and the economy proves more resilient.

The Status of our advice

- 1.12 In preparing this report and the supporting appraisals, we have given full regard to the RICS Guidance Note ('GN') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the GN acknowledges that statutory planning guidance takes precedence over RICS guidance. Conflicts may emerge between the GN and the PPG and/or other adopted development plan documents. In such circumstances, we have given more weight to the PPG and development plan documents.
- 1.13 In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
- 1.14 We are not aware of any conflicts of interest in relation to this assessment.
- 1.15 In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.16 This report is addressed to Old Oak and Park Royal Development Corporation only.

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 in accordance with the requirements of the PPG and CIL Regulations.
- 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 Study will form part of OPDC's evidence base for a Draft Charging Schedule 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 forward⁶.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance⁷, 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 positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The long term consequences of the virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall

⁶ 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).

⁷ 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)

of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.

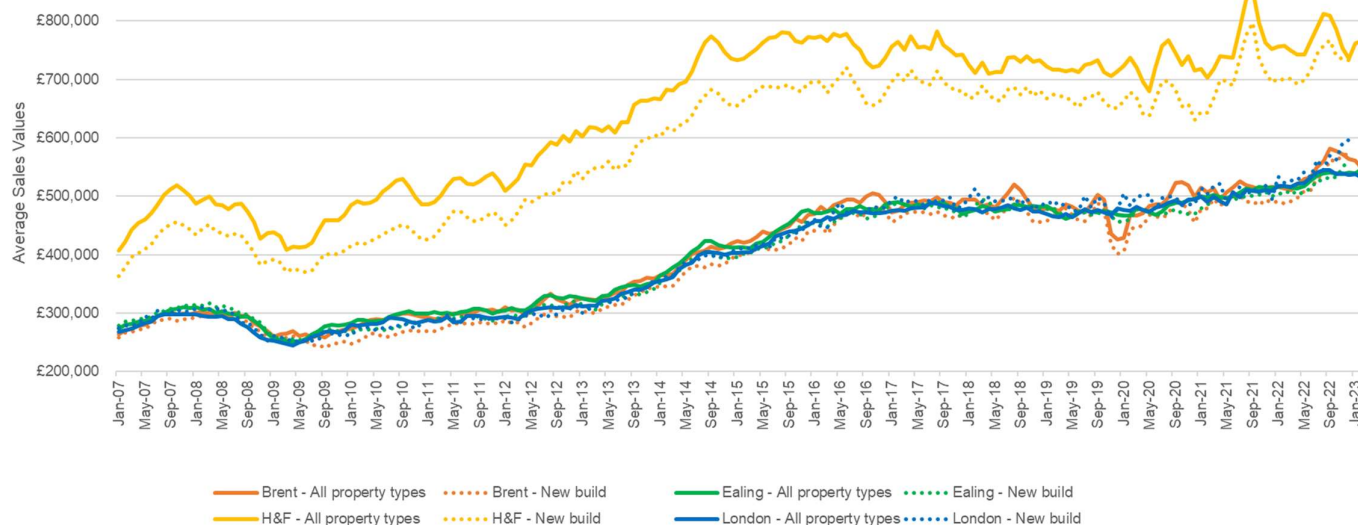
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic activity.
- 2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation currently standing at 10.1% at the time of writing.
- 2.9 Despite the economic headwinds facing the UK, the housing market has outperformed expectations in 2020 and 2021. According to the Office of National Statistics reporting on Registry Data ("ONS Data"), in 2020, house prices grew by 8.5% and a further 10.7% in 2021. Halifax's Managing Director, Russell Galley states in the Halifax February 2022 House Price Index Report that *"The UK housing market shrugged off a slightly slower start to the year with average property prices rising by another 0.5% in February, or £1,478 in cash terms. This was an eighth successive month of house price growth, as the resilience which has typified the market throughout the pandemic shows little sign of easing. Year-on-year prices grew by 10.8%, the fastest pace of annual growth since June 2007, pushing the average house price up to another record high of £278,123"*.
- 2.10 However, in the third and fourth quarters of 2022, annual house price growth has fallen back, largely (although not exclusively) as a result of the Government's September 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that *"Annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) – the sixth in a row – which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued."*
- 2.11 As a consequence according to ONS Data house price growth totalled 9.8% in 2022.
- 2.12 The instillation of a new Chancellor (and Prime Minister) who effectually reversed the majority of the proposals in the Mini Budget has led to a degree of stability. However significant headwinds remain domestically and globally.
- 2.13 Both Nationwide and Halifax indicate that whilst the market remains resilient, house price growth is expected to continue to be somewhat muted as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner (Nationwide) comments in March 2023 that *"It will be hard for the market to regain much momentum in the near term since consumer confidence remains weak and household budgets remain under pressure from high inflation. Housing affordability also remains stretched, where mortgage rates remain well above the lows prevailing at this point last year"*.

- 2.14 Halifax observe the resilience the UK housing market assisted in Q1 2023 by the easing of mortgage rates and increase in mortgage approvals. However Kim Kinnaird, Director of Mortgages also comments; *“Predicting exactly where house prices go next is more difficult. While the increased cost of living continues to put significant pressure on personal finances, the likely drop in energy prices – and inflation more generally – in the coming months should offer a little more headroom in household budgets. While the path for interest rates is uncertain, mortgage costs are unlikely to get significantly cheaper in the short-term and the performance of the housing market will continue to reflect these new norms of higher borrowing costs and lower demand. Therefore, we still expect to see a continued slowdown through this year”*.
- 2.15 In their April 2023 Housing Market Update, Savills reflect the weakening market is largely a consequence of the challenging mortgage environment leading to a softening of demand in contrast to supply. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre-Covid levels).
- 2.16 On a broader economic scale CBRE offer a cautiously optimistic medium term view in their Q2 2023 Economic Outlook stating: *“Although inflation is declining gradually, it remains persistently high. Despite this, and the recent instability in the global banking sector, we are more optimistic about the economic outlook and now expect the UK to avoid a recession this year. This partly reflects improving business confidence and the resilient labour market. Moreover, as inflation returns to sufficiently low levels, GDP will start to recover more substantially. In 2024, we expect GDP growth of 1.2%”*.
- 2.17 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. Additionally, positive growth will be further encouraged as more certainty emerges 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. In their April 2023 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

Local Housing Market Context

- 2.18 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 2.18.1. As can also be seen in Figure 2.18.1 overleaf, the Coronavirus pandemic and associated lockdown measures generally 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 through 2021 and most of 2022. In Q4 2022 and into early 2023, values of existing properties began to slow and plateaued, however new build values were still reflecting growth.

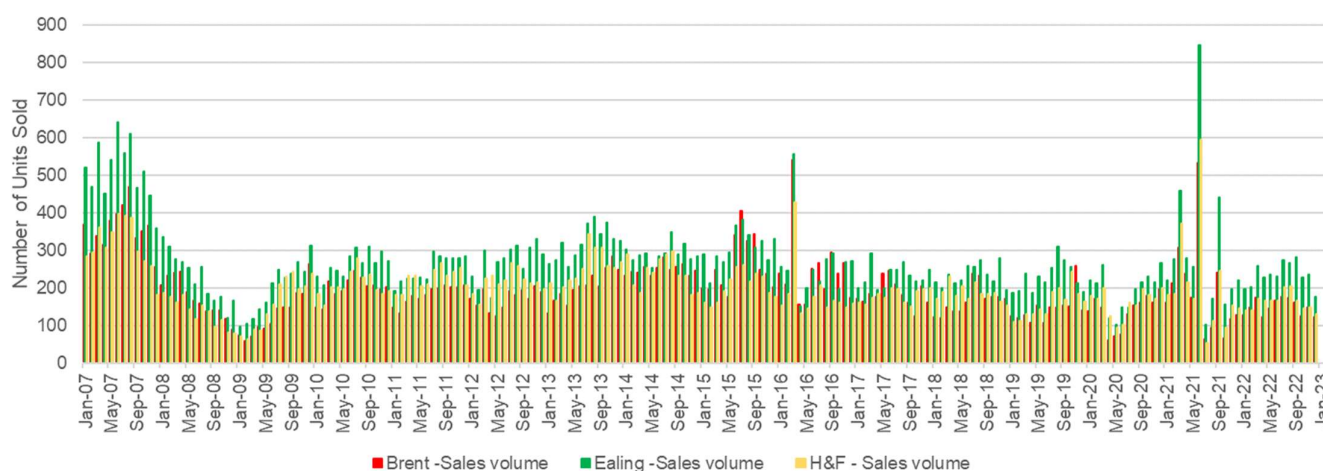
Figure 2.18.1: Average house prices in London and OPDC area



Source: Land Registry

- 2.19 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 2.18.1). 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 increased from their lowest level in May 2020 to return to levels of activity similar to those experienced pre-pandemic, albeit with a trough in July to August 2021 and significant spikes of activity in March, June and September 2021 (see Figure 2.19.1).

Figure 2.19.1: Sales volumes in OPDC area (sales per month)



Source: Land Registry

- 2.20 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 2.20.1.

- 2.21 The future trajectory of house prices is currently uncertain, although Savills' *UK Housing Market Update December 2022* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will remain broadly flat over the period between 2023 and 2026. Savills predict that values in mainstream London markets (i.e. non-prime) will decrease by 12.5% in 2023, 1% in 2024 and then increase by 2.0% in 2025, 6.0% in 2026 and 5.0% in 2027.

Table 2.20.1: Residential forecasts: London

Agent	2023	2024	2025	2026	2027	Cumulative 2023-2027
Savills Mainstream Residential Property Forecasts - London (November 2022, republished in March 2023)	-12.5%	-1.0%	2.0%	6.0%	5.0%	-1.7%
JLL Residential Forecasts Q4 2022 - Greater London (published 31 October 2022)	-4.0%	2.5%	4.0%	5.0%	6.0%	13.9%
Knight Frank UK House Price Forecast March 2023 - Greater London	-6.0%	-4.0%	3.0%	5.0%	5.0%	2.5%
Average	-7.50%	-0.8%	3.0%	5.3%	5.3%	4.8%

Built to Rent ('BtR') sector market context

- 2.22 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 occupy⁸. 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.
- 2.23 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 £3.8 billion in 2023⁹, which exceeds 2018's record investment of £3.7 billion despite the potential impact of the coronavirus.
- 2.24 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.25 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.
- 2.26 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

⁸ Knight Frank 'Multihousing 2019: PRS Research 2019'

⁹ Knight Frank 'Multihousing Report 2022/2023'

provided for sale and rent, depending on levels of demand from individual purchasers. 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.

Commercial markets context

- 2.27 2022 started positively reflecting a strong post-Covid rebound, with a growing economy and strengthening labour market. However geopolitical events at the end of Q1 soon overtook circumstances, with the invasion of Ukraine increasing energy and other commodity prices, adding to already present inflationary pressures. Domestic political events also dominated the domestic landscape, with three Prime Ministers, four chancellors and six fiscal events, increasing interest rates and in particular, the economic disruption caused by the “mini-Budget” in September 2022. CBRE reported in their UK Real Estate Market Outlook 2023¹⁰ that, *“2023 commenced under the spectre of a recession”,* which although narrowly avoided in Q1 2023, is anticipated to be short lived and moderate, with a return to growth expected in 2024. Given this backdrop, commercial real estate markets are starting to emerge from a period of uncertainty, with repricing/yield shifts starting to stabilise in 2023 and a gradual return to activity is anticipated. CBRE reports that, *“income returns rather than capital growth are likely to drive commercial real estate returns in 2023”.*
- 2.28 CBRE identify that, office-based employment reductions and a looming recession is anticipated to continue to constrain the office leasing market over 2023. However, a continuing strengthening of return to offices is being reported and the outlook and demand for the best quality space remains strong. They go on to state that that, *“a large proportion of office space under construction or undergoing refurbishment due for completion in 2023 has already been pre-let. Poorer quality or poorly located office space is anticipated to underperform in 2023”.*
- 2.29 Park Royal and the wider OPDC area is one of the most important premier industrial locations in London, with a concentration of manufacturing and distribution functions located in both new and older industrial stock. It is a world class ‘superhub’ having exceptional transport links providing access to London and the UK. It also provides logistics operators with a last mile depot destination, fulfilling urban logistic distribution functions inside the Ultra Low Emission Zone (‘ULEZ’) and supporting the London economy in terms of access to the business and population structure.
- 2.30 Despite a period of sustained repricing, logistics yields are starting to stabilise. CBRE indicate that, *“These assets are likely to remain attractive to investors due to the continued rental growth forecast”,* primarily driven by the demand and supply imbalance. Demand remains high in the industrial and logistics markets with the vacancy rates at *“critically low levels”.* CBRE report that *“rental growth is likely to be lower than the double-digit quarterly rental growth experienced in recent quarters, but will be significantly above growth levels seen prior to the pandemic.”* In addition, we understand that the demand for data centre space remains at near all-time highs as CBRE reports that *“the largest cloud service providers look to expand their presence in London”.* They go on to state that, *“any concerns that the appetite for capacity may be waning in London or abroad, are unfounded in CBRE’s view.”*
- 2.31 This view is shared by Co-Star Suite, who acknowledge in their Industrial Market and Capital Market reports that, *“Falling demand, rising business costs and a cooling economy should cause rent growth to decelerate”* but not reverse, *“over the next couple of years”.* However, they go on to identify that, *“London is expected to outperform the national average, as well as other property types like retail and office within the capital. Last-mile units in well connected submarkets are well placed for outsized rent growth”.* West London markets, *“which have been the busiest areas from a leasing perspective in recent years, should*

¹⁰ CBRE UK Real Estate Market Outlook 2023 - <https://www.cbre.co.uk/-/media/project/cbre/shared-site/insights/books/uk-real-estate-market-outlook-2023/uk-real-estate-market-outlook-2023.pdf>

continue to outperform.” They set out that the “London industrial investment soared to record heights during the pandemic as increasing numbers of investors targeted the sector. Sub-3% yields were paid for underrented property in good locations with an imminent lease expiry, with last-mile redevelopment plays and residential conversion opportunities also popular.” They also reflect the reality that investment has cooled in recent months, resulting in yield decompression. They identify that, “investment levels have fallen back in line with pre-pandemic averages as investors wait and see where prices settle”. Notwithstanding this they highlight that, “London has remained busier than most UK markets” and its potential for “outsized industrial rent growth could cause volumes to bounce back more quickly than in other parts of the country”.

- 2.32 When compared to other asset classes retail is expected to be less affected by repricing having already weathered the impacts of long term shifts towards internet retailing and the coronavirus pandemic lockdowns. As retail yields are comparatively higher than other sectors, CBRE consider that *“retail is better protected against current debt costs and the impact of yield movements will be less significant than other sectors”*. However, they report that, *“retail will not be immune to the wider economic headwinds in 2023”*. CBRE anticipates that this, coupled with low consumer confidence will result in a decrease in UK retail sales over 2023, with *“discretionary items and leisure activities under the greatest pressure”*. Notwithstanding this, they expect modest expansion in 2023, *“for well positioned occupiers in the best locations”*. They expect vacancy rates to remain stable, with many occupiers having *“already undertaken portfolio restructuring”* in over the last couple of years.

National Policy Context

The NPPF

- 2.33 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.
- 2.34 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”*.
- 2.35 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”*.
- 2.36 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.
- 2.37 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 Group¹¹ 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

¹¹ Viability Testing Local Plans: Advice for planning practitioners, June 2012

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 premium¹². 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 stage¹³. 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.

CIL Policy Context

- 2.38 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.
- 2.39 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.
- 2.40 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).
- 2.41 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.
- 2.42 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.

¹² Paragraph: 013 Reference ID: 10-013-20190509

¹³ Paragraph: 002 Reference ID: 10-002-20190509

- 2.43 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.
- 2.44 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.
- 2.45 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.
- 2.46 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).
- 2.47 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.*”
- 2.48 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 London Plan

- 2.49 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.
- 2.50 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.
- 2.51 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.
- 2.52 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.
- 2.53 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')

tables¹⁴. This identifies that for the academic year 2023/24 the annual rental cost for affordable PBSA must not exceed £7,162. 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.

- 2.54 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.
- 2.55 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

- 2.56 The OPDC is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation¹⁵ (£64.55 per sq m indexed to 2023), 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.
- 2.57 This study takes into consideration the full indexed cost associated with the MCIL2.

Local Policy context

- 2.58 This study takes into account the OPDC's Local Plan 2022, 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.

¹⁴ London Plan AMR tables: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/monitoring-london-plan/london-plan-amr-tables?ac-62384=62383#acc-i-63074>

¹⁵ The impact of indexation is discussed in section 6.

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

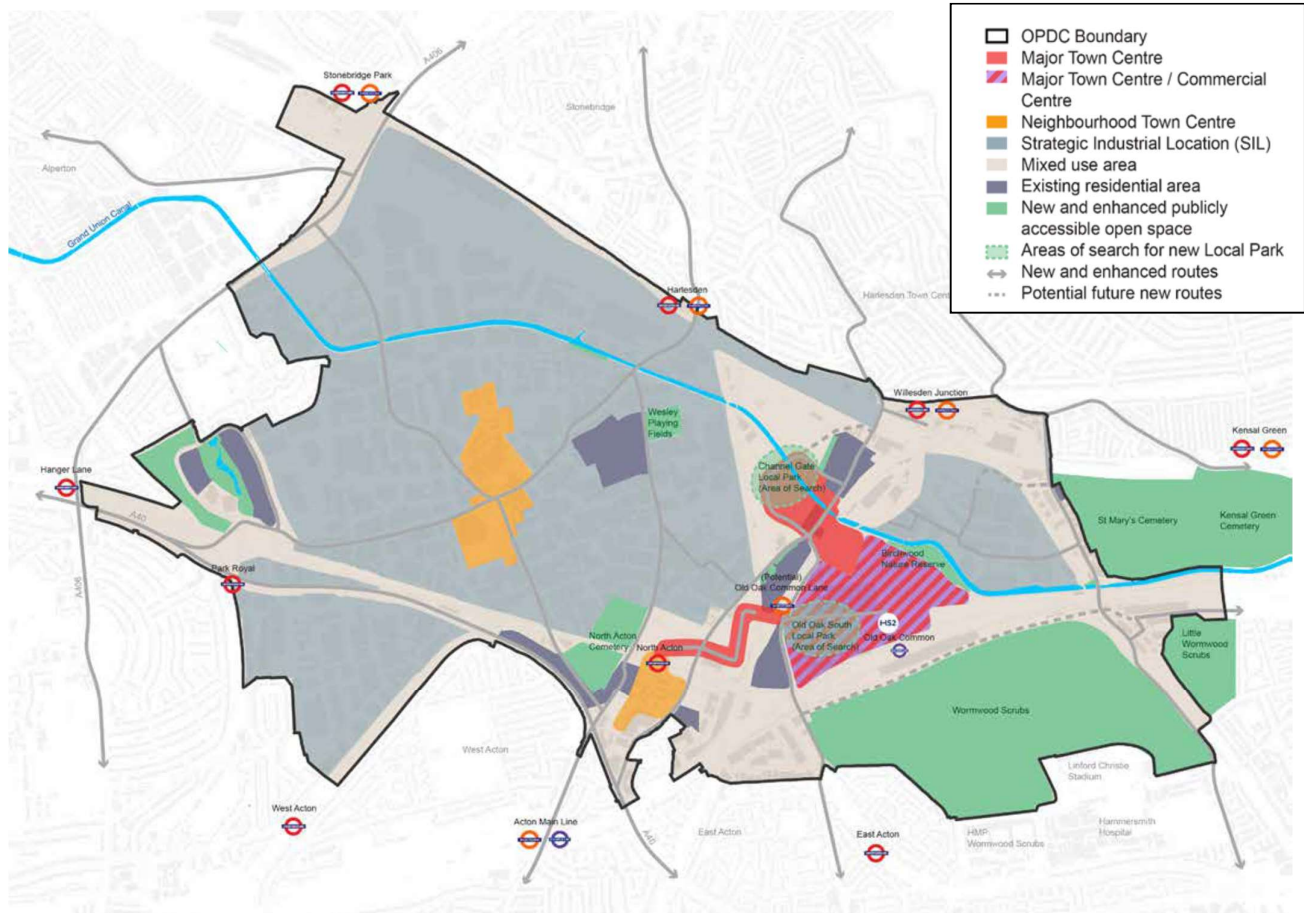
- Policy SP4 – Thriving Communities (this seeks the creation of sustainable communities through the provision of a range of housing types and affordabilities that meet local needs and contributes towards strategic needs supported by a range of high quality social infrastructure facilities. In particular 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);
- 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

- 2.60 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).
- 2.61 The OPDC area is the only location where HS2 interchanges with the Elizabeth Line. The Old Oak 'super-hub' station is due to be delivered in the early 2030s (December 2029 and 2033), 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:
- 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.
- 2.62 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.
- 2.63 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. See the OPDC Local Plan 2022 Key Diagram set out in Figure 2.63 overleaf.

Figure 2.63 OPDC Local Plan 2022 Key Diagram



Source: OPDC Local Plan 2022 – Figure 2.2 Key Diagram

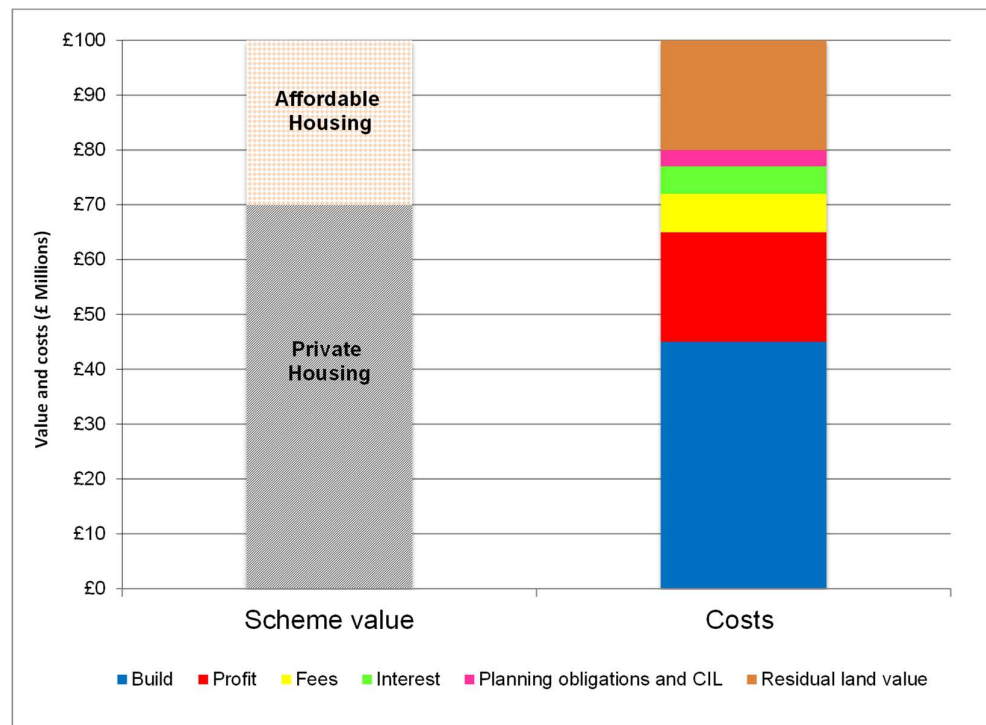
3 Methodology and appraisal approach

- 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 The PPG on Viability identifies at paragraph 003 Reference ID: 10-003-20180724 that, *“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage”*. The PPG on Viability goes on to identify at paragraph 004 Reference ID: 10-004-20190509 that, *“A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period”*. The PPG on Viability also identifies at paragraph 003 Reference ID: 10-003-20180724 that *“In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the plan relies”*.
- 3.3 The PPG on Viability sets out the Government’s recommended approach to viability assessment for planning. Paragraph 010 Reference ID: 10-010-20180724 sets out this standardised approach, which is essentially a residual appraisal methodology, i.e. *“Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium and developer return”*.
- 3.4 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 alongside a CIL charge.

Approach to testing development viability

- 3.5 Appraisal models can be summarised via Figure 3.5.1 overleaf. 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.
- 3.6 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’.

Figure 3.5.1: Residual valuation



3.7 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 but should in normal circumstances be reflected in bids for sites from developers;
- **Assumptions** about development phasing, phasing of Section 106 contributions, and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the 'real cost' to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While **Developer's Profit** has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that profits on private housing are in the range of 15% to 20% of GDV, with profits of 17.5% typically applied in scheme-specific viability assessments.

3.8 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'¹⁶ 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.

¹⁶ 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.

- 3.9 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

- 3.10 In February 2019 (with a re-issue in July 2021), 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 revised PPG on Viability indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium for the landowner to incentivise release for redevelopment. The PPG on Viability sets out 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" (paragraph 013, Ref ID 10-013-20190509).

- 3.11 Guidance from other planning bodies is also helpful in understanding benchmark land value. The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium. It goes on to set out that the EUV 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"*. With respect to the premium, the SPG identifies that, *"Premiums above EUV should be justified, reflecting the circumstances of the site. 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 requires relocation"*.
- 3.12 The Local Housing Delivery Group published guidance¹⁷ in June 2012 which provides advice 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"*.
- 3.13 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"*.

¹⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

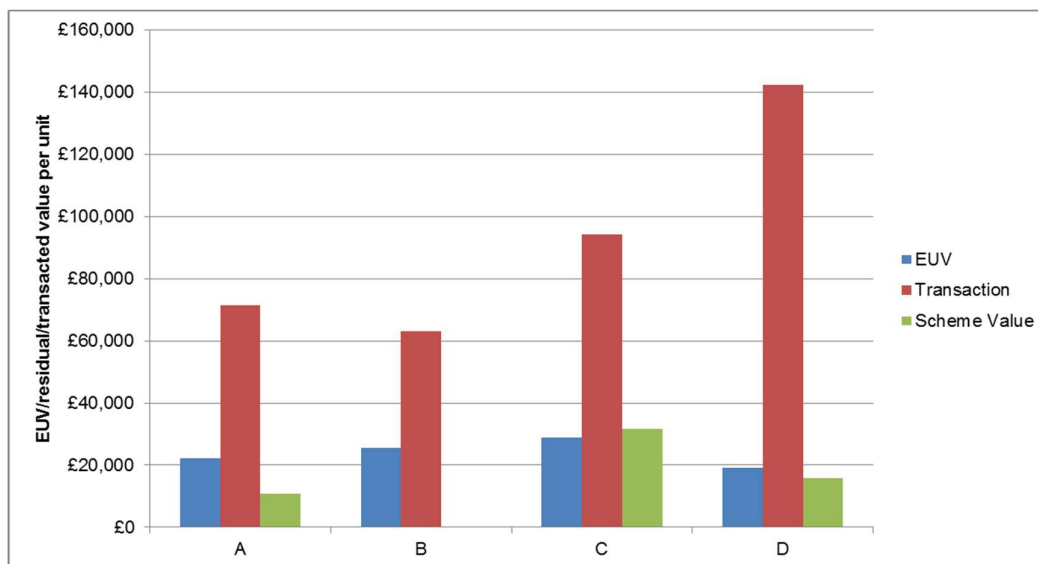
- 3.14 The examination on the Mayor of London's first CIL charging schedule in January 2012 considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded 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).*
- 3.15 In his concluding remark, the Examiner points out that,
- "the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges" (paragraph 32 – emphasis added).*
- 3.16 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development, particularly in urban areas. 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.
- 3.17 Respondents to consultations on planning policy documents in other authorities in London have suggested that charging authorities should run their analysis using benchmark land values based 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 PPG on Viability 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.
- 3.18 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 Royal Greenwich 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 Greenwich, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.19 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.17. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of

the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.20 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 3.20.1. 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 3.20.1: Comparison of scheme residual values to existing use value and price paid for site



3.21 The issue is recognised in the May 2019 revisions to the PPG on Viability, which draw 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*” (paragraph 014, Ref ID 10-014-20190509). As a consequence, the PPG goes on to identify in the same paragraph 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”.

- 3.22 The PPG on Viability indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.19 and 3.20.
- 3.23 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 currently attract values of between circa £700 per square foot (£7,535 per square metre) to £1,500 per square foot (£16,146 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. Phase 1 sold out during Q3 2022. We understand that Phase 3 is potentially going to launch in summer 2023. This Phase consists of 368 private units, but these have yet to start. 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 412 units in three blocks (Lincoln 9A1) 118 units, Bowery (A2) 66 units and Belvedere (A3) 228 units. Phase 1 completed during Q2 2021, having sold out during Q2 2020. 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:** E1 (Water Gardens) includes 317 units and is due to complete in Q3 2023. We understand that 306 units had been sold by December 2022 (96.5%). Plots E2 (Cascade One) comprises 102 units, which were launched in 25 November 2022 reflecting an average asking value of circa £1,510 per sq ft and we understand that it was 50% sold by Christmas and 65% sold by the end of the year. Buyers have been described as being a mix of individuals from the UK and overseas. Construction is progressing with completion due in Q1/Q2 2024. E3 comprises 107 units which have not yet been released but are due to be completed in summer/autumn 2024.
 - **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 80 units had sold by the end of Q4 2022. 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 Q1 2025, but it 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 were for market sale and was completed in Q1 2020. The scheme launched in June 2019 and sold out in December 2022. Asking prices ranged between £855 per square foot and £1,840 per square foot with an average of £1,155 per square foot. Achieved prices range from £754 per square foot to £1,182 per square foot with an average of £1,032 per square foot. Auria comprises 111 private units and 119 affordable units, which is due to complete in late 2024. It launched in May 2021 and 42 units have sold off plan by the end Q4 2022 (38%). The price list shows one beds from £675,000, 2 beds from £975,000 and an average of £1,205 per square foot.

- **One West Point (Portal West Business Centre)** is a City and Docklands development of 701 residential units delivered in four blocks which completed between August 2021 and December 2022. Only one out of the four blocks were brought forward as private sale units. Block A is 42-storeys in height and comprises 362 private units for sale, which completed in Q4 2022. Of these units, 212 had sold by the end of 2022 (59%), and we understand that the remainder are currently being rented, but will be sold off in due course. 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 completions phased between Q2 2022 through to Q3 2022. The scheme launched in September 2019 and at the end of Q2 2022 the scheme had sold out, however we understand upon completion in Q3 2022 5 units were returned to the developer (4 x 1-beds priced from £466,000 to £525,000, and a 2-bed at £699,000, with an average asking price of £862 per square foot). As at December 2022, 4 units remained unsold. Asking sales values for the scheme range from £750 per square foot to £1,000 per square foot with average values of £860 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 sold out in Q3 2022 with 102 units sold to Patrizia as BtR in Q4 2020. 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 10 March 2022 range from £510 per square foot to £1,032 per square foot with an average of £620 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.
 - Block B3, The Aster, comprises 170 private units, which launched in mid October 2022, with 114 units having sold by the end of December 2022. The price list reflected studios from £380,000, 1-beds from £490,000 and 2-beds from £676,000 and an average of £890 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 2022 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 comprise 241 units of which, 145 are complete and 231 have sold (96%).

We understand that average asking prices range from £630 per square foot to £1,000 per square foot with an average of £780 per square foot.

Phase 2: comprises 524 units, of which 332 are private. Construction commenced in Q1 2022 with completion due in tranches across 2025. As at January 2023 the scheme had progressed as follows:

- Waterview House delivering 155 units is due to complete at the end of 2024/beginning of 2025 and 67 units have sold to date (43%).
- The remaining 177 units have yet to be released.

We understand that average asking prices range from circa £720 per square foot to £1,000 per square foot with an average of circa £840 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.
- **Kensal View** is a small development of 38 units (27 private) being brought forward by Gold Compass Developments. The development is located approximately 300 metres south west of Willesden Junction Station. Construction commenced onsite during Q3 of 2021 and the scheme is due to complete by the end of March 2023. The scheme launched on 21 July 2022 with two units having sold by the end of Q4 2022. The price list reflected values of between £615 per square foot and £870 per square foot and an average of circa £740 per square foot.
- **Alphabet (Kilburn Park Post Office)** is a Higgins Homes development of 52 units of which 30 are private units. Development commenced at the end of Q3 2020 and completed during Q3 2022. The scheme was launched in November 2021 and by the end of Q2 2022 only one unit remained unsold and the scheme sold out in Q3 2022 prior to completion. Asking prices range between £790 per square foot and £1,010 per square foot with an average of £890 per square foot.
- **North West Quarter (Peel Precinct)** is a Countryside development of 328 units being delivered in four blocks of which 184 are proposed to be private. Block E comprise 38 unit of which all are affordable and completed in September 2021. Block FG (Primrose) comprises 64 units of which 29 are to be private units and will complete in Q4 2023. The Block launched in mid-October 2022 but we understand that no units had sold by the end of the year. Block ABC (Clarence and Regency) comprises 103 units of which 69 will be private units. This block will complete in spring 2024 and has not been launched. Block D comprises 123 units, of which 86 are to be private units but has not commenced. We understand that asking prices range between £855 per square foot and £1,050 per square foot with an average of circa £950 per square foot.
- **Middle Yard (Warranty House)** is a Scheme of 136 units delivered by Union Developments. Construction completed in Q4 2021 and as at January 2023 47 of the 108 private units in the scheme have been sold. Asking process range between £575 per square foot and 930 per square foot with an average of circa £800 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 and we understand that the scheme sold out and completed ahead of schedule in Q2 2022. Average asking prices ranged from £640 per square foot to £930 per square foot with an average of £790 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 although scheduled to complete in Q1 2023 it is anticipated that it will take longer. As at January 2023, 32 units have sold with 6 remaining (84%). Asking prices range from £730 per square foot to £915 per square foot with an average of circa £815 per square foot.
- **Wembley Parade (Amex House)** was delivered by Anthology and completed in Q1 2020. The development comprises 195 units in two buildings of 4 to 8 storeys and 13-storeys respectively. 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 ranged from £605 per square foot to £900 per square foot with an average of £720 per square foot.
- **The Edition** is a Goldenstone Development scheme of 35 units of which 27 are private. Construction commenced in Q2 2020 and completed at the end of Q4 2022. The scheme was launched at the beginning of February 2021 and as at January 2023 6 units have sold. Asking prices range from £880 per square foot to £1,180 per square foot with an average of circa £1,030 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 £590 per square foot to £805 per square foot with an average of circa £700 per square foot.

- **Phase 9.4 (Verna)** comprises 209 units including 110 for private sale. Development commenced in Q4 2020 and completed in Q3 2022. The scheme was launched in September 2021 and by completion 70% of units had sold off plan. 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%) and the scheme sold out in Q4 2022. Asking prices ranged from £730 per square foot to £915 per square foot with an average of £825 per square foot. We understand that achieved values ranged between £760 per square foot and £920 per square foot with an average value of circa £800 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. As at April 2022, six units had sold and 24 have been rented. Asking prices ranged between £960 per square foot and £1,660 per square foot with an average of £1,220 per square foot. We understand that the units achieved prices between £795 per square foot and £1,140 per square foot with an average of £930 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 metre) 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 (i.e. next five years). Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming the average assuming growth in sales values accompanied by cost inflation as summarised in Table 4.8.1. This sensitivity analysis provides OPDC with an indication of the impact of changes in values and costs on scheme viability.

Table 4.8.1: Growth scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2027 & each year thereafter
Values	0.0%	1.5%	2.5%	2.5%	2.5%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

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 up to 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
£231.78	£257.53	£283.29	£309.04

- 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, Aviator Place, Acton Gardens, Rehearsal Rooms, Clayworks and Trentham Court 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 Frank¹⁸, CBRE¹⁹ and JLL²⁰ as well as our experience of undertaking viability assessments of schemes in the OPDC's area. 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	Medium Gross Rents	Lower Gross rent per month
One bed	£2,250	£1,725	£1,570
Two bed	£2,555	£2,285	£1,910
Three bed	£3,100	£2,885	£2,640

- 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%

¹⁸ Knight Frank UK Residential Prime Yield Guide - March 2023

¹⁹ CBRE Residential Investment Figures Q4 2022 - 31 January 2023

²⁰ JLL UK Living Capital Markets Q1 2023 – published May 2023

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 - £950 per square foot (£8,614 - £10,226 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 - £950 per square foot (£8,614 - £10,226 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 informed by our research into Co-Living Schemes across London and in particular The Collective's scheme at Old Oak. The rents adopted are summarised in Table 4.27.1 overleaf.

4.28 The Collective scheme in the Old Oak Common area was the first operational Co-living scheme in the UK, opening in May 2016. Starting rents in the Old Oak Collective scheme range from £1,499 per month to £1,899 for Cosy Studios and One Bed Flats respectively. The more recent Collective 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 (with rents ranging between £1,690 per month and £2,071 per month for a 12 month contract).

4.29 We understand that the Gravity scheme in Hounslow, west London is currently marketing units with starting rents of £1,175 per month, £1,325 per month and £1,450 per month for Compact Studios, Classic Studios and Master Studios for a 10-12 month occupancy period. We note that there are also a number of boutique Co-living schemes that have come forward across London such as Mason and Fifth's Italian Building in Bermondsey which offers 28 studios with rents starting at £2,000 per month. We have also considered the evidence in viability assessments submitted for Co-living schemes proposed to be delivered in/near the 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 level is based on the Gravity Scheme in Hounslow, which is a newer scheme but is situated in a less central location. The medium rent reflects the typical rents at the Old Oak scheme, which we understand is now based on based on an older format with respect to the type and size of units that the market would deliver. Our higher rent reflects the starting rental level identified for the smallest units (Cosy Studio units 12 sq m) in the Canary Wharf scheme for a 12-month membership. We understand that rates vary based on room type, size, 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 - £1,690 per month - Med - £1,500 per month - Low - £1,300 per month	4.25%	30% management etc.

- 4.30 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.
- 4.31 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

- 4.32 We have tested student accommodation based on the typology set out in Table 4.32.1 below.

Table 4.32.1: 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

- 4.33 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 AMR Tables²¹ identify that for the academic year 2023/24 the annual rental cost for affordable PBSA must not exceed £7,162. We have accordingly tested a student accommodation typology allowing for up to 50% affordable student accommodation.
- 4.34 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:

²¹ London Plan AMR tables: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/monitoring-london-plan/london-plan-amr-tables?ac-62384=62383#acc-i-63074>

- Student Scape (Wembley Park): starting from £285 per week for ensuite rooms and £380 - £345 per week for studios
- IQ Student Accommodation (Sterling Court): from £236 - £251 per week for ensuite rooms, and £273 - £3387 per week for studios;
- CRM Students (Felda House): Ensuite rooms between £211 and £216 per week and studios from £275 - £289 per week and Penthouse units between £315 - £341 per week;
- CRM Students (Grand Felda House): ensuite rooms between £233 - £245 per week, studios between £250 to £333 per week and apartments with shared kitchens and shower rooms from £195 per week;
- Unite Student Accommodation (Olympic Way): ensuite rooms from £202.37 per week to £210 per week and studios from £271 - £319 per week;
- Fresh Student Accommodation (Pavillion Court): ensuite rooms from £228 - £247 per week and studios from £277 per week to £351 per week;
- Chapter Ealing: ensuite rooms from £324 per week and studios from £299 - £383 per week and 3 Bed apartment from £324 per week; and
- The Costume Store - ensuite rooms from £218.50 per week and Studios from £306.50 per week to £357 per week.

4.35 In light of the above we have adopted an average rent of £235 per week for ensuite rooms and £315 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 £174.68 per week for a 41 week tenancy period. We have also included an allowance of £3,000 per room for operating costs, which is higher than costs we have seen adopted in viability assessments of recent student accommodation schemes proposed in the local area.

4.36 We have capitalised the net rents at a yield of 4.5%, based on market research published by Knight Frank²², CBRE²³ and JLL²⁴ as well as recent experience of viability assessments of student schemes in and around the OPDC's area.

Commercial development

4.37 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 4.37.1 overleaf.

4.38 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 4.37.1 overleaf. 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.

²² Knight Frank Prime Residential Yield Guide - March 2023

²³ CBRE Residential Investment Figures Q4 2022 - 31 January 2023

²⁴ JLL UK Living Capital Markets Q1 2023 – May 2023

Table 4.38.1: 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
<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 prime yield schedule and comparable evidence</i>
Small Office	3,500	0.03	£36.00	2.00	6.75%
Large Office	30,000	0.12	£38.00 - £55	2.00	6.75%
Multi-level industrial 1	435,651	3.30	Range of scenarios between £20.25 and £35.00	1.17	4.75% - 5.25%
Multi-level industrial 2	134,500	0.69	Range of scenarios between £32.30 and £38.00	1.17	4.75% - 5.25%
Small standard industrial	27,125	0.45	£38.00	1.17	5.25%
Medium standard industrial	41,980	0.65	£35.00	1.17	5.25%
Large standard industrial	100,105	1.55	£22.50	1.17	4.75%
Retail Foodstore >280 sq m	6,458	0.075	£20.00	5.25%	4.25%
All other retail	4,306	0.05	£25.00	2.00	7.00%
Hotel	55,973 (based on 200 bedrooms at an average of 26 sq m per room)	0.40	Cap Values per room: High: £195,000 Med: £175,000 Low: £160,000	-	4.75%

- 4.39 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 5% of the gross floorspace to be provided as affordable workspace at an 80% discount to market rents for a period of 15 years and we have also increased the capitalisation yields adopted on the market floorspace by 1%.

Data Centres

- 4.40 We have tested data centres based on the typology set out in Table 4.40.1 below.

Table 4.40.1: Data Centre typology tested

Typo No.	GIA (sq ft)	Site Area (Ha)
Data Centre	414,414	1.95

- 4.41 There has been a rapidly expanding requirement for data storage and processing, which was exacerbated by the heightened need for cloud technology as a result of the pandemic, and Savills²⁵ reporting that *“Demand for data storage has been growing rapidly since 2020 and the data boom is expected to continue for at least the next five years, with circa 72% of companies globally set to be using digital platforms and cloud computing by 2026”*. CBRE²⁶ also reports on this position, identifying that the demand for this space is likely to remain at all-time highs as the largest providers look to expand their presence, particularly in London. This is balanced against an insufficient pipeline of data centre development planned. Cushman and Wakefield²⁷ report that in London, “current demand is anxiously awaiting capacity delivery, with 1,023 MW currently under construction”. They go on to state that whilst, *“land and power may not be plentiful, both remain available in comparison to other global primary locations”*.
- 4.42 OPDC have seen a marked increase in interest in developing data centres in the area. It has received numerous planning applications for large 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.
- 4.43 We have undertaken research into data centres using online sources and speaking to our in-house Data Centre specialists. 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”*.
- 4.44 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 identified 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.”*
- 4.45 We have identified a number of transactions of data centres over the last two years around the UK (see **Appendix 1**). This identifies a fairly large spread of values. Given that we are assessing new data centre developments in a tier one location, which is considered to be one of the premier locations for such uses given the availability of good high voltage power supplies and data cables, we have adopted the upper quartile capital value achieved in the range identified of £1,300 per sq ft.
- 4.46 We have also accounted for 5% of the floorspace provided as affordable workspace at a discount of 80% of market value in our assessment.

²⁵ Savills: Pipeline of data centres needs to more than double by 2025 to meet demand for storage in Europe published 6 April 2023 (<https://www.savills.co.uk/insight-and-opinion/savills-news/336014-0/savills-pipeline-of-data-centres-needs-to-more-than-double-by-2025-to-meet-demand-for-storage-in-europe>)

²⁶ CBRE UK Real Estate Market Outlook 2023 - <https://www.cbre.co.uk/-/media/project/cbre/shared-site/insights/books/uk-real-estate-market-outlook-2023/uk-real-estate-market-outlook-2023.pdf>

²⁷ Cushman and Wakefield European Data Centre Update Q1 2023 (<https://cushwake.cld.bz/Europe-Data-Centre-Update-Q1-2023/8/>)

Development Costs

Build costs

- 4.47 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 2** 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 4.47.1 below. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs.

Table 4.47.1 Build costs adopted in study

Typology	Base build cost £ per sq ft	External works	Additional cost allowances
Residential Low Density: Private Affordable	£310 £290	8%	
Residential Medium Low Density: Private Affordable	£320 £300	6%	
Residential Medium Density: Private Affordable	£330 £310	6%	
Residential Medium High Density: Private Affordable	£340 £320	5%	
Residential High Density: Private Affordable	£350 £330	5%	
BTR Private Affordable	£330 £310	6%	Fixtures & Fittings (‘F&F’) per unit Private: £10,000 Affordable: £7,000
Co-living / shared-living	£310	6%	F&F per bedroom £8,000
Older persons housing - Retirement: Market Affordable	£330 £310	6%	
Older persons housing – Extra Care: Market Affordable	£370 £350	6%	
Student accommodation	£300	6%	F&F per key £5,500
Hotel	£300	8%	F&F per key £8,000
Office Small to Cat A Large to Cat A	£290 £270	8%	

Typology	Base build cost £ per sq ft	External works	Additional cost allowances
Retail Supermarket shell and core All other retail	£200 £290	8%	
Industrial Multi-storey 1 Multi-storey 2 Small standard storey Medium standard storey Large standard storey	£200 £210 £125 £115 £105	25% 20% 10% 10% 10%	
Data Centre	£215	12%	

- 4.48 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.
- 4.49 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 as 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.
- 4.50 CDM have advised that to meet the carbon policy requirements of the OPDC's Local Plan and the London Plan, an allowance of 1.5% of base build costs for residential uses and 3.25% of base build costs for commercial uses should be included in our appraisals.
- 4.51 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

- 4.52 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

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

Marketing costs

- 4.54 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

- 4.55 Our appraisals incorporate an allowance of 10% of first year's rent for letting agent's 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

- 4.56 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 (£64.55 per square metre indexed to 2023) is levied. The Mayoral CIL takes precedence over Borough level requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

Section 106 costs

- 4.57 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. OPDC has undertaken analysis of previous S106 agreements negotiated on schemes in the area, particularly considering the elements that would remain as residual S106 asks in future. Based on these results, both OPDC and we consider these allowances 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

- 4.58 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

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

Developer's profit

- 4.60 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major house builders will set targets for minimum profit).
- 4.61 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.
- 4.62 The near collapse of the global banking system in the final quarter of 2008 has resulted in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market receded over the last decade, albeit there is a degree of caution in prime central London markets as a consequence of high rates of inflation and the war in Ukraine. We have therefore adopted a

profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are likely to warrant a profit margin lower than 17.5% as they are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

- 4.63 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.
- 4.64 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.
- 4.65 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

- 4.66 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.
- 4.67 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

- 4.68 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 potential CIL rates. 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.
- 4.69 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.

- 4.70 It is also necessary to recognise that a landowner may require an additional incentive to release the site for development²⁸. 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.
- 4.71 We have not used alternative use values in this study, as we have modelled a wide range of development typologies (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 (Reference ID: 10-017-20190509) of the PPG on Viability summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.72 A recent appeal decision²⁹ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.
- 4.73 Sites will be in various existing uses and we have adopted a range of benchmark land values from £9,430,000 to £17,520,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. The four benchmark land values used in this study (see Table 4.73.1 overleaf) 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 urban areas.
- 4.74 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

²⁸ 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+)"*.

²⁹ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

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.

Table 4.73.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
BLV 1 - Open Storage	£9,430,000
BLV 2 - Secondary industrial (low)	£12,580,000
BLV3 - Secondary industrial (medium)	£14,960,000
BLV4 - Secondary office and industrial (high)	£17,520,000

- 4.75 **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 £8 per square foot. We have assumed a letting void/rent free period of one year. The capital value of the building would be £7.86 million, to which we have added a 20% premium, resulting in a benchmark of £9.43 million.
- 4.76 **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 £13.50 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 £10.49 million, to which we have added a 20% premium, resulting in a benchmark of £12.58 million.
- 4.77 **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 £16 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 £12.46 million, to which we have added a 20% premium, resulting in a benchmark of £14.96 million.
- 4.78 **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 £18.50 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 £14.6 million, to which we have added a 20% premium, resulting in a benchmark of £17.52 million.

5 Appraisal outputs

- 5.1 The full outputs from our appraisals of residential development are attached as **Appendix 3**, and **4**. 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 5 to 8** 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 floorspace³⁰.
- 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 4.75 to 4.78. 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.

³⁰ 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 14** 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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 2		Affordable %		Site area	
Flats		20%		1.00 ha	
No of units		% Social Rent		Net to gross	
400 units		30%		100%	
Density:		% Lon Aff Rent			
400 dph		0%			
		% Lon Living Rent		Growth	
		21%		Sales	
		% Shered Ownership		0%	
				Build	
				0%	

£900 per sq ft		Private values		£9688 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	19,575,763	19,575,763	10,145,763	6,995,763	4,615,763	2,055,763
80	17,597,683	17,597,683	8,167,683	5,017,683	2,637,683	77,683
100	17,180,070	17,180,070	7,750,070	4,600,070	2,220,070	-339,930
125	16,658,055	16,658,055	7,228,055	4,078,055	1,698,055	-861,945
135	16,449,250	16,449,250	7,019,250	3,869,250	1,489,250	-1,070,750
150	16,136,040	16,136,040	6,706,040	3,556,040	1,176,040	-1,383,960
165	15,822,831	15,822,831	6,392,831	3,242,831	862,831	-1,697,169
175	15,614,026	15,614,026	6,184,026	3,034,026	654,026	-1,905,974
185	15,405,220	15,405,220	5,975,220	2,825,220	445,220	-2,114,780
175	15,614,026	15,614,026	6,184,026	3,034,026	654,026	-1,905,974
190	15,300,816	15,300,816	5,870,816	2,720,816	340,816	-2,219,184
200	15,092,011	15,092,011	5,662,011	2,512,011	132,011	-2,427,989
225	14,569,996	14,569,996	5,139,996	1,989,996	-390,004	-2,950,004
235	14,361,190	14,361,190	4,931,190	1,781,190	-598,810	-3,158,810
250	14,047,981	14,047,981	4,617,981	1,467,981	-912,019	-3,472,019
275	13,525,966	13,525,966	4,095,966	945,966	-1,434,034	-3,994,034

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£275	£275	£200	£80

Commercial appraisal results

- 5.8 The appraisals include a 'base' rent level, with sensitivity analyses which models 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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type HS2 Site Large Office with 5% AW @ 80% discount for 15 years

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Rent £50 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,939,225	57,826,877	48,396,877	45,246,877	42,866,877	40,306,877
70	5,195,513	43,295,940	33,865,940	30,715,940	28,335,940	25,775,940
75	5,070,963	42,258,021	32,828,021	29,678,021	27,298,021	24,738,021
80	4,946,411	41,220,094	31,790,094	28,640,094	26,260,094	23,700,094
100	4,448,208	37,068,403	27,638,403	24,488,403	22,108,403	19,548,403
110	4,199,106	34,992,549	25,562,549	22,412,549	20,032,549	17,472,549
120	3,950,004	32,916,703	23,486,703	20,336,703	17,956,703	15,396,703
130	3,700,903	30,840,857	21,410,857	18,260,857	15,880,857	13,320,857
140	3,451,801	28,765,011	19,335,011	16,185,011	13,805,011	11,245,011
150	3,202,700	26,689,165	17,259,165	14,109,165	11,729,165	9,169,165
160	2,953,597	24,613,311	15,183,311	12,033,311	9,653,311	7,093,311
170	2,704,496	22,537,465	13,107,465	9,957,465	7,577,465	5,017,465
180	2,455,394	20,461,620	11,031,620	7,881,620	5,501,620	2,941,620
200	1,957,191	16,309,928	6,879,928	3,729,928	1,349,928	-1,210,072
225	1,334,437	11,120,309	1,690,309	-1,459,691	-3,839,691	-6,399,691
250	711,683	5,930,691	-3,499,309	-6,649,309	-9,029,309	-11,589,309

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£200	£200	£180

6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at **Appendices 2 to 14**. 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 or determining factor. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL as these schemes would be unlikely to come forward and CIL would not therefore be payable. 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 term³¹.

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 £800 per square foot for developments to break even and £825 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 the early 2030s). 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.

³¹ 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.

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- 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 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.

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)							
Affordable hsg %	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%
£700 per sq ft	N/V ³²	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	N/V	0	200	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
£825 per sq ft	N/V	N/V	N/V	N/V	N/V	0	200	275	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	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£850 per sq ft	N/V	N/V	N/V	N/V	80	185	275	275	N/V	N/V	N/V	N/V	N/V	0	185	275	N/V	N/V	N/V	N/V	N/V	N/V	0	200	N/V	N/V	N/V	N/V	N/V	N/V	N/V	80
£900 per sq ft	N/V	N/V	100	235	275	275	275	275	N/V	N/V	N/V	0	185	275	275	275	N/V	N/V	N/V	N/V	0	135	275	275	N/V	N/V	N/V	N/V	N/V	N/V	200	275

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)							
Affordable hsg %	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%
£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	N/V	0	200	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
£825 per sq ft	N/V	N/V	N/V	N/V	N/V	0	200	275	N/V	N/V	N/V	N/V	N/V	N/V	0	200	N/V	N/V	N/V	N/V	N/V	N/V	N/V	125	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	N/V	80	175	275	275	N/V	N/V	N/V	N/V	N/V	0	200	275	N/V	N/V	N/V	N/V	N/V	N/V	100	250	N/V	N/V	N/V	N/V	N/V	N/V	0	165
£900 per sq ft	N/V	N/V	125	250	275	275	275	275	N/V	N/V	N/V	80	200	275	275	275	N/V	N/V	N/V	N/V	80	200	275	275	N/V	N/V	N/V	N/V	N/V	80	275	275

Table 6.8.4: 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)							
Affordable hsg %	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%
£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	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
£825 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
£850 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	0	125	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
£900 per sq ft	N/V	N/V	N/V	N/V	N/V	80	250	275	N/V	N/V	N/V	N/V	0	N/V	165	275	N/V	N/V	N/V	N/V	N/V	N/V	80	225	N/V	N/V	N/V	N/V	N/V	N/V	0	150

³² 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)							
Affordable hsg %	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%
£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	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	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£825 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	0	200	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
£850 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	190	275	N/V	N/V	N/V	N/V	N/V	N/V	100	275	N/V	N/V	N/V	N/V	N/V	N/V	0	225	N/V	N/V	N/V	N/V	N/V	N/V	N/V	150
£900 per sq ft	N/V	N/V	N/V	N/V	100	235	275	275	N/V	N/V	N/V	N/V	N/V	135	275	275	N/V	N/V	N/V	N/V	N/V	0	275	275	N/V	N/V	N/V	N/V	N/V	0	235	275

Table 6.8.5: Site type 5 (High Density – 800 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)							
Affordable hsg %	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%
£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	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
£825 per sq ft	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	N/V	125	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
£850 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	135	275	N/V	N/V	N/V	N/V	N/V	N/V	0	250	N/V	N/V	N/V	N/V	N/V	N/V	0	200	N/V	N/V	N/V	N/V	N/V	N/V	N/V	150
£900 per sq ft	N/V	N/V	N/V	N/V	0	175	275	275	N/V	N/V	N/V	N/V	N/V	100	275	275	N/V	N/V	N/V	N/V	N/V	0	275	275	N/V	N/V	N/V	N/V	N/V	N/V	235	275

- 6.13 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

- 6.14 We consider that it should be possible for a CIL rate of £80 per square metre to be levied across residential development in the OPDC. At this level, the rate is unlikely to pose a potential risk to the delivery of developments. A charge of £80 per square metre represents a small percentage of the total development value, well below 5% of development costs (identified as typically accounting for between 1.08% and 1.49% of development costs and on average 1.24% of development costs). The proposed CIL rates will therefore have a relatively modest impact on residual land values.
- 6.15 As previously identified, some schemes would be unviable even if a zero CIL were adopted and we 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 (i.e. sales values and costs). This is a proposition that examiners have accepted elsewhere.
- 6.16 As this is OPDC's first charging schedule, it is crucial to recognise that the CIL contribution being sought, will not be a new cost burden on development. It is largely replacing much of the financial contributions currently secured in through s106 Agreements. Consequently, it is unlikely to be the determining factor in scheme viability. In this context, we consider the proposed rate to be appropriate.
- 6.17 We further note that, surrounding charging authorities have been securing CIL at a similar or higher rate in locations immediately around OPDC's administrative area for a significant number of years already. The London Borough of Brent's charge is £200 per square metre unindexed (£316.96 per square metre indexed to 2023) and the London Borough of Hammersmith and Fulham's rate is £100 per square metre unindexed (£137 per square metre indexed to 2023). CIL is not seen to be preventing development schemes from coming forward in these locations. We consider that the costs and revenues incurred in developments just outside of OPDC's area will not be so significantly different, that a charge of £80 per square metre would hinder development from coming forward in the OPDC's area.
- 6.18 The CIL Regulations and Guidance identify that a charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. There is room for pragmatism, and we consider that the rates proposed are reasonable balanced against the identified unfunded essential infrastructure cost in the Infrastructure Delivery Plan of circa £349 million. A contribution towards funding this infrastructure is required to support the delivery of the development capacity in the Local Plan. The CIL charge will facilitate the implementation of the Local Plan.
- 6.19 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 accompanied by an increase in build costs. 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 4 set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments.

Assessment – alternative residential developments

BtR schemes

- 6.20 The results of our appraisals of residential developments delivered as BtR schemes are provided at **Appendix 5** 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 6.20.1 Maximum CIL rates for BtR schemes

Site type	BLV1	BLV2	BLV3	BLV4
High Value 100% Pvt	300	300	300	300
High Value 35% DMR @LLR	300	200	150	0
High Value 50% DMR @LLR	N/V	N/V	N/V	N/V
Med Value 100% Pvt	300	300	300	235
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

- 6.21 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 £64.55 this leaves a maximum OPDC charge of £100.45 per square metre, to which we have applied a buffer of 20%.
- 6.22 A CIL charge of £80 per square metre reflects circa 2.2% 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

- 6.23 The results of our appraisals demonstrate the viability of retirement housing and Extra Care schemes in OPDC's area to be challenging (see **Appendix 6**) 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

- 6.24 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 7** and summarised in Table 6.24.1 below.

Table 6.24.1 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	100	N/V	N/V	N/V

Site type	Co-living with 35% AH PIL			
	BLV1	BLV2	BLV3	BLV4
Higher Value	300	300	300	275
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	235	100	N/V	N/V
Medium Value	N/V	N/V	N/V	N/V
Lower Value	N/V	N/V	N/V	N/V

- 6.25 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

- 6.26 The results of our appraisals of student accommodation developments are attached at **Appendix 8** and summarised in Table 6.26.1 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 6.26.1 Maximum CIL rates for student accommodation schemes

Site type	Student Accommodation			
	BLV1	BLV2	BLV3	BLV4
100% Private Student Accommodation	350	350	350	350
35% Affordable Student Accommodation	350	325	300	275
50% Affordable Student Accommodation	80	0	0	0

Assessment – commercial development

- 6.27 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses.
- 6.28 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

- 6.29 The current office market in the OPDC area is relatively under-established when compared to the more mature/established prime office market locations in close proximity in West London. These include; White City, Chiswick Park and Central Ealing, all of which have successful large-scale new office developments which benefit from transport infrastructure and associated retail, leisure and other amenities.
- 6.30 The results of our updated appraisals indicate that both smaller and larger office developments delivered to Cat A standards in the OPDC's area based on current achievable rental assumptions on existing office developments in the area (circa £36 - £38per sq ft) are challenging (See **Appendix 9** for a copy of our appraisal results).
- 6.31 We are aware that OPDC's adopted Local Plan anticipates significant new commercial development alongside the development of the new HS2 Old Oak Common Station, which is due to open in the early 2030s. Table 6.31.1 below highlights the Local Plan Site Allocations where the significant new commercial floorspace associated with the new station will be delivered.

Table 6.31.1 New Office floorspace around Old Oak Common Station

Site Allocation No.	Site Allocation Name	Minimum commercial floorspace NIA sq m (Sq ft)
1	Old Oak Common Station and surroundings	200,500 (2,158,182)
11	Acton Wells East	8,000 (86,112)
42	Acton Wells West	30,000 (32,292)
TOTAL		238,500 (2,567,214)

- 6.32 The new HS2 station will bring significant regeneration and placemaking benefits to the surrounding area, including the aforementioned large-scale new office development alongside transport infrastructure, other commercial development, a 2-hectare park and other associated amenities.
- 6.33 This will create the environment for a prime office market that would compare with the established west London office markets at White City, Chiswick and Central Ealing, where significantly higher office rents could be achieved. White City, for example, is achieving rents in the mid £50s per sq ft per square foot on second-hand stock and circa £63 per square foot for new office developments. Such as Gateway Central (160,000 sq ft) and Gateway West (26,000 sq ft) and One Wood Crescent (60,000 sq ft). In addition, new/newly refurbished Office space in Central Ealing is currently achieving rents of between £45 per sq ft to £52 per sq foot.
- 6.34 In light of this position, the large office typology has been sensitivity tested with higher rents of between £40 per sq ft to £55 per sq ft. These rents are reflective of a more established office location, providing a critical mass of office floorspace with excellent transport and

amenity offerings. The results of this testing identify that an £80 per square metre CIL charge would be viable (allowing for a buffer and MCIL2) where rents of £50 per sq ft and higher are secured, including the policy requirement for affordable workspace.

- 6.35 Given this position, and that the proposed office development would require infrastructure to support it, OPDC may wish to consider setting a split rate approach with two geographic charging zones for office development in its area as follows and set out in the map at **Appendix 10**.

- **Zone 1 (all of the OPDC's area excluding from Site Allocations 1,11 and 42 where the significant office developments are proposed):** Nominal rate of £35 per square metre; and
- **Zone 2 (Site Allocations 1, 11 and 42, where significant office floorspace is proposed to come forward):** £80 per square metre.

- 6.36 At a nominal CIL 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

- 6.37 Our appraisals for industrial and warehouse developments within OPDC's area (see **Appendix 11**) indicate that the viability of speculative developments for such uses is likely to be challenging. This is particularly the case with high build costs for stacked industrial uses and on sites with high existing use values. Given the area is one of the most important premier industrial locations in London, with continued strong demand for industrial and logistics provision, which in turn will require infrastructure to support this, 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 1% of development costs.

Data Centres

- 6.38 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 £375 per square metre (see **Appendix 12**). Taking into account Mayoral CIL2 and allowing for a buffer, we recommend that OPDC considers setting a charge of £120 per square metre for such uses. This level of charge would amount to circa 1.2% of development costs.

Retail

- 6.39 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 13**. 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 1.2% to 1.5% of development costs for retail foodstore and all other retail developments respectively.

Hotel

- 6.40 The results of our assessment of hotel development is attached at **Appendix 14**. 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 1.4% of development costs.

All other uses

- 6.41 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.
- 6.42 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.
- 7.4 As this is OPDC’s first charging schedule, we have also had regard to the fact that the proposed CIL contribution sought will not be a new cost burden on development. It is largely replacing much of the financial contributions currently secured in through s106 Agreements. Consequently, it is unlikely to be the determining factor in scheme viability. In this context, we consider the proposed rate to be appropriate.
- 7.5 We consider that it should be possible for a CIL rate of £80 per square metre to be levied across residential development for sale in the OPDC area.
- 7.6 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 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 1.08% and 1.49% of development costs and on average 1.24% of development costs.
- 7.7 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.
- 7.8 We further note that, surrounding charging authorities have been securing CIL at a similar or higher rate in locations immediately around OPDC’s administrative area for a significant number of years already. The London Borough of Brent’s charge is £200 per square metre unindexed (£316.96 per square metre indexed to 2023) and the London Borough of Hammersmith and Fulham’s rate is £100 per square metre unindexed (£137 per square metre indexed to 2023). CIL is not seen to be preventing development schemes from coming forward in these locations. We consider that the costs and revenues incurred in developments just outside of OPDC’s area will not be so significantly different, that a charge of £80 per square metre would hinder development from coming forward in the OPDC’s area.

- 7.9 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth, 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.
- 7.10 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 2.2% 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

- 7.11 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).
- 7.12 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 3% of development value.
- 7.13 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

- 7.14 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 1.4% and circa 1.2% of development costs respectively.
- 7.15 The results of our updated appraisals indicate that **office developments** in the OPDC's area based on current achievable rental assumptions on existing office developments in the area are challenging. We are however aware that OPDC's adopted Local Plan anticipates significant new commercial development alongside the development of the new HS2 Old Oak Common Station, which is due to open in the early 2030s. The new HS2 station will bring significant regeneration and placemaking benefits to the surrounding area, including other commercial development (retail/leisure), a 2-hectare park and other associated amenities. It is anticipated that this development, including a critical mass of new office floorspace will create the environment for a prime office market that would compare with the established west London office markets at White City, Chiswick and Central Ealing, where significantly higher office rents could be achieved.
- 7.16 In light of this position, the large office typology has been sensitivity tested with higher rents which are reflective of a more established office location with excellent transport and amenity offerings. The results of this testing identify that an £80 per square metre CIL charge would be viable (allowing for a buffer and MCIL2) where rents of £50 per sq ft and higher are

secured, including the policy requirement for affordable workspace.

- 7.17 Given this position, the OPDC may wish to consider setting a split rate approach with two geographic charging zones for office development in its area as follows and set out in the map at **Appendix 10**.

- **Zone 1 (Rest of OPDC area):** Nominal rate of £35 per square metre; and
- **Zone 2 (Site Allocations 1, 11 and 42):** £80 per square metre.

- 7.18 Given that the higher rents being achieved, would be dependent on the creation of placemaking benefits resulting from larger scale development and the delivery of a critical mass of office floorspace, the OPDC may wish to consider adopting a threshold of office floorspace delivery of say 20,000 sq m in setting an £80 per square metre charge.

- 7.19 A nominal CIL charge on office development of £35 per square metre amounts to circa 0.9% of development costs, whilst a CIL charge of £80 per square metre would amount to circa 1.9% of development costs.

- 7.20 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 1.5% of development costs and typically less than 1%.

All other uses

- 7.21 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.

- 7.22 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

- 7.23 We set out a summary of the suggested CIL rates for OPDC's Draft Charging Schedule in table 7.23.1 overleaf.

Table 7.23.1: 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 m +) ³³ in Charging Zone B	£80
All other Uses ³⁴	£35

Additional observations

- 7.24 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.
- 7.25 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.
- 7.26 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.
- 7.27 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.
- 7.28 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

³³ OPDC may wish to consider adopting an office floorspace threshold that reflects the requirement for the creation of placemaking benefits resulting from larger scale regeneration and the delivery of a critical mass of new office floorspace to achieve the higher rents.

³⁴ 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.

- 7.29 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.
- 7.30 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	Base rate to 1st 1st Quarter 2023	External works	BREEAM Excellent	Carbon Policy and Building Regulations 2022	Wheelchair homes	Fixtures and fittings		Comments	
	£/m2	£/ft2			Percentage	£/m2	£/m2	each £	unit £			
<u>Residential</u>												
Density 300 Private	3000	279	280	310	8%	N/A	1.50%	5,000	N/A			
Density 300 Affordable	2800	260	260	290	8%	N/A	1.50%	5,000	N/A			
Density 400 Private	3100	288	290	320	6%	N/A	1.50%	5,000	N/A			
Density 400 Affordable	2900	269	270	300	6%	N/A	1.50%	5,000	N/A			
Density 500 Private	3200	297	300	330	6%	N/A	1.50%	5,000	N/A			
Density 500 Affordable	3000	279	280	310	6%	N/A	1.50%	5,000	N/A			
Density 600 Private	3300	307	310	340	5%	N/A	1.50%	5,000	N/A			
Density 600 Affordable	3100	288	290	320	5%	N/A	1.50%	5,000	N/A			
Density 800 Private	3500	325	320	350	5%	N/A	1.50%	5,000	N/A			
Density 800 Affordable	3300	307	300	330	5%	N/A	1.50%	5,000	N/A			
<u>Residential PRS</u>												
Density 500 Private	3200	297	300	330	6%	N/A	1.50%	5,000	See below			
Density 500 Affordable	3000	279	280	310	6%	N/A	1.50%	5,000	See below			
Private furnishings and fittings									10,000		PRS will have FF+E per apartment	
Affordable furnishings and fittings									7,000		PRS will have FF+E per apartment	
<u>Co Living</u>												
10,000m2 -240 rooms 16m2 all with Kitchenettes	3000	279	280	310	6%	N/A	1.50%	2,250	See below		Based on new Collective schemes	
Furnishing and fittings									8,000		Per bedroom	
<u>Retirement</u>												
Density 400 Private	3255	302	300	330	6%	N/A	1.50%	5,000	N/A			
Density 400 affordable	3000	279	280	310	6%	N/A	1.50%	5,000	N/A			
Density 400 Private extra care	3580	333	335	370	6%	N/A	1.50%	5,000	N/A			
Density 400 affordable extra care	3400	316	315	350	6%	N/A	1.50%	5,000	N/A			
<u>Student Accommodation</u>												
Based on 500 beds, 12,500m2	2900	269	270	300	6%	N/A	3.25%	5,000	N/A			
Furnishing and fittings									5,500		Per Key	

[illegible]

Appendix 2 - Data Centre transactions

Data Centre Transactions

Address	Date of sale	Sale price	Area sq ft	Price per sq ft	Land area (acres)	Rent	NIY
Unit B Digital Croydon, Prologis Park CR0 4TD	17/03/2021	£135,590,000	55,251.0	£2,454	3	Not disclosed	
Cressex Data Centre, High Wycombe HP12 3TA	17/03/2021	£35,490,000	21,022.0	£1,688	2.41	Not disclosed	
Ugly Brow Building, 3-6 St Pancras Way NW1 0QG	14/04/2020	£78,750,000	57,003.0	£1,382	4.88	Not disclosed	3.88%
230 Blackfriars Rd SE1 8NW	04/11/2021	£55,000,000	60,300.0	£912	0.8	£2,100,000	3.50%
Pure Data Centre Global, 12 Priestley Way, Staples Corner, NW2 7BA	10/11/2020	£69,000,000	98,237.0	£702	9.4	Not disclosed	
The Telephone Exchange, 268-270 High Holborn WC1V 7EJ	19/12/2020	£45,000,000	67,803.0	£664	0.42	£1,515,000	3.37%
Sovereign House, 227 Marsh Wall E14 9SD	01/12/2018	£40,350,000	66,984.0	£602	1.08	Not disclosed	4.80%
Waterside House, Bracknell RG12 1WB	01/02/2022	£57,000,000	94,867.0	£601	4.73	£2,400,000	3.96%
Hertfordshire Data Centre, Welwyn Garden City AL7 1FT	17/03/2021	£65,520,000	113,462.0	£577	9.3	Not disclosed	
Cloud House West, 47 Millharbour E14 9TR	20/03/2018	£7,939,427	19,063.0	£416		Not disclosed	
Cloud House, 1 Muirfield E14 9SZ	20/04/2018	£48,060,573	119,770.0	£401		Not disclosed	
Talk Telecom Group, Breckland Rd, Milton Keynes, MK14 6LB	16/03/2021	£23,900,000	66,000.0	£362	6	Not disclosed	
Barclays Data Centre, Slough Trading Estate SL1 4AN	26/01/2022	£100,000,000	298,050.0	£336	7.48	Not disclosed	
Infinity Data Centre Romford RM7 7PL	15/01/2021	£70,500,000	211,358.0	£334	8.65	Not disclosed	5.80%
Hampshire House, Feltham TW13 7BY	10/04/2021	£15,023,133	46,956.0	£320	1.6	Not disclosed	
ARK Data Centre, 10 Ardra Rd N9 0BD	23/05/2018	£25,620,000	80,517.0	£318		Not disclosed	
Metropoint, Barnet EN4 9HJ	18/11/2022	£7,775,000	25,048.0	£310	0.56	Not disclosed	
Next Generation Data, Imperial Way, Newport, NP10 8UH	27/07/2020	£200,000,000	750,000.0	£267	46.29	Not disclosed	
Unit A Prologis Park, Croydon CR0 4TD	23/09/2019	£33,512,676	133,861.0	£250	5.82	Not disclosed	
Cadogan House, Reading RG2 0HP	24/10/2019	£2,750,000	12,238.0	£225		Not disclosed	
Unit 3 Centro Industrial Estate Hemel Hempstead HP2 7SU	17/08/2020	£5,218,492	25,235.0	£207	1.16	£630,000	12%
Units B7C Oakcroft Business Centre, Chessington KT9 1RH	09/02/2021	£1,938,331	9,624.0	£201	0.16	Not disclosed	
Vtesse Networks, John Tate Rd Hertford SG13 7DT	28/05/2021	£3,752,191	20,253.0	£185	0.71	Not disclosed	
Lincoln Rackhouse, Camberley GU15 3BW	02/11/2020	£25,235,000	141,915.0	£178	8.96	Not disclosed	

Address	Date of sale	Sale price	Area sq ft	Price per sq ft	Land area (acres)	Rent	NIY
1 - Martock Business Park, Great Western Rd, Martock, TA12 6HB	01/10/2022	£950,000	8,652.0	£110	0.49	Not disclosed	6%
Skyport Telephone Exchange, Hounslow TW6 2RT	23/03/2021	£2,000,000	46,691.0	£43	1.52	Not disclosed	

Analysis of Capital Values per sq ft

Lower Quartile	Median	Mean	Upper Quartile	Lowest	Highest
£173.14	£335.51	£578.58	£1,300.33	£42.83	£2,454

Appendix 3 - 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	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
£825 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	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
£825 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	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
£825 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
£825 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
£825 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	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
£825 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	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
£825 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	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
£825 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
£825 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
£825 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	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
£825 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	#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
£825 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	125	#N/A	#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
£825 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
£825 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
£825 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	#N/A	#N/A	#N/A	#N/A
£825 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	235	0	#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
£825 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	250	80	#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
£825 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
£825 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
£825 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	25%			
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
£825 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	80	#N/A	#N/A	#N/A
£900 per sq ft	275	185	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
£825 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	80	#N/A	#N/A	#N/A
£900 per sq ft	275	200	80	#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
£825 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
£825 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
£825 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	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	#N/A	#N/A	#N/A	#N/A
£825 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	185	0	#N/A	#N/A
£900 per sq ft	275	275	135	#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
£825 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	175	0	#N/A	#N/A
£900 per sq ft	275	275	200	80

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
£825 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	80	#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
£825 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	235	135	0	0

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
£825 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	175	100	0	#N/A



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

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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	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	0	#N/A	#N/A	#N/A
£825 per sq ft	200	0	#N/A	#N/A
£850 per sq ft	275	185	0	#N/A
£900 per sq ft	275	275	275	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	0	#N/A	#N/A	#N/A
£825 per sq ft	200	0	#N/A	#N/A
£850 per sq ft	275	200	100	0
£900 per sq ft	275	275	275	275

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
£825 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	250	165	80	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
£825 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	190	100	0	#N/A
£900 per sq ft	275	275	275	235

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
£825 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	135	0	0	#N/A
£900 per sq ft	275	275	275	235



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

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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	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	200	0	#N/A	#N/A
£825 per sq ft	275	190	0	#N/A
£850 per sq ft	275	275	200	80
£900 per sq ft	275	275	275	275

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	200	0	#N/A	#N/A
£825 per sq ft	275	200	125	0
£850 per sq ft	275	275	250	165
£900 per sq ft	275	275	275	275

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
£825 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	125	0	#N/A	#N/A
£900 per sq ft	275	275	225	150

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	80	0	#N/A	#N/A
£825 per sq ft	200	135	80	0
£850 per sq ft	275	275	225	150
£900 per sq ft	275	275	275	275

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
£825 per sq ft	190	125	80	0
£850 per sq ft	275	250	200	150
£900 per sq ft	275	275	275	275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
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	-10,643,678	-10,643,678	-20,073,678	-23,223,678	-25,603,678	-28,163,678
80	-11,311,106	-11,311,106	-20,741,106	-23,891,106	-26,271,106	-28,831,106
100	-11,520,512	-11,520,512	-20,950,512	-24,100,512	-26,480,512	-29,040,512
125	-11,782,269	-11,782,269	-21,212,269	-24,362,269	-26,742,269	-29,302,269
135	-11,886,972	-11,886,972	-21,316,972	-24,466,972	-26,846,972	-29,406,972
150	-12,044,026	-12,044,026	-21,474,026	-24,624,026	-27,004,026	-29,564,026
165	-12,201,080	-12,201,080	-21,631,080	-24,781,080	-27,161,080	-29,721,080
175	-12,305,783	-12,305,783	-21,735,783	-24,885,783	-27,265,783	-29,825,783
185	-12,410,487	-12,410,487	-21,840,487	-24,990,487	-27,370,487	-29,930,487
175	-12,305,783	-12,305,783	-21,735,783	-24,885,783	-27,265,783	-29,825,783
190	-12,462,838	-12,462,838	-21,892,838	-25,042,838	-27,422,838	-29,982,838
200	-12,567,541	-12,567,541	-21,997,541	-25,147,541	-27,527,541	-30,087,541
225	-12,829,298	-12,829,298	-22,259,298	-25,409,298	-27,789,298	-30,349,298
235	-12,934,001	-12,934,001	-22,364,001	-25,514,001	-27,894,001	-30,454,001
250	-13,091,055	-13,091,055	-22,521,055	-25,671,055	-28,051,055	-30,611,055
275	-13,352,812	-13,352,812	-22,782,812	-25,932,812	-28,312,812	-30,872,812

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	-6,751,061	-6,751,061	-16,181,061	-19,331,061	-21,711,061	-24,271,061
80	-7,480,734	-7,480,734	-16,910,734	-20,060,734	-22,440,734	-25,000,734
100	-7,690,140	-7,690,140	-17,120,140	-20,270,140	-22,650,140	-25,210,140
125	-7,951,897	-7,951,897	-17,381,897	-20,531,897	-22,911,897	-25,471,897
135	-8,056,599	-8,056,599	-17,486,599	-20,636,599	-23,016,599	-25,576,599
150	-8,213,655	-8,213,655	-17,643,655	-20,793,655	-23,173,655	-25,733,655
165	-8,370,709	-8,370,709	-17,800,709	-20,950,709	-23,330,709	-25,890,709
175	-8,475,411	-8,475,411	-17,905,411	-21,055,411	-23,435,411	-25,995,411
185	-8,580,114	-8,580,114	-18,010,114	-21,160,114	-23,540,114	-26,100,114
175	-8,475,411	-8,475,411	-17,905,411	-21,055,411	-23,435,411	-25,995,411
190	-8,632,465	-8,632,465	-18,062,465	-21,212,465	-23,592,465	-26,152,465
200	-8,737,168	-8,737,168	-18,167,168	-21,317,168	-23,697,168	-26,257,168
225	-8,998,926	-8,998,926	-18,428,926	-21,578,926	-23,958,926	-26,518,926
235	-9,103,629	-9,103,629	-18,533,629	-21,683,629	-24,063,629	-26,623,629
250	-9,260,683	-9,260,683	-18,690,683	-21,840,683	-24,220,683	-26,780,683
275	-9,522,440	-9,522,440	-18,952,440	-22,102,440	-24,482,440	-27,042,440

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	-2,906,476	-2,906,476	-12,336,476	-15,486,476	-17,866,476	-20,426,476
80	-3,697,624	-3,697,624	-13,127,624	-16,277,624	-18,657,624	-21,217,624
100	-3,907,030	-3,907,030	-13,337,030	-16,487,030	-18,867,030	-21,427,030
125	-4,168,787	-4,168,787	-13,598,787	-16,748,787	-19,128,787	-21,688,787
135	-4,273,489	-4,273,489	-13,703,489	-16,853,489	-19,233,489	-21,793,489
150	-4,430,544	-4,430,544	-13,860,544	-17,010,544	-19,390,544	-21,950,544
165	-4,587,599	-4,587,599	-14,017,599	-17,167,599	-19,547,599	-22,107,599
175	-4,692,301	-4,692,301	-14,122,301	-17,272,301	-19,652,301	-22,212,301
185	-4,797,004	-4,797,004	-14,227,004	-17,377,004	-19,757,004	-22,317,004
175	-4,692,301	-4,692,301	-14,122,301	-17,272,301	-19,652,301	-22,212,301
190	-4,849,355	-4,849,355	-14,279,355	-17,429,355	-19,809,355	-22,369,355
200	-4,954,058	-4,954,058	-14,384,058	-17,534,058	-19,914,058	-22,474,058
225	-5,215,816	-5,215,816	-14,645,816	-17,795,816	-20,175,816	-22,735,816
235	-5,320,519	-5,320,519	-14,750,519	-17,900,519	-20,280,519	-22,840,519
250	-5,477,573	-5,477,573	-14,907,573	-18,057,573	-20,437,573	-22,997,573
275	-5,739,330	-5,739,330	-15,169,330	-18,319,330	-20,699,330	-23,259,330

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,153,699	-1,153,699	-10,583,699	-13,733,699	-16,113,699	-18,673,699
80	-1,972,875	-1,972,875	-11,402,875	-14,552,875	-16,932,875	-19,492,875
100	-2,182,281	-2,182,281	-11,612,281	-14,762,281	-17,142,281	-19,702,281
125	-2,444,038	-2,444,038	-11,874,038	-15,024,038	-17,404,038	-19,964,038
135	-2,548,740	-2,548,740	-11,978,740	-15,128,740	-17,508,740	-20,068,740
150	-2,705,794	-2,705,794	-12,135,794	-15,285,794	-17,665,794	-20,225,794
165	-2,862,850	-2,862,850	-12,292,850	-15,442,850	-17,822,850	-20,382,850
175	-2,967,552	-2,967,552	-12,397,552	-15,547,552	-17,927,552	-20,487,552
185	-3,072,255	-3,072,255	-12,502,255	-15,652,255	-18,032,255	-20,592,255
175	-2,967,552	-2,967,552	-12,397,552	-15,547,552	-17,927,552	-20,487,552
190	-3,124,606	-3,124,606	-12,554,606	-15,704,606	-18,084,606	-20,644,606
200	-3,229,309	-3,229,309	-12,659,309	-15,809,309	-18,189,309	-20,749,309
225	-3,491,066	-3,491,066	-12,921,066	-16,071,066	-18,451,066	-21,011,066
235	-3,595,770	-3,595,770	-13,025,770	-16,175,770	-18,555,770	-21,115,770
250	-3,752,824	-3,752,824	-13,182,824	-16,332,824	-18,712,824	-21,272,824
275	-4,014,581	-4,014,581	-13,444,581	-16,594,581	-18,974,581	-21,534,581

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	581,506	581,506	-8,848,494	-11,998,494	-14,378,494	-16,938,494
80	-256,685	-256,685	-9,686,685	-12,836,685	-15,216,685	-17,776,685
100	-466,091	-466,091	-9,896,091	-13,046,091	-15,426,091	-17,986,091
125	-727,848	-727,848	-10,157,848	-13,307,848	-15,687,848	-18,247,848
135	-832,551	-832,551	-10,262,551	-13,412,551	-15,792,551	-18,352,551
150	-989,605	-989,605	-10,419,605	-13,569,605	-15,949,605	-18,509,605
165	-1,146,660	-1,146,660	-10,576,660	-13,726,660	-16,106,660	-18,666,660
175	-1,251,363	-1,251,363	-10,681,363	-13,831,363	-16,211,363	-18,771,363
185	-1,356,066	-1,356,066	-10,786,066	-13,936,066	-16,316,066	-18,876,066
175	-1,251,363	-1,251,363	-10,681,363	-13,831,363	-16,211,363	-18,771,363
190	-1,408,417	-1,408,417	-10,838,417	-13,988,417	-16,368,417	-18,928,417
200	-1,513,120	-1,513,120	-10,943,120	-14,093,120	-16,473,120	-19,033,120
225	-1,774,877	-1,774,877	-11,204,877	-14,354,877	-16,734,877	-19,294,877
235	-1,879,580	-1,879,580	-11,309,580	-14,459,580	-16,839,580	-19,399,580
250	-2,036,634	-2,036,634	-11,466,634	-14,616,634	-16,996,634	-19,556,634
275	-2,298,391	-2,298,391	-11,728,391	-14,878,391	-17,258,391	-19,818,391

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	3,967,479	3,967,479	-5,462,521	-8,612,521	-10,992,521	-13,552,521
80	3,091,403	3,091,403	-6,338,597	-9,488,597	-11,868,597	-14,428,597
100	2,888,245	2,888,245	-6,541,755	-9,691,755	-12,071,755	-14,631,755
125	2,634,296	2,634,296	-6,795,704	-9,945,704	-12,325,704	-14,885,704
135	2,532,717	2,532,717	-6,897,283	-10,047,283	-12,427,283	-14,987,283
150	2,380,348	2,380,348	-7,049,652	-10,199,652	-12,579,652	-15,139,652
165	2,227,979	2,227,979	-7,202,021	-10,352,021	-12,732,021	-15,292,021
175	2,126,399	2,126,399	-7,303,601	-10,453,601	-12,833,601	-15,393,601
185	2,024,819	2,024,819	-7,405,181	-10,555,181	-12,935,181	-15,495,181
175	2,126,399	2,126,399	-7,303,601	-10,453,601	-12,833,601	-15,393,601
190	1,974,030	1,974,030	-7,455,970	-10,605,970	-12,985,970	-15,545,970
200	1,872,450	1,872,450	-7,557,550	-10,707,550	-13,087,550	-15,647,550
225	1,618,502	1,618,502	-7,811,498	-10,961,498	-13,341,498	-15,901,498
235	1,516,923	1,516,923	-7,913,077	-11,063,077	-13,443,077	-16,003,077
250	1,364,554	1,364,554	-8,065,446	-11,215,446	-13,595,446	-16,155,446
275	1,108,970	1,108,970	-8,321,030	-11,471,030	-13,851,030	-16,411,030

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	2
Flats	
No of units	400 units
Density:	400 dph

Affordable %	50%
% 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	-16,822,080	-16,822,080	-26,252,080	-29,402,080	-31,782,080	-34,342,080
80	-17,667,744	-17,667,744	-27,097,744	-30,247,744	-32,627,744	-35,187,744
100	-17,946,407	-17,946,407	-27,376,407	-30,526,407	-32,906,407	-35,466,407
125	-18,294,736	-18,294,736	-27,724,736	-30,874,736	-33,254,736	-35,814,736
135	-18,434,067	-18,434,067	-27,864,067	-31,014,067	-33,394,067	-35,954,067
150	-18,643,064	-18,643,064	-28,073,064	-31,223,064	-33,603,064	-36,163,064
165	-18,852,062	-18,852,062	-28,282,062	-31,432,062	-33,812,062	-36,372,062
175	-18,991,393	-18,991,393	-28,421,393	-31,571,393	-33,951,393	-36,511,393
185	-19,130,725	-19,130,725	-28,560,725	-31,710,725	-34,090,725	-36,650,725
175	-18,991,393	-18,991,393	-28,421,393	-31,571,393	-33,951,393	-36,511,393
190	-19,200,390	-19,200,390	-28,630,390	-31,780,390	-34,160,390	-36,720,390
200	-19,339,722	-19,339,722	-28,769,722	-31,919,722	-34,299,722	-36,859,722
225	-19,688,051	-19,688,051	-29,118,051	-32,268,051	-34,648,051	-37,208,051
235	-19,827,382	-19,827,382	-29,257,382	-32,407,382	-34,787,382	-37,347,382
250	-20,036,379	-20,036,379	-29,466,379	-32,616,379	-34,996,379	-37,556,379
275	-20,384,708	-20,384,708	-29,814,708	-32,964,708	-35,344,708	-37,904,708

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	-11,710,586	-11,710,586	-21,140,586	-24,290,586	-26,670,586	-29,230,586
80	-12,637,983	-12,637,983	-22,067,983	-25,217,983	-27,597,983	-30,157,983
100	-12,916,647	-12,916,647	-22,346,647	-25,496,647	-27,876,647	-30,436,647
125	-13,264,975	-13,264,975	-22,694,975	-25,844,975	-28,224,975	-30,784,975
135	-13,404,306	-13,404,306	-22,834,306	-25,984,306	-28,364,306	-30,924,306
150	-13,613,304	-13,613,304	-23,043,304	-26,193,304	-28,573,304	-31,133,304
165	-13,822,301	-13,822,301	-23,252,301	-26,402,301	-28,782,301	-31,342,301
175	-13,961,633	-13,961,633	-23,391,633	-26,541,633	-28,921,633	-31,481,633
185	-14,100,964	-14,100,964	-23,530,964	-26,680,964	-29,060,964	-31,620,964
175	-13,961,633	-13,961,633	-23,391,633	-26,541,633	-28,921,633	-31,481,633
190	-14,170,629	-14,170,629	-23,600,629	-26,750,629	-29,130,629	-31,690,629
200	-14,309,962	-14,309,962	-23,739,962	-26,889,962	-29,269,962	-31,829,962
225	-14,658,290	-14,658,290	-24,088,290	-27,238,290	-29,618,290	-32,178,290
235	-14,797,621	-14,797,621	-24,227,621	-27,377,621	-29,757,621	-32,317,621
250	-15,006,618	-15,006,618	-24,436,618	-27,586,618	-29,966,618	-32,526,618
275	-15,354,947	-15,354,947	-24,784,947	-27,934,947	-30,314,947	-32,874,947

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	-6,661,696	-6,661,696	-16,091,696	-19,241,696	-21,621,696	-24,181,696
80	-7,669,825	-7,669,825	-17,099,825	-20,249,825	-22,629,825	-25,189,825
100	-7,948,488	-7,948,488	-17,378,488	-20,528,488	-22,908,488	-25,468,488
125	-8,296,817	-8,296,817	-17,726,817	-20,876,817	-23,256,817	-25,816,817
135	-8,436,148	-8,436,148	-17,866,148	-21,016,148	-23,396,148	-25,956,148
150	-8,645,145	-8,645,145	-18,075,145	-21,225,145	-23,605,145	-26,165,145
165	-8,854,143	-8,854,143	-18,284,143	-21,434,143	-23,814,143	-26,374,143
175	-8,993,475	-8,993,475	-18,423,475	-21,573,475	-23,953,475	-26,513,475
185	-9,132,806	-9,132,806	-18,562,806	-21,712,806	-24,092,806	-26,652,806
175	-8,993,475	-8,993,475	-18,423,475	-21,573,475	-23,953,475	-26,513,475
190	-9,202,472	-9,202,472	-18,632,472	-21,782,472	-24,162,472	-26,722,472
200	-9,341,803	-9,341,803	-18,771,803	-21,921,803	-24,301,803	-26,861,803
225	-9,690,132	-9,690,132	-19,120,132	-22,270,132	-24,650,132	-27,210,132
235	-9,829,463	-9,829,463	-19,259,463	-22,409,463	-24,789,463	-27,349,463
250	-10,038,460	-10,038,460	-19,468,460	-22,618,460	-24,998,460	-27,558,460
275	-10,386,789	-10,386,789	-19,816,789	-22,966,789	-25,346,789	-27,906,789

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,358,202	-4,358,202	-13,788,202	-16,938,202	-19,318,202	-21,878,202
80	-5,403,165	-5,403,165	-14,833,165	-17,983,165	-20,363,165	-22,923,165
100	-5,681,828	-5,681,828	-15,111,828	-18,261,828	-20,641,828	-23,201,828
125	-6,030,156	-6,030,156	-15,460,156	-18,610,156	-20,990,156	-23,550,156
135	-6,169,489	-6,169,489	-15,599,489	-18,749,489	-21,129,489	-23,689,489
150	-6,378,485	-6,378,485	-15,808,485	-18,958,485	-21,338,485	-23,898,485
165	-6,587,482	-6,587,482	-16,017,482	-19,167,482	-21,547,482	-24,107,482
175	-6,726,814	-6,726,814	-16,156,814	-19,306,814	-21,686,814	-24,246,814
185	-6,866,146	-6,866,146	-16,296,146	-19,446,146	-21,826,146	-24,386,146
175	-6,726,814	-6,726,814	-16,156,814	-19,306,814	-21,686,814	-24,246,814
190	-6,935,812	-6,935,812	-16,365,812	-19,515,812	-21,895,812	-24,455,812
200	-7,075,143	-7,075,143	-16,505,143	-19,655,143	-22,035,143	-24,595,143
225	-7,423,471	-7,423,471	-16,853,471	-20,003,471	-22,383,471	-24,943,471
235	-7,562,803	-7,562,803	-16,992,803	-20,142,803	-22,522,803	-25,082,803
250	-7,771,800	-7,771,800	-17,201,800	-20,351,800	-22,731,800	-25,291,800
275	-8,120,129	-8,120,129	-17,550,129	-20,700,129	-23,080,129	-25,640,129

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	-2,082,506	-2,082,506	-11,512,506	-14,662,506	-17,042,506	-19,602,506
80	-3,147,661	-3,147,661	-12,577,661	-15,727,661	-18,107,661	-20,667,661
100	-3,426,325	-3,426,325	-12,856,325	-16,006,325	-18,386,325	-20,946,325
125	-3,774,653	-3,774,653	-13,204,653	-16,354,653	-18,734,653	-21,294,653
135	-3,913,984	-3,913,984	-13,343,984	-16,493,984	-18,873,984	-21,433,984
150	-4,122,982	-4,122,982	-13,552,982	-16,702,982	-19,082,982	-21,642,982
165	-4,331,979	-4,331,979	-13,761,979	-16,911,979	-19,291,979	-21,851,979
175	-4,471,310	-4,471,310	-13,901,310	-17,051,310	-19,431,310	-21,991,310
185	-4,610,642	-4,610,642	-14,040,642	-17,190,642	-19,570,642	-22,130,642
175	-4,471,310	-4,471,310	-13,901,310	-17,051,310	-19,431,310	-21,991,310
190	-4,680,307	-4,680,307	-14,110,307	-17,260,307	-19,640,307	-22,200,307
200	-4,819,640	-4,819,640	-14,249,640	-17,399,640	-19,779,640	-22,339,640
225	-5,167,968	-5,167,968	-14,597,968	-17,747,968	-20,127,968	-22,687,968
235	-5,307,299	-5,307,299	-14,737,299	-17,887,299	-20,267,299	-22,827,299
250	-5,516,296	-5,516,296	-14,946,296	-18,096,296	-20,476,296	-23,036,296
275	-5,864,625	-5,864,625	-15,294,625	-18,444,625	-20,824,625	-23,384,625

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	2,383,185	2,383,185	-7,046,815	-10,196,815	-12,576,815	-15,136,815
80	1,263,679	1,263,679	-8,166,321	-11,316,321	-13,696,321	-16,256,321
100	993,329	993,329	-8,436,671	-11,586,671	-13,966,671	-16,526,671
125	655,392	655,392	-8,774,608	-11,924,608	-14,304,608	-16,864,608
135	520,216	520,216	-8,909,784	-12,059,784	-14,439,784	-16,999,784
150	317,454	317,454	-9,112,546	-12,262,546	-14,642,546	-17,202,546
165	114,692	114,692	-9,315,308	-12,465,308	-14,845,308	-17,405,308
175	-20,796	-20,796	-9,450,796	-12,600,796	-14,980,796	-17,540,796
185	-158,033	-158,033	-9,588,033	-12,738,033	-15,118,033	-17,678,033
175	-20,796	-20,796	-9,450,796	-12,600,796	-14,980,796	-17,540,796
190	-226,652	-226,652	-9,656,652	-12,806,652	-15,186,652	-17,746,652
200	-363,889	-363,889	-9,793,889	-12,943,889	-15,323,889	-17,883,889
225	-706,983	-706,983	-10,136,983	-13,286,983	-15,666,983	-18,226,983
235	-844,221	-844,221	-10,274,221	-13,424,221	-15,804,221	-18,364,221
250	-1,050,077	-1,050,077	-10,480,077	-13,630,077	-16,010,077	-18,570,077
275	-1,393,170	-1,393,170	-10,823,170	-13,973,170	-16,353,170	-18,913,170

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	3
Flats	
No of units	500 units
Density:	500 dph

Affordable %	50%
% 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	-33,572,244	-33,572,244	-43,002,244	-46,152,244	-48,532,244	-51,092,244
80	-34,518,722	-34,518,722	-43,948,722	-47,098,722	-49,478,722	-52,038,722
100	-34,889,547	-34,889,547	-44,319,547	-47,469,547	-49,849,547	-52,409,547
125	-35,353,079	-35,353,079	-44,783,079	-47,933,079	-50,313,079	-52,873,079
135	-35,538,492	-35,538,492	-44,968,492	-48,118,492	-50,498,492	-53,058,492
150	-35,816,612	-35,816,612	-45,246,612	-48,396,612	-50,776,612	-53,336,612
165	-36,094,731	-36,094,731	-45,524,731	-48,674,731	-51,054,731	-53,614,731
175	-36,280,144	-36,280,144	-45,710,144	-48,860,144	-51,240,144	-53,800,144
185	-36,465,557	-36,465,557	-45,895,557	-49,045,557	-51,425,557	-53,985,557
175	-36,280,144	-36,280,144	-45,710,144	-48,860,144	-51,240,144	-53,800,144
190	-36,558,263	-36,558,263	-45,988,263	-49,138,263	-51,518,263	-54,078,263
200	-36,743,676	-36,743,676	-46,173,676	-49,323,676	-51,703,676	-54,263,676
225	-37,207,208	-37,207,208	-46,637,208	-49,787,208	-52,167,208	-54,727,208
235	-37,392,621	-37,392,621	-46,822,621	-49,972,621	-52,352,621	-54,912,621
250	-37,670,740	-37,670,740	-47,100,740	-50,250,740	-52,630,740	-55,190,740
275	-38,134,272	-38,134,272	-47,564,272	-50,714,272	-53,094,272	-55,654,272

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	-27,279,300	-27,279,300	-36,709,300	-39,859,300	-42,239,300	-44,799,300
80	-28,326,403	-28,326,403	-37,756,403	-40,906,403	-43,286,403	-45,846,403
100	-28,697,228	-28,697,228	-38,127,228	-41,277,228	-43,657,228	-46,217,228
125	-29,160,760	-29,160,760	-38,590,760	-41,740,760	-44,120,760	-46,680,760
135	-29,346,173	-29,346,173	-38,776,173	-41,926,173	-44,306,173	-46,866,173
150	-29,624,293	-29,624,293	-39,054,293	-42,204,293	-44,584,293	-47,144,293
165	-29,902,412	-29,902,412	-39,332,412	-42,482,412	-44,862,412	-47,422,412
175	-30,087,825	-30,087,825	-39,517,825	-42,667,825	-45,047,825	-47,607,825
185	-30,273,237	-30,273,237	-39,703,237	-42,853,237	-45,233,237	-47,793,237
175	-30,087,825	-30,087,825	-39,517,825	-42,667,825	-45,047,825	-47,607,825
190	-30,365,944	-30,365,944	-39,795,944	-42,945,944	-45,325,944	-47,885,944
200	-30,551,357	-30,551,357	-39,981,357	-43,131,357	-45,511,357	-48,071,357
225	-31,014,889	-31,014,889	-40,444,889	-43,594,889	-45,974,889	-48,534,889
235	-31,200,302	-31,200,302	-40,630,302	-43,780,302	-46,160,302	-48,720,302
250	-31,478,421	-31,478,421	-40,908,421	-44,058,421	-46,438,421	-48,998,421
275	-31,941,953	-31,941,953	-41,371,953	-44,521,953	-46,901,953	-49,461,953

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	-21,062,865	-21,062,865	-30,492,865	-33,642,865	-36,022,865	-38,582,865
80	-22,209,370	-22,209,370	-31,639,370	-34,789,370	-37,169,370	-39,729,370
100	-22,580,196	-22,580,196	-32,010,196	-35,160,196	-37,540,196	-40,100,196
125	-23,043,728	-23,043,728	-32,473,728	-35,623,728	-38,003,728	-40,563,728
135	-23,229,141	-23,229,141	-32,659,141	-35,809,141	-38,189,141	-40,749,141
150	-23,507,260	-23,507,260	-32,937,260	-36,087,260	-38,467,260	-41,027,260
165	-23,785,379	-23,785,379	-33,215,379	-36,365,379	-38,745,379	-41,305,379
175	-23,970,792	-23,970,792	-33,400,792	-36,550,792	-38,930,792	-41,490,792
185	-24,156,205	-24,156,205	-33,586,205	-36,736,205	-39,116,205	-41,676,205
175	-23,970,792	-23,970,792	-33,400,792	-36,550,792	-38,930,792	-41,490,792
190	-24,248,912	-24,248,912	-33,678,912	-36,828,912	-39,208,912	-41,768,912
200	-24,434,324	-24,434,324	-33,864,324	-37,014,324	-39,394,324	-41,954,324
225	-24,897,857	-24,897,857	-34,327,857	-37,477,857	-39,857,857	-42,417,857
235	-25,083,269	-25,083,269	-34,513,269	-37,663,269	-40,043,269	-42,603,269
250	-25,361,389	-25,361,389	-34,791,389	-37,941,389	-40,321,389	-42,881,389
275	-25,824,921	-25,824,921	-35,254,921	-38,404,921	-40,784,921	-43,344,921

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,224,683	-18,224,683	-27,654,683	-30,804,683	-33,184,683	-35,744,683
80	-19,416,570	-19,416,570	-28,846,570	-31,996,570	-34,376,570	-36,936,570
100	-19,787,396	-19,787,396	-29,217,396	-32,367,396	-34,747,396	-37,307,396
125	-20,250,928	-20,250,928	-29,680,928	-32,830,928	-35,210,928	-37,770,928
135	-20,436,341	-20,436,341	-29,866,341	-33,016,341	-35,396,341	-37,956,341
150	-20,714,461	-20,714,461	-30,144,461	-33,294,461	-35,674,461	-38,234,461
165	-20,992,580	-20,992,580	-30,422,580	-33,572,580	-35,952,580	-38,512,580
175	-21,177,993	-21,177,993	-30,607,993	-33,757,993	-36,137,993	-38,697,993
185	-21,363,406	-21,363,406	-30,793,406	-33,943,406	-36,323,406	-38,883,406
175	-21,177,993	-21,177,993	-30,607,993	-33,757,993	-36,137,993	-38,697,993
190	-21,456,112	-21,456,112	-30,886,112	-34,036,112	-36,416,112	-38,976,112
200	-21,641,525	-21,641,525	-31,071,525	-34,221,525	-36,601,525	-39,161,525
225	-22,105,057	-22,105,057	-31,535,057	-34,685,057	-37,065,057	-39,625,057
235	-22,290,470	-22,290,470	-31,720,470	-34,870,470	-37,250,470	-39,810,470
250	-22,568,589	-22,568,589	-31,998,589	-35,148,589	-37,528,589	-40,088,589
275	-23,032,121	-23,032,121	-32,462,121	-35,612,121	-37,992,121	-40,552,121

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	-15,400,357	-15,400,357	-24,830,357	-27,980,357	-30,360,357	-32,920,357
80	-16,637,405	-16,637,405	-26,067,405	-29,217,405	-31,597,405	-34,157,405
100	-17,008,231	-17,008,231	-26,438,231	-29,588,231	-31,968,231	-34,528,231
125	-17,471,763	-17,471,763	-26,901,763	-30,051,763	-32,431,763	-34,991,763
135	-17,657,176	-17,657,176	-27,087,176	-30,237,176	-32,617,176	-35,177,176
150	-17,935,295	-17,935,295	-27,365,295	-30,515,295	-32,895,295	-35,455,295
165	-18,213,414	-18,213,414	-27,643,414	-30,793,414	-33,173,414	-35,733,414
175	-18,398,827	-18,398,827	-27,828,827	-30,978,827	-33,358,827	-35,918,827
185	-18,584,240	-18,584,240	-28,014,240	-31,164,240	-33,544,240	-36,104,240
190	-18,676,947	-18,676,947	-28,106,947	-31,256,947	-33,636,947	-36,196,947
200	-18,862,359	-18,862,359	-28,292,359	-31,442,359	-33,822,359	-36,382,359
225	-19,325,891	-19,325,891	-28,755,891	-31,905,891	-34,285,891	-36,845,891
235	-19,511,304	-19,511,304	-28,941,304	-32,091,304	-34,471,304	-37,031,304
250	-19,789,424	-19,789,424	-29,219,424	-32,369,424	-34,749,424	-37,309,424
275	-20,252,956	-20,252,956	-29,682,956	-32,832,956	-35,212,956	-37,772,956

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	-9,764,811	-9,764,811	-19,194,811	-22,344,811	-24,724,811	-27,284,811
80	-11,091,973	-11,091,973	-20,521,973	-23,671,973	-26,051,973	-28,611,973
100	-11,462,799	-11,462,799	-20,892,799	-24,042,799	-26,422,799	-28,982,799
125	-11,926,331	-11,926,331	-21,356,331	-24,506,331	-26,886,331	-29,446,331
135	-12,111,745	-12,111,745	-21,541,745	-24,691,745	-27,071,745	-29,631,745
150	-12,389,864	-12,389,864	-21,819,864	-24,969,864	-27,349,864	-29,909,864
165	-12,667,983	-12,667,983	-22,097,983	-25,247,983	-27,627,983	-30,187,983
175	-12,853,396	-12,853,396	-22,283,396	-25,433,396	-27,813,396	-30,373,396
185	-13,038,809	-13,038,809	-22,468,809	-25,618,809	-27,998,809	-30,558,809
190	-13,131,515	-13,131,515	-22,561,515	-25,711,515	-28,091,515	-30,651,515
200	-13,316,928	-13,316,928	-22,746,928	-25,896,928	-28,276,928	-30,836,928
225	-13,780,460	-13,780,460	-23,210,460	-26,360,460	-28,740,460	-31,300,460
235	-13,965,873	-13,965,873	-23,395,873	-26,545,873	-28,925,873	-31,485,873
250	-14,243,992	-14,243,992	-23,673,992	-26,823,992	-29,203,992	-31,763,992
275	-14,707,525	-14,707,525	-24,137,525	-27,287,525	-29,667,525	-32,227,525

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	4
	Flats
No of units	600 units
Density:	600 dph

Affordable %	50%
% 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	-39,322,255	-39,322,255	-48,752,255	-51,902,255	-54,282,255	-56,842,255
80	-40,424,154	-40,424,154	-49,854,154	-53,004,154	-55,384,154	-57,944,154
100	-40,861,602	-40,861,602	-50,291,602	-53,441,602	-55,821,602	-58,381,602
125	-41,408,412	-41,408,412	-50,838,412	-53,988,412	-56,368,412	-58,928,412
135	-41,627,137	-41,627,137	-51,057,137	-54,207,137	-56,587,137	-59,147,137
150	-41,955,222	-41,955,222	-51,385,222	-54,535,222	-56,915,222	-59,475,222
165	-42,283,309	-42,283,309	-51,713,309	-54,863,309	-57,243,309	-59,803,309
175	-42,502,032	-42,502,032	-51,932,032	-55,082,032	-57,462,032	-60,022,032
185	-42,720,757	-42,720,757	-52,150,757	-55,300,757	-57,680,757	-60,240,757
175	-42,502,032	-42,502,032	-51,932,032	-55,082,032	-57,462,032	-60,022,032
190	-42,830,119	-42,830,119	-52,260,119	-55,410,119	-57,790,119	-60,350,119
200	-43,048,842	-43,048,842	-52,478,842	-55,628,842	-58,008,842	-60,568,842
225	-43,595,653	-43,595,653	-53,025,653	-56,175,653	-58,555,653	-61,115,653
235	-43,814,377	-43,814,377	-53,244,377	-56,394,377	-58,774,377	-61,334,377
250	-44,142,463	-44,142,463	-53,572,463	-56,722,463	-59,102,463	-61,662,463
275	-44,691,597	-44,691,597	-54,121,597	-57,271,597	-59,651,597	-62,211,597

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	-31,911,029	-31,911,029	-41,341,029	-44,491,029	-46,871,029	-49,431,029
80	-33,098,359	-33,098,359	-42,528,359	-45,678,359	-48,058,359	-50,618,359
100	-33,526,649	-33,526,649	-42,956,649	-46,106,649	-48,486,649	-51,046,649
125	-34,065,241	-34,065,241	-43,495,241	-46,645,241	-49,025,241	-51,585,241
135	-34,280,678	-34,280,678	-43,710,678	-46,860,678	-49,240,678	-51,800,678
150	-34,603,833	-34,603,833	-44,033,833	-47,183,833	-49,563,833	-52,123,833
165	-34,926,989	-34,926,989	-44,356,989	-47,506,989	-49,886,989	-52,446,989
175	-35,142,425	-35,142,425	-44,572,425	-47,722,425	-50,102,425	-52,662,425
185	-35,357,862	-35,357,862	-44,787,862	-47,937,862	-50,317,862	-52,877,862
175	-35,142,425	-35,142,425	-44,572,425	-47,722,425	-50,102,425	-52,662,425
190	-35,465,581	-35,465,581	-44,895,581	-48,045,581	-50,425,581	-52,985,581
200	-35,681,018	-35,681,018	-45,111,018	-48,261,018	-50,641,018	-53,201,018
225	-36,219,610	-36,219,610	-45,649,610	-48,799,610	-51,179,610	-53,739,610
235	-36,435,047	-36,435,047	-45,865,047	-49,015,047	-51,395,047	-53,955,047
250	-36,758,202	-36,758,202	-46,188,202	-49,338,202	-51,718,202	-54,278,202
275	-37,296,794	-37,296,794	-46,726,794	-49,876,794	-52,256,794	-54,816,794

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	-24,740,681	-24,740,681	-34,170,681	-37,320,681	-39,700,681	-42,260,681
80	-25,992,023	-25,992,023	-35,422,023	-38,572,023	-40,952,023	-43,512,023
100	-26,403,761	-26,403,761	-35,833,761	-38,983,761	-41,363,761	-43,923,761
125	-26,923,409	-26,923,409	-36,353,409	-39,503,409	-41,883,409	-44,443,409
135	-27,135,608	-27,135,608	-36,565,608	-39,715,608	-42,095,608	-44,655,608
150	-27,453,906	-27,453,906	-36,883,906	-40,033,906	-42,413,906	-44,973,906
165	-27,772,205	-27,772,205	-37,202,205	-40,352,205	-42,732,205	-45,292,205
175	-27,984,404	-27,984,404	-37,414,404	-40,564,404	-42,944,404	-45,504,404
185	-28,196,603	-28,196,603	-37,626,603	-40,776,603	-43,156,603	-45,716,603
175	-27,984,404	-27,984,404	-37,414,404	-40,564,404	-42,944,404	-45,504,404
190	-28,302,703	-28,302,703	-37,732,703	-40,882,703	-43,262,703	-45,822,703
200	-28,514,902	-28,514,902	-37,944,902	-41,094,902	-43,474,902	-46,034,902
225	-29,045,400	-29,045,400	-38,475,400	-41,625,400	-44,005,400	-46,565,400
235	-29,257,598	-29,257,598	-38,687,598	-41,837,598	-44,217,598	-46,777,598
250	-29,575,897	-29,575,897	-39,005,897	-42,155,897	-44,535,897	-47,095,897
275	-30,106,395	-30,106,395	-39,536,395	-42,686,395	-45,066,395	-47,626,395

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,509,201	-21,509,201	-30,939,201	-34,089,201	-36,469,201	-39,029,201
80	-22,812,216	-22,812,216	-32,242,216	-35,392,216	-37,772,216	-40,332,216
100	-23,223,953	-23,223,953	-32,653,953	-35,803,953	-38,183,953	-40,743,953
125	-23,738,625	-23,738,625	-33,168,625	-36,318,625	-38,698,625	-41,258,625
135	-23,944,495	-23,944,495	-33,374,495	-36,524,495	-38,904,495	-41,464,495
150	-24,253,297	-24,253,297	-33,683,297	-36,833,297	-39,213,297	-41,773,297
165	-24,562,100	-24,562,100	-33,992,100	-37,142,100	-39,522,100	-42,082,100
175	-24,767,969	-24,767,969	-34,197,969	-37,347,969	-39,727,969	-42,287,969
185	-24,973,838	-24,973,838	-34,403,838	-37,553,838	-39,933,838	-42,493,838
175	-24,767,969	-24,767,969	-34,197,969	-37,347,969	-39,727,969	-42,287,969
190	-25,076,772	-25,076,772	-34,506,772	-37,656,772	-40,036,772	-42,596,772
200	-25,282,642	-25,282,642	-34,712,642	-37,862,642	-40,242,642	-42,802,642
225	-25,797,318	-25,797,318	-35,227,318	-38,377,318	-40,757,318	-43,317,318
235	-26,006,329	-26,006,329	-35,436,329	-38,586,329	-40,966,329	-43,526,329
250	-26,319,844	-26,319,844	-35,749,844	-38,899,844	-41,279,844	-43,839,844
275	-26,843,087	-26,843,087	-36,273,087	-39,423,087	-41,803,087	-44,363,087

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	-18,334,425	-18,334,425	-27,764,425	-30,914,425	-33,294,425	-35,854,425
80	-19,663,452	-19,663,452	-29,093,452	-32,243,452	-34,623,452	-37,183,452
100	-20,069,002	-20,069,002	-29,499,002	-32,649,002	-35,029,002	-37,589,002
125	-20,575,939	-20,575,939	-30,005,939	-33,155,939	-35,535,939	-38,095,939
135	-20,779,828	-20,779,828	-30,209,828	-33,359,828	-35,739,828	-38,299,828
150	-21,088,632	-21,088,632	-30,518,632	-33,668,632	-36,048,632	-38,608,632
165	-21,397,435	-21,397,435	-30,827,435	-33,977,435	-36,357,435	-38,917,435
175	-21,603,303	-21,603,303	-31,033,303	-34,183,303	-36,563,303	-39,123,303
185	-21,809,172	-21,809,172	-31,239,172	-34,389,172	-36,769,172	-39,329,172
175	-21,603,303	-21,603,303	-31,033,303	-34,183,303	-36,563,303	-39,123,303
190	-21,912,107	-21,912,107	-31,342,107	-34,492,107	-36,872,107	-39,432,107
200	-22,117,975	-22,117,975	-31,547,975	-34,697,975	-37,077,975	-39,637,975
225	-22,632,647	-22,632,647	-32,062,647	-35,212,647	-37,592,647	-40,152,647
235	-22,838,516	-22,838,516	-32,268,516	-35,418,516	-37,798,516	-40,358,516
250	-23,147,319	-23,147,319	-32,577,319	-35,727,319	-38,107,319	-40,667,319
275	-23,661,991	-23,661,991	-33,091,991	-36,241,991	-38,621,991	-41,181,991

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	-12,056,746	-12,056,746	-21,486,746	-24,636,746	-27,016,746	-29,576,746
80	-13,461,775	-13,461,775	-22,891,775	-26,041,775	-28,421,775	-30,981,775
100	-13,861,231	-13,861,231	-23,291,231	-26,441,231	-28,821,231	-31,381,231
125	-14,360,549	-14,360,549	-23,790,549	-26,940,549	-29,320,549	-31,880,549
135	-14,560,276	-14,560,276	-23,990,276	-27,140,276	-29,520,276	-32,080,276
150	-14,861,935	-14,861,935	-24,291,935	-27,441,935	-29,821,935	-32,381,935
165	-15,166,097	-15,166,097	-24,596,097	-27,746,097	-30,126,097	-32,686,097
175	-15,368,872	-15,368,872	-24,798,872	-27,948,872	-30,328,872	-32,888,872
185	-15,571,646	-15,571,646	-25,001,646	-28,151,646	-30,531,646	-33,091,646
175	-15,368,872	-15,368,872	-24,798,872	-27,948,872	-30,328,872	-32,888,872
190	-15,673,034	-15,673,034	-25,103,034	-28,253,034	-30,633,034	-33,193,034
200	-15,875,808	-15,875,808	-25,305,808	-28,455,808	-30,835,808	-33,395,808
225	-16,382,745	-16,382,745	-25,812,745	-28,962,745	-31,342,745	-33,902,745
235	-16,585,521	-16,585,521	-26,015,521	-29,165,521	-31,545,521	-34,105,521
250	-16,889,683	-16,889,683	-26,319,683	-29,469,683	-31,849,683	-34,409,683
275	-17,396,620	-17,396,620	-26,826,620	-29,976,620	-32,356,620	-34,916,620

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
No of units	800 units
Density:	800 dph

Affordable %	50%
% 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	-53,776,014	-53,776,014	-63,206,014	-66,356,014	-68,736,014	-71,296,014
80	-55,132,544	-55,132,544	-64,562,544	-67,712,544	-70,092,544	-72,652,544
100	-55,686,648	-55,686,648	-65,116,648	-68,266,648	-70,646,648	-73,206,648
125	-56,379,278	-56,379,278	-65,809,278	-68,959,278	-71,339,278	-73,899,278
135	-56,656,330	-56,656,330	-66,086,330	-69,236,330	-71,616,330	-74,176,330
150	-57,071,908	-57,071,908	-66,501,908	-69,651,908	-72,031,908	-74,591,908
165	-57,488,709	-57,488,709	-66,918,709	-70,068,709	-72,448,709	-75,008,709
175	-57,769,988	-57,769,988	-67,199,988	-70,349,988	-72,729,988	-75,289,988
185	-58,051,268	-58,051,268	-67,481,268	-70,631,268	-73,011,268	-75,571,268
175	-57,769,988	-57,769,988	-67,199,988	-70,349,988	-72,729,988	-75,289,988
190	-58,191,908	-58,191,908	-67,621,908	-70,771,908	-73,151,908	-75,711,908
200	-58,473,187	-58,473,187	-67,903,187	-71,053,187	-73,433,187	-75,993,187
225	-59,176,386	-59,176,386	-68,606,386	-71,756,386	-74,136,386	-76,696,386
235	-59,457,665	-59,457,665	-68,887,665	-72,037,665	-74,417,665	-76,977,665
250	-59,879,584	-59,879,584	-69,309,584	-72,459,584	-74,839,584	-77,399,584
275	-60,582,782	-60,582,782	-70,012,782	-73,162,782	-75,542,782	-78,102,782

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	-44,522,549	-44,522,549	-53,952,549	-57,102,549	-59,482,549	-62,042,549
80	-45,951,362	-45,951,362	-55,381,362	-58,531,362	-60,911,362	-63,471,362
100	-46,488,935	-46,488,935	-55,918,935	-59,068,935	-61,448,935	-64,008,935
125	-47,160,904	-47,160,904	-56,590,904	-59,740,904	-62,120,904	-64,680,904
135	-47,429,691	-47,429,691	-56,859,691	-60,009,691	-62,389,691	-64,949,691
150	-47,832,871	-47,832,871	-57,262,871	-60,412,871	-62,792,871	-65,352,871
165	-48,236,517	-48,236,517	-57,666,517	-60,816,517	-63,196,517	-65,756,517
175	-48,509,406	-48,509,406	-57,939,406	-61,089,406	-63,469,406	-66,029,406
185	-48,782,295	-48,782,295	-58,212,295	-61,362,295	-63,742,295	-66,302,295
175	-48,509,406	-48,509,406	-57,939,406	-61,089,406	-63,469,406	-66,029,406
190	-48,918,739	-48,918,739	-58,348,739	-61,498,739	-63,878,739	-66,438,739
200	-49,191,627	-49,191,627	-58,621,627	-61,771,627	-64,151,627	-66,711,627
225	-49,873,848	-49,873,848	-59,303,848	-62,453,848	-64,833,848	-67,393,848
235	-50,146,736	-50,146,736	-59,576,736	-62,726,736	-65,106,736	-67,666,736
250	-50,556,069	-50,556,069	-59,986,069	-63,136,069	-65,516,069	-68,076,069
275	-51,247,627	-51,247,627	-60,677,627	-63,827,627	-66,207,627	-68,767,627

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	-35,600,269	-35,600,269	-45,030,269	-48,180,269	-50,560,269	-53,120,269
80	-37,117,165	-37,117,165	-46,547,165	-49,697,165	-52,077,165	-54,637,165
100	-37,638,703	-37,638,703	-47,068,703	-50,218,703	-52,598,703	-55,158,703
125	-38,294,028	-38,294,028	-47,724,028	-50,874,028	-53,254,028	-55,814,028
135	-38,558,776	-38,558,776	-47,988,776	-51,138,776	-53,518,776	-56,078,776
150	-38,955,896	-38,955,896	-48,385,896	-51,535,896	-53,915,896	-56,475,896
165	-39,353,018	-39,353,018	-48,783,018	-51,933,018	-54,313,018	-56,873,018
175	-39,617,765	-39,617,765	-49,047,765	-52,197,765	-54,577,765	-57,137,765
185	-39,882,513	-39,882,513	-49,312,513	-52,462,513	-54,842,513	-57,402,513
175	-39,617,765	-39,617,765	-49,047,765	-52,197,765	-54,577,765	-57,137,765
190	-40,014,887	-40,014,887	-49,444,887	-52,594,887	-54,974,887	-57,534,887
200	-40,279,635	-40,279,635	-49,709,635	-52,859,635	-55,239,635	-57,799,635
225	-40,941,503	-40,941,503	-50,371,503	-53,521,503	-55,901,503	-58,461,503
235	-41,206,250	-41,206,250	-50,636,250	-53,786,250	-56,166,250	-58,726,250
250	-41,603,372	-41,603,372	-51,033,372	-54,183,372	-56,563,372	-59,123,372
275	-42,265,241	-42,265,241	-51,695,241	-54,845,241	-57,225,241	-59,785,241

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,568,495	-31,568,495	-40,998,495	-44,148,495	-46,528,495	-49,088,495
80	-33,134,464	-33,134,464	-42,564,464	-45,714,464	-48,094,464	-50,654,464
100	-33,656,001	-33,656,001	-43,086,001	-46,236,001	-48,616,001	-51,176,001
125	-34,307,923	-34,307,923	-43,737,923	-46,887,923	-49,267,923	-51,827,923
135	-34,568,692	-34,568,692	-43,998,692	-47,148,692	-49,528,692	-52,088,692
150	-34,959,845	-34,959,845	-44,389,845	-47,539,845	-49,919,845	-52,479,845
165	-35,350,998	-35,350,998	-44,780,998	-47,930,998	-50,310,998	-52,870,998
175	-35,611,766	-35,611,766	-45,041,766	-48,191,766	-50,571,766	-53,131,766
185	-35,872,535	-35,872,535	-45,302,535	-48,452,535	-50,832,535	-53,392,535
175	-35,611,766	-35,611,766	-45,041,766	-48,191,766	-50,571,766	-53,131,766
190	-36,002,919	-36,002,919	-45,432,919	-48,582,919	-50,962,919	-53,522,919
200	-36,263,688	-36,263,688	-45,693,688	-48,843,688	-51,223,688	-53,783,688
225	-36,915,609	-36,915,609	-46,345,609	-49,495,609	-51,875,609	-54,435,609
235	-37,176,377	-37,176,377	-46,606,377	-49,756,377	-52,136,377	-54,696,377
250	-37,567,531	-37,567,531	-46,997,531	-50,147,531	-52,527,531	-55,087,531
275	-38,222,793	-38,222,793	-47,652,793	-50,802,793	-53,182,793	-55,742,793

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	-27,604,078	-27,604,078	-37,034,078	-40,184,078	-42,564,078	-45,124,078
80	-29,213,420	-29,213,420	-38,643,420	-41,793,420	-44,173,420	-46,733,420
100	-29,727,120	-29,727,120	-39,157,120	-42,307,120	-44,687,120	-47,247,120
125	-30,369,243	-30,369,243	-39,799,243	-42,949,243	-45,329,243	-47,889,243
135	-30,626,093	-30,626,093	-40,056,093	-43,206,093	-45,586,093	-48,146,093
150	-31,011,367	-31,011,367	-40,441,367	-43,591,367	-45,971,367	-48,531,367
165	-31,396,642	-31,396,642	-40,826,642	-43,976,642	-46,356,642	-48,916,642
175	-31,653,491	-31,653,491	-41,083,491	-44,233,491	-46,613,491	-49,173,491
185	-31,910,341	-31,910,341	-41,340,341	-44,490,341	-46,870,341	-49,430,341
175	-31,653,491	-31,653,491	-41,083,491	-44,233,491	-46,613,491	-49,173,491
190	-32,038,999	-32,038,999	-41,468,999	-44,618,999	-46,998,999	-49,558,999
200	-32,299,768	-32,299,768	-41,729,768	-44,879,768	-47,259,768	-49,819,768
225	-32,951,690	-32,951,690	-42,381,690	-45,531,690	-47,911,690	-50,471,690
235	-33,212,457	-33,212,457	-42,642,457	-45,792,457	-48,172,457	-50,732,457
250	-33,603,610	-33,603,610	-43,033,610	-46,183,610	-48,563,610	-51,123,610
275	-34,255,532	-34,255,532	-43,685,532	-46,835,532	-49,215,532	-51,775,532

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	-19,863,254	-19,863,254	-29,293,254	-32,443,254	-34,823,254	-37,383,254
80	-21,525,789	-21,525,789	-30,955,789	-34,105,789	-36,485,789	-39,045,789
100	-22,024,164	-22,024,164	-31,454,164	-34,604,164	-36,984,164	-39,544,164
125	-22,647,132	-22,647,132	-32,077,132	-35,227,132	-37,607,132	-40,167,132
135	-22,896,319	-22,896,319	-32,326,319	-35,476,319	-37,856,319	-40,416,319
150	-23,270,100	-23,270,100	-32,700,100	-35,850,100	-38,230,100	-40,790,100
165	-23,643,881	-23,643,881	-33,073,881	-36,223,881	-38,603,881	-41,163,881
175	-23,894,966	-23,894,966	-33,324,966	-36,474,966	-38,854,966	-41,414,966
185	-24,147,956	-24,147,956	-33,577,956	-36,727,956	-39,107,956	-41,667,956
175	-23,894,966	-23,894,966	-33,324,966	-36,474,966	-38,854,966	-41,414,966
190	-24,274,451	-24,274,451	-33,704,451	-36,854,451	-39,234,451	-41,794,451
200	-24,527,440	-24,527,440	-33,957,440	-37,107,440	-39,487,440	-42,047,440
225	-25,159,913	-25,159,913	-34,589,913	-37,739,913	-40,119,913	-42,679,913
235	-25,412,903	-25,412,903	-34,842,903	-37,992,903	-40,372,903	-42,932,903
250	-25,792,387	-25,792,387	-35,222,387	-38,372,387	-40,752,387	-43,312,387
275	-26,429,353	-26,429,353	-35,859,353	-39,009,353	-41,389,353	-43,949,353

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
	Flats
No of units	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	-7,794,949	-7,794,949	-17,224,949	-20,374,949	-22,754,949	-25,314,949
80	-8,673,493	-8,673,493	-18,103,493	-21,253,493	-23,633,493	-26,193,493
100	-8,924,290	-8,924,290	-18,354,290	-21,504,290	-23,884,290	-26,444,290
125	-9,237,785	-9,237,785	-18,667,785	-21,817,785	-24,197,785	-26,757,785
135	-9,363,184	-9,363,184	-18,793,184	-21,943,184	-24,323,184	-26,883,184
150	-9,551,281	-9,551,281	-18,981,281	-22,131,281	-24,511,281	-27,071,281
165	-9,739,379	-9,739,379	-19,169,379	-22,319,379	-24,699,379	-27,259,379
175	-9,864,777	-9,864,777	-19,294,777	-22,444,777	-24,824,777	-27,384,777
185	-9,990,175	-9,990,175	-19,420,175	-22,570,175	-24,950,175	-27,510,175
175	-9,864,777	-9,864,777	-19,294,777	-22,444,777	-24,824,777	-27,384,777
190	-10,052,874	-10,052,874	-19,482,874	-22,632,874	-25,012,874	-27,572,874
200	-10,178,273	-10,178,273	-19,608,273	-22,758,273	-25,138,273	-27,698,273
225	-10,491,769	-10,491,769	-19,921,769	-23,071,769	-25,451,769	-28,011,769
235	-10,617,167	-10,617,167	-20,047,167	-23,197,167	-25,577,167	-28,137,167
250	-10,805,265	-10,805,265	-20,235,265	-23,385,265	-25,765,265	-28,325,265
275	-11,118,760	-11,118,760	-20,548,760	-23,698,760	-26,078,760	-28,638,760

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	-£3,461,756	-3,461,756	-12,891,756	-16,041,756	-18,421,756	-20,981,756
80	-4,409,588	-4,409,588	-13,839,588	-16,989,588	-19,369,588	-21,929,588
100	-4,660,385	-4,660,385	-14,090,385	-17,240,385	-19,620,385	-22,180,385
125	-4,973,881	-4,973,881	-14,403,881	-17,553,881	-19,933,881	-22,493,881
135	-5,099,279	-5,099,279	-14,529,279	-17,679,279	-20,059,279	-22,619,279
150	-5,287,377	-5,287,377	-14,717,377	-17,867,377	-20,247,377	-22,807,377
165	-5,475,474	-5,475,474	-14,905,474	-18,055,474	-20,435,474	-22,995,474
175	-5,600,873	-5,600,873	-15,030,873	-18,180,873	-20,560,873	-23,120,873
185	-5,726,270	-5,726,270	-15,156,270	-18,306,270	-20,686,270	-23,246,270
175	-5,600,873	-5,600,873	-15,030,873	-18,180,873	-20,560,873	-23,120,873
190	-5,788,970	-5,788,970	-15,218,970	-18,368,970	-20,748,970	-23,308,970
200	-5,914,369	-5,914,369	-15,344,369	-18,494,369	-20,874,369	-23,434,369
225	-6,227,864	-6,227,864	-15,657,864	-18,807,864	-21,187,864	-23,747,864
235	-6,353,262	-6,353,262	-15,783,262	-18,933,262	-21,313,262	-23,873,262
250	-6,541,359	-6,541,359	-15,971,359	-19,121,359	-21,501,359	-24,061,359
275	-6,854,855	-6,854,855	-16,284,855	-19,434,855	-21,814,855	-24,374,855

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	768,596	768,596	-8,661,404	-11,811,404	-14,191,404	-16,751,404
80	-220,263	-220,263	-9,650,263	-12,800,263	-15,180,263	-17,740,263
100	-467,291	-467,291	-9,897,291	-13,047,291	-15,427,291	-17,987,291
125	-776,075	-776,075	-10,206,075	-13,356,075	-15,736,075	-18,296,075
135	-899,589	-899,589	-10,329,589	-13,479,589	-15,859,589	-18,419,589
150	-1,084,859	-1,084,859	-10,514,859	-13,664,859	-16,044,859	-18,604,859
165	-1,270,131	-1,270,131	-10,700,131	-13,850,131	-16,230,131	-18,790,131
175	-1,393,644	-1,393,644	-10,823,644	-13,973,644	-16,353,644	-18,913,644
185	-1,517,158	-1,517,158	-10,947,158	-14,097,158	-16,477,158	-19,037,158
175	-1,393,644	-1,393,644	-10,823,644	-13,973,644	-16,353,644	-18,913,644
190	-1,578,914	-1,578,914	-11,008,914	-14,158,914	-16,538,914	-19,098,914
200	-1,702,429	-1,702,429	-11,132,429	-14,282,429	-16,662,429	-19,222,429
225	-2,011,212	-2,011,212	-11,441,212	-14,591,212	-16,971,212	-19,531,212
235	-2,134,726	-2,134,726	-11,564,726	-14,714,726	-17,094,726	-19,654,726
250	-2,319,997	-2,319,997	-11,749,997	-14,899,997	-17,279,997	-19,839,997
275	-2,628,782	-2,628,782	-12,058,782	-15,208,782	-17,588,782	-20,148,782

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,719,407	2,719,407	-6,710,593	-9,860,593	-12,240,593	-14,800,593
80	1,702,663	1,702,663	-7,727,337	-10,877,337	-13,257,337	-15,817,337
100	1,459,349	1,459,349	-7,970,651	-11,120,651	-13,500,651	-16,060,651
125	1,155,205	1,155,205	-8,274,795	-11,424,795	-13,804,795	-16,364,795
135	1,033,548	1,033,548	-8,396,452	-11,546,452	-13,926,452	-16,486,452
150	851,061	851,061	-8,578,939	-11,728,939	-14,108,939	-16,668,939
165	668,575	668,575	-8,761,425	-11,911,425	-14,291,425	-16,851,425
175	546,918	546,918	-8,883,082	-12,033,082	-14,413,082	-16,973,082
185	425,260	425,260	-9,004,740	-12,154,740	-14,534,740	-17,094,740
175	546,918	546,918	-8,883,082	-12,033,082	-14,413,082	-16,973,082
190	364,432	364,432	-9,065,568	-12,215,568	-14,595,568	-17,155,568
200	242,774	242,774	-9,187,226	-12,337,226	-14,717,226	-17,277,226
225	-62,306	-62,306	-9,492,306	-12,642,306	-15,022,306	-17,582,306
235	-185,819	-185,819	-9,615,819	-12,765,819	-15,145,819	-17,705,819
250	-371,090	-371,090	-9,801,090	-12,951,090	-15,331,090	-17,891,090
275	-679,874	-679,874	-10,109,874	-13,259,874	-15,639,874	-18,199,874

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	4,663,479	4,663,479	-4,766,521	-7,916,521	-10,296,521	-12,856,521
80	3,615,650	3,615,650	-5,814,350	-8,964,350	-11,344,350	-13,904,350
100	3,372,335	3,372,335	-6,057,665	-9,207,665	-11,587,665	-14,147,665
125	3,068,192	3,068,192	-6,361,808	-9,511,808	-11,891,808	-14,451,808
135	2,946,534	2,946,534	-6,483,466	-9,633,466	-12,013,466	-14,573,466
150	2,764,048	2,764,048	-6,665,952	-9,815,952	-12,195,952	-14,755,952
165	2,581,562	2,581,562	-6,848,438	-9,998,438	-12,378,438	-14,938,438
175	2,459,904	2,459,904	-6,970,096	-10,120,096	-12,500,096	-15,060,096
185	2,338,247	2,338,247	-7,091,753	-10,241,753	-12,621,753	-15,181,753
175	2,459,904	2,459,904	-6,970,096	-10,120,096	-12,500,096	-15,060,096
190	2,277,418	2,277,418	-7,152,582	-10,302,582	-12,682,582	-15,242,582
200	2,155,761	2,155,761	-7,274,239	-10,424,239	-12,804,239	-15,364,239
225	1,851,617	1,851,617	-7,578,383	-10,728,383	-13,108,383	-15,668,383
235	1,729,960	1,729,960	-7,700,040	-10,850,040	-13,230,040	-15,790,040
250	1,547,473	1,547,473	-7,882,527	-11,032,527	-13,412,527	-15,972,527
275	1,243,330	1,243,330	-8,186,670	-11,336,670	-13,716,670	-16,276,670

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	8,537,744	8,537,744	-892,256	-4,042,256	-6,422,256	-8,982,256
80	7,435,351	7,435,351	-1,994,649	-5,144,649	-7,524,649	-10,084,649
100	7,192,036	7,192,036	-2,237,964	-5,387,964	-7,767,964	-10,327,964
125	6,887,893	6,887,893	-2,542,107	-5,692,107	-8,072,107	-10,632,107
135	6,766,235	6,766,235	-2,663,765	-5,813,765	-8,193,765	-10,753,765
150	6,583,749	6,583,749	-2,846,251	-5,996,251	-8,376,251	-10,936,251
165	6,401,263	6,401,263	-3,028,737	-6,178,737	-8,558,737	-11,118,737
175	6,279,605	6,279,605	-3,150,395	-6,300,395	-8,680,395	-11,240,395
185	6,157,948	6,157,948	-3,272,052	-6,422,052	-8,802,052	-11,362,052
175	6,279,605	6,279,605	-3,150,395	-6,300,395	-8,680,395	-11,240,395
190	6,097,119	6,097,119	-3,332,881	-6,482,881	-8,862,881	-11,422,881
200	5,975,461	5,975,461	-3,454,539	-6,604,539	-8,984,539	-11,544,539
225	5,671,318	5,671,318	-3,758,682	-6,908,682	-9,288,682	-11,848,682
235	5,549,660	5,549,660	-3,880,340	-7,030,340	-9,410,340	-11,970,340
250	5,367,175	5,367,175	-4,062,825	-7,212,825	-9,592,825	-12,152,825
275	5,063,030	5,063,030	-4,366,970	-7,516,970	-9,896,970	-12,456,970

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-12,966,518	-12,966,518	-22,396,518	-25,546,518	-27,926,518	-30,486,518
80	-14,094,153	-14,094,153	-23,524,153	-26,674,153	-29,054,153	-31,614,153
100	-14,427,897	-14,427,897	-23,857,897	-27,007,897	-29,387,897	-31,947,897
125	-14,845,076	-14,845,076	-24,275,076	-27,425,076	-29,805,076	-32,365,076
135	-15,011,948	-15,011,948	-24,441,948	-27,591,948	-29,971,948	-32,531,948
150	-15,262,255	-15,262,255	-24,692,255	-27,842,255	-30,222,255	-32,782,255
165	-15,512,562	-15,512,562	-24,942,562	-28,092,562	-30,472,562	-33,032,562
175	-15,679,434	-15,679,434	-25,109,434	-28,259,434	-30,639,434	-33,199,434
185	-15,846,305	-15,846,305	-25,276,305	-28,426,305	-30,806,305	-33,366,305
175	-15,679,434	-15,679,434	-25,109,434	-28,259,434	-30,639,434	-33,199,434
190	-15,928,741	-15,929,741	-25,359,741	-28,509,741	-30,889,741	-33,449,741
200	-16,096,612	-16,096,612	-25,526,612	-28,676,612	-31,056,612	-33,616,612
225	-16,513,791	-16,513,791	-25,943,791	-29,093,791	-31,473,791	-34,033,791
235	-16,680,663	-16,680,663	-26,110,663	-29,260,663	-31,640,663	-34,200,663
250	-16,930,970	-16,930,970	-26,360,970	-29,510,970	-31,890,970	-34,450,970
275	-17,348,149	-17,348,149	-26,778,149	-29,928,149	-32,308,149	-34,868,149

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	-7,273,663	-7,273,663	-16,703,663	-19,853,663	-22,233,663	-24,793,663
80	-8,492,330	-8,492,330	-17,922,330	-21,072,330	-23,452,330	-26,012,330
100	-8,826,073	-8,826,073	-18,256,073	-21,406,073	-23,786,073	-26,346,073
125	-9,243,252	-9,243,252	-18,673,252	-21,823,252	-24,203,252	-26,763,252
135	-9,410,123	-9,410,123	-18,840,123	-21,990,123	-24,370,123	-26,930,123
150	-9,660,431	-9,660,431	-19,090,431	-22,240,431	-24,620,431	-27,180,431
165	-9,910,738	-9,910,738	-19,340,738	-22,490,738	-24,870,738	-27,430,738
175	-10,077,610	-10,077,610	-19,507,610	-22,657,610	-25,037,610	-27,597,610
185	-10,244,482	-10,244,482	-19,674,482	-22,824,482	-25,204,482	-27,764,482
175	-10,077,610	-10,077,610	-19,507,610	-22,657,610	-25,037,610	-27,597,610
190	-10,327,917	-10,327,917	-19,757,917	-22,907,917	-25,287,917	-27,847,917
200	-10,494,789	-10,494,789	-19,924,789	-23,074,789	-25,454,789	-28,014,789
225	-10,911,968	-10,911,968	-20,341,968	-23,491,968	-25,871,968	-28,431,968
235	-11,078,839	-11,078,839	-20,508,839	-23,658,839	-26,038,839	-28,598,839
250	-11,329,146	-11,329,146	-20,759,146	-23,909,146	-26,289,146	-28,849,146
275	-11,746,325	-11,746,325	-21,176,325	-24,326,325	-26,706,325	-29,266,325

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	-1,701,097	-1,701,097	-11,131,097	-14,281,097	-16,661,097	-19,221,097
80	-2,988,805	-2,988,805	-12,418,805	-15,568,805	-17,948,805	-20,508,805
100	-3,317,532	-3,317,532	-12,747,532	-15,897,532	-18,277,532	-20,837,532
125	-3,728,442	-3,728,442	-13,158,442	-16,308,442	-18,688,442	-21,248,442
135	-3,892,806	-3,892,806	-13,322,806	-16,472,806	-18,852,806	-21,412,806
150	-4,139,350	-4,139,350	-13,569,350	-16,719,350	-19,099,350	-21,659,350
165	-4,385,896	-4,385,896	-13,815,896	-16,965,896	-19,345,896	-21,905,896
175	-4,550,260	-4,550,260	-13,980,260	-17,130,260	-19,510,260	-22,070,260
185	-4,714,624	-4,714,624	-14,144,624	-17,294,624	-19,674,624	-22,234,624
175	-4,550,260	-4,550,260	-13,980,260	-17,130,260	-19,510,260	-22,070,260
190	-4,796,805	-4,796,805	-14,226,805	-17,376,805	-19,756,805	-22,316,805
200	-4,961,169	-4,961,169	-14,391,169	-17,541,169	-19,921,169	-22,481,169
225	-5,372,078	-5,372,078	-14,802,078	-17,952,078	-20,332,078	-22,892,078
235	-5,536,442	-5,536,442	-14,966,442	-18,116,442	-20,496,442	-23,056,442
250	-5,782,987	-5,782,987	-15,212,987	-18,362,987	-20,742,987	-23,302,987
275	-6,193,897	-6,193,897	-15,623,897	-18,773,897	-21,153,897	-23,713,897

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	887,663	887,663	-8,542,337	-11,692,337	-14,072,337	-16,632,337
80	-428,113	-428,113	-9,858,113	-13,008,113	-15,388,113	-17,948,113
100	-756,840	-756,840	-10,186,840	-13,336,840	-15,716,840	-18,276,840
125	-1,167,749	-1,167,749	-10,597,749	-13,747,749	-16,127,749	-18,687,749
135	-1,332,113	-1,332,113	-10,762,113	-13,912,113	-16,292,113	-18,852,113
150	-1,578,659	-1,578,659	-11,008,659	-14,158,659	-16,538,659	-19,098,659
165	-1,825,205	-1,825,205	-11,255,205	-14,405,205	-16,785,205	-19,345,205
175	-1,989,568	-1,989,568	-11,419,568	-14,569,568	-16,949,568	-19,509,568
185	-2,153,932	-2,153,932	-11,583,932	-14,733,932	-17,113,932	-19,673,932
175	-1,989,568	-1,989,568	-11,419,568	-14,569,568	-16,949,568	-19,509,568
190	-2,236,113	-2,236,113	-11,666,113	-14,816,113	-17,196,113	-19,756,113
200	-2,400,477	-2,400,477	-11,830,477	-14,980,477	-17,360,477	-19,920,477
225	-2,811,386	-2,811,386	-12,241,386	-15,391,386	-17,771,386	-20,331,386
235	-2,975,750	-2,975,750	-12,405,750	-15,555,750	-17,935,750	-20,495,750
250	-3,222,296	-3,222,296	-12,652,296	-15,802,296	-18,182,296	-20,742,296
275	-3,633,204	-3,633,204	-13,063,204	-16,213,204	-18,593,204	-21,153,204

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	3,442,074	3,442,074	-5,987,926	-9,137,926	-11,517,926	-14,077,926
80	2,091,886	2,091,886	-7,338,114	-10,488,114	-12,868,114	-15,428,114
100	1,768,099	1,768,099	-7,661,901	-10,811,901	-13,191,901	-15,751,901
125	1,363,366	1,363,366	-8,066,634	-11,216,634	-13,596,634	-16,156,634
135	1,201,472	1,201,472	-8,228,528	-11,378,528	-13,758,528	-16,318,528
150	958,632	958,632	-8,471,368	-11,621,368	-14,001,368	-16,561,368
165	715,792	715,792	-8,714,208	-11,864,208	-14,244,208	-16,804,208
175	553,899	553,899	-8,876,101	-12,026,101	-14,406,101	-16,966,101
185	392,005	392,005	-9,037,995	-12,187,995	-14,567,995	-17,127,995
175	553,899	553,899	-8,876,101	-12,026,101	-14,406,101	-16,966,101
190	311,058	311,058	-9,118,942	-12,268,942	-14,648,942	-17,208,942
200	149,165	149,165	-9,280,835	-12,430,835	-14,810,835	-17,370,835
225	-259,469	-259,469	-9,689,469	-12,839,469	-15,219,469	-17,779,469
235	-423,833	-423,833	-9,853,833	-13,003,833	-15,383,833	-17,943,833
250	-670,377	-670,377	-10,100,377	-13,250,377	-15,630,377	-18,190,377
275	-1,081,287	-1,081,287	-10,511,287	-13,661,287	-16,041,287	-18,601,287

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	8,475,341	8,475,341	-954,659	-4,104,659	-6,484,659	-9,044,659
80	7,064,137	7,064,137	-2,365,863	-5,515,863	-7,895,863	-10,455,863
100	6,745,216	6,745,216	-2,684,784	-5,834,784	-8,214,784	-10,774,784
125	6,346,565	6,346,565	-3,083,435	-6,233,435	-8,613,435	-11,173,435
135	6,187,104	6,187,104	-3,242,896	-6,392,896	-8,772,896	-11,332,896
150	5,947,914	5,947,914	-3,482,086	-6,632,086	-9,012,086	-11,572,086
165	5,708,723	5,708,723	-3,721,277	-6,871,277	-9,251,277	-11,811,277
175	5,549,263	5,549,263	-3,880,737	-7,030,737	-9,410,737	-11,970,737
185	5,389,803	5,389,803	-4,040,197	-7,190,197	-9,570,197	-12,130,197
175	5,549,263	5,549,263	-3,880,737	-7,030,737	-9,410,737	-11,970,737
190	5,310,072	5,310,072	-4,119,928	-7,269,928	-9,649,928	-12,209,928
200	5,150,612	5,150,612	-4,279,388	-7,429,388	-9,809,388	-12,369,388
225	4,751,960	4,751,960	-4,678,040	-7,828,040	-10,208,040	-12,768,040
235	4,592,501	4,592,501	-4,837,499	-7,987,499	-10,367,499	-12,927,499
250	4,353,310	4,353,310	-5,076,690	-8,226,690	-10,606,690	-13,166,690
275	3,953,920	3,953,920	-5,476,080	-8,626,080	-11,006,080	-13,566,080

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	3
Flats	
No of units	500 units
Density:	500 dph

Affordable %	40%
% 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	-28,630,513	-28,630,513	-38,060,513	-41,210,513	-43,590,513	-46,150,513
80	-29,949,196	-29,949,196	-39,379,196	-42,529,196	-44,909,196	-47,469,196
100	-30,393,320	-30,393,320	-39,823,320	-42,973,320	-45,353,320	-47,913,320
125	-30,948,473	-30,948,473	-40,378,473	-43,528,473	-45,908,473	-48,468,473
135	-31,170,534	-31,170,534	-40,600,534	-43,750,534	-46,130,534	-48,690,534
150	-31,503,626	-31,503,626	-40,933,626	-44,083,626	-46,463,626	-49,023,626
165	-31,836,718	-31,836,718	-41,266,718	-44,416,718	-46,796,718	-49,356,718
175	-32,058,779	-32,058,779	-41,488,779	-44,638,779	-47,018,779	-49,578,779
185	-32,280,841	-32,280,841	-41,710,841	-44,860,841	-47,240,841	-49,800,841
175	-32,058,779	-32,058,779	-41,488,779	-44,638,779	-47,018,779	-49,578,779
190	-32,391,872	-32,391,872	-41,821,872	-44,971,872	-47,351,872	-49,911,872
200	-32,613,934	-32,613,934	-42,043,934	-45,193,934	-47,573,934	-50,133,934
225	-33,169,087	-33,169,087	-42,599,087	-45,749,087	-48,129,087	-50,689,087
235	-33,391,148	-33,391,148	-42,821,148	-45,971,148	-48,351,148	-50,911,148
250	-33,724,240	-33,724,240	-43,154,240	-46,304,240	-48,684,240	-51,244,240
275	-34,279,393	-34,279,393	-43,709,393	-46,859,393	-49,239,393	-51,799,393

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	-21,618,415	-21,618,415	-31,048,415	-34,198,415	-36,578,415	-39,138,415
80	-23,049,223	-23,049,223	-32,479,223	-35,629,223	-38,009,223	-40,569,223
100	-23,493,346	-23,493,346	-32,923,346	-36,073,346	-38,453,346	-41,013,346
125	-24,048,499	-24,048,499	-33,478,499	-36,628,499	-39,008,499	-41,568,499
135	-24,270,561	-24,270,561	-33,700,561	-36,850,561	-39,230,561	-41,790,561
150	-24,603,653	-24,603,653	-34,033,653	-37,183,653	-39,563,653	-42,123,653
165	-24,936,745	-24,936,745	-34,366,745	-37,516,745	-39,896,745	-42,456,745
175	-25,158,807	-25,158,807	-34,588,807	-37,738,807	-40,118,807	-42,678,807
185	-25,380,868	-25,380,868	-34,810,868	-37,960,868	-40,340,868	-42,900,868
175	-25,158,807	-25,158,807	-34,588,807	-37,738,807	-40,118,807	-42,678,807
190	-25,491,899	-25,491,899	-34,921,899	-38,071,899	-40,451,899	-43,011,899
200	-25,713,960	-25,713,960	-35,143,960	-38,293,960	-40,673,960	-43,233,960
225	-26,269,113	-26,269,113	-35,699,113	-38,849,113	-41,229,113	-43,789,113
235	-26,491,175	-26,491,175	-35,921,175	-39,071,175	-41,451,175	-44,011,175
250	-26,824,267	-26,824,267	-36,254,267	-39,404,267	-41,784,267	-44,344,267
275	-27,379,420	-27,379,420	-36,809,420	-39,959,420	-42,339,420	-44,899,420

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	-14,667,405	-14,667,405	-24,097,405	-27,247,405	-29,627,405	-32,187,405
80	-16,209,362	-16,209,362	-25,639,362	-28,789,362	-31,169,362	-33,729,362
100	-16,653,485	-16,653,485	-26,083,485	-29,233,485	-31,613,485	-34,173,485
125	-17,208,638	-17,208,638	-26,638,638	-29,788,638	-32,168,638	-34,728,638
135	-17,430,699	-17,430,699	-26,860,699	-30,010,699	-32,390,699	-34,950,699
150	-17,763,791	-17,763,791	-27,193,791	-30,343,791	-32,723,791	-35,283,791
165	-18,096,884	-18,096,884	-27,526,884	-30,676,884	-33,056,884	-35,616,884
175	-18,318,945	-18,318,945	-27,748,945	-30,898,945	-33,278,945	-35,838,945
185	-18,541,007	-18,541,007	-27,971,007	-31,121,007	-33,501,007	-36,061,007
175	-18,318,945	-18,318,945	-27,748,945	-30,898,945	-33,278,945	-35,838,945
190	-18,652,037	-18,652,037	-28,082,037	-31,232,037	-33,612,037	-36,172,037
200	-18,874,099	-18,874,099	-28,304,099	-31,454,099	-33,834,099	-36,394,099
225	-19,429,252	-19,429,252	-28,859,252	-32,009,252	-34,389,252	-36,949,252
235	-19,651,313	-19,651,313	-29,081,313	-32,231,313	-34,611,313	-37,171,313
250	-19,984,405	-19,984,405	-29,414,405	-32,564,405	-34,944,405	-37,504,405
275	-20,539,559	-20,539,559	-29,969,559	-33,119,559	-35,499,559	-38,059,559

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,407,507	-11,407,507	-20,837,507	-23,987,507	-26,367,507	-28,927,507
80	-13,001,589	-13,001,589	-22,431,589	-25,581,589	-27,961,589	-30,521,589
100	-13,445,712	-13,445,712	-22,875,712	-26,025,712	-28,405,712	-30,965,712
125	-14,000,866	-14,000,866	-23,430,866	-26,580,866	-28,960,866	-31,520,866
135	-14,222,927	-14,222,927	-23,652,927	-26,802,927	-29,182,927	-31,742,927
150	-14,556,019	-14,556,019	-23,986,019	-27,136,019	-29,516,019	-32,076,019
165	-14,889,111	-14,889,111	-24,319,111	-27,469,111	-29,849,111	-32,409,111
175	-15,111,173	-15,111,173	-24,541,173	-27,691,173	-30,071,173	-32,631,173
185	-15,333,234	-15,333,234	-24,763,234	-27,913,234	-30,293,234	-32,853,234
175	-15,111,173	-15,111,173	-24,541,173	-27,691,173	-30,071,173	-32,631,173
190	-15,444,264	-15,444,264	-24,874,264	-28,024,264	-30,404,264	-32,964,264
200	-15,666,326	-15,666,326	-25,096,326	-28,246,326	-30,626,326	-33,186,326
225	-16,221,480	-16,221,480	-25,651,480	-28,801,480	-31,181,480	-33,741,480
235	-16,443,541	-16,443,541	-25,873,541	-29,023,541	-31,403,541	-33,963,541
250	-16,776,633	-16,776,633	-26,206,633	-29,356,633	-31,736,633	-34,296,633
275	-17,331,786	-17,331,786	-26,761,786	-29,911,786	-32,291,786	-34,851,786

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	-8,193,049	-8,193,049	-17,623,049	-20,773,049	-23,153,049	-25,713,049
80	-9,811,833	-9,811,833	-19,241,833	-22,391,833	-24,771,833	-27,331,833
100	-10,249,281	-10,249,281	-19,679,281	-22,829,281	-25,209,281	-27,769,281
125	-10,803,980	-10,803,980	-20,233,980	-23,383,980	-25,763,980	-28,323,980
135	-11,026,041	-11,026,041	-20,456,041	-23,606,041	-25,986,041	-28,546,041
150	-11,359,133	-11,359,133	-20,789,133	-23,939,133	-26,319,133	-28,879,133
165	-11,692,225	-11,692,225	-21,122,225	-24,272,225	-26,652,225	-29,212,225
175	-11,914,287	-11,914,287	-21,344,287	-24,494,287	-26,874,287	-29,434,287
185	-12,136,348	-12,136,348	-21,566,348	-24,716,348	-27,096,348	-29,656,348
175	-11,914,287	-11,914,287	-21,344,287	-24,494,287	-26,874,287	-29,434,287
190	-12,247,379	-12,247,379	-21,677,379	-24,827,379	-27,207,379	-29,767,379
200	-12,469,441	-12,469,441	-21,899,441	-25,049,441	-27,429,441	-29,989,441
225	-13,024,594	-13,024,594	-22,454,594	-25,604,594	-27,984,594	-30,544,594
235	-13,246,655	-13,246,655	-22,676,655	-25,826,655	-28,206,655	-30,766,655
250	-13,579,747	-13,579,747	-23,009,747	-26,159,747	-28,539,747	-31,099,747
275	-14,134,900	-14,134,900	-23,564,900	-26,714,900	-29,094,900	-31,654,900

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	-1,812,575	-1,812,575	-11,242,575	-14,392,575	-16,772,575	-19,332,575
80	-3,533,384	-3,533,384	-12,963,384	-16,113,384	-18,493,384	-21,053,384
100	-3,970,832	-3,970,832	-13,400,832	-16,550,832	-18,930,832	-21,490,832
125	-4,517,643	-4,517,643	-13,947,643	-17,097,643	-19,477,643	-22,037,643
135	-4,736,366	-4,736,366	-14,166,366	-17,316,366	-19,696,366	-22,256,366
150	-5,064,453	-5,064,453	-14,494,453	-17,644,453	-20,024,453	-22,584,453
165	-5,392,538	-5,392,538	-14,822,538	-17,972,538	-20,352,538	-22,912,538
175	-5,611,263	-5,611,263	-15,041,263	-18,191,263	-20,571,263	-23,131,263
185	-5,829,986	-5,829,986	-15,259,986	-18,409,986	-20,789,986	-23,349,986
175	-5,611,263	-5,611,263	-15,041,263	-18,191,263	-20,571,263	-23,131,263
190	-5,939,348	-5,939,348	-15,369,348	-18,519,348	-20,899,348	-23,459,348
200	-6,158,073	-6,158,073	-15,588,073	-18,738,073	-21,118,073	-23,678,073
225	-6,704,883	-6,704,883	-16,134,883	-19,284,883	-21,664,883	-24,224,883
235	-6,923,606	-6,923,606	-16,353,606	-19,503,606	-21,883,606	-24,443,606
250	-7,251,693	-7,251,693	-16,681,693	-19,831,693	-22,211,693	-24,771,693
275	-7,798,503	-7,798,503	-17,228,503	-20,378,503	-22,758,503	-25,318,503

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	4
	Flats
No of units	600 units
Density:	600 dph

Affordable %	40%
% 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	-32,853,854	-32,853,854	-42,283,854	-45,433,854	-47,813,854	-50,373,854
80	-34,428,265	-34,428,265	-43,858,265	-47,008,265	-49,388,265	-51,948,265
100	-34,953,203	-34,953,203	-44,383,203	-47,533,203	-49,913,203	-52,473,203
125	-35,609,376	-35,609,376	-45,039,376	-48,189,376	-50,569,376	-53,129,376
135	-35,871,845	-35,871,845	-45,301,845	-48,451,845	-50,831,845	-53,391,845
150	-36,265,548	-36,265,548	-45,695,548	-48,845,548	-51,225,548	-53,785,548
165	-36,659,251	-36,659,251	-46,089,251	-49,239,251	-51,619,251	-54,179,251
175	-36,921,720	-36,921,720	-46,351,720	-49,501,720	-51,881,720	-54,441,720
185	-37,184,189	-37,184,189	-46,614,189	-49,764,189	-52,144,189	-54,704,189
175	-36,921,720	-36,921,720	-46,351,720	-49,501,720	-51,881,720	-54,441,720
190	-37,315,423	-37,315,423	-46,745,423	-49,895,423	-52,275,423	-54,835,423
200	-37,577,892	-37,577,892	-47,007,892	-50,157,892	-52,537,892	-55,097,892
225	-38,234,064	-38,234,064	-47,664,064	-50,814,064	-53,194,064	-55,754,064
235	-38,496,533	-38,496,533	-47,926,533	-51,076,533	-53,456,533	-56,016,533
250	-38,890,236	-38,890,236	-48,320,236	-51,470,236	-53,850,236	-56,410,236
275	-39,546,409	-39,546,409	-48,976,409	-52,126,409	-54,506,409	-57,066,409

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	-24,560,482	-24,560,482	-33,990,482	-37,140,482	-39,520,482	-42,080,482
80	-26,204,868	-26,204,868	-35,634,868	-38,784,868	-41,164,868	-43,724,868
100	-26,714,145	-26,714,145	-36,144,145	-39,294,145	-41,674,145	-44,234,145
125	-27,350,742	-27,350,742	-36,780,742	-39,930,742	-42,310,742	-44,870,742
135	-27,605,381	-27,605,381	-37,035,381	-40,185,381	-42,565,381	-45,125,381
150	-27,987,339	-27,987,339	-37,417,339	-40,567,339	-42,947,339	-45,507,339
165	-28,369,298	-28,369,298	-37,799,298	-40,949,298	-43,329,298	-45,889,298
175	-28,624,901	-28,624,901	-38,054,901	-41,204,901	-43,584,901	-46,144,901
185	-28,884,757	-28,884,757	-38,314,757	-41,464,757	-43,844,757	-46,404,757
175	-28,624,901	-28,624,901	-38,054,901	-41,204,901	-43,584,901	-46,144,901
190	-29,015,992	-29,015,992	-38,445,992	-41,595,992	-43,975,992	-46,535,992
200	-29,278,461	-29,278,461	-38,708,461	-41,858,461	-44,238,461	-46,798,461
225	-29,934,633	-29,934,633	-39,364,633	-42,514,633	-44,894,633	-47,454,633
235	-30,197,102	-30,197,102	-39,627,102	-42,777,102	-45,157,102	-47,717,102
250	-30,590,805	-30,590,805	-40,020,805	-43,170,805	-45,550,805	-48,110,805
275	-31,246,978	-31,246,978	-40,676,978	-43,826,978	-46,206,978	-48,766,978

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	-16,512,742	-16,512,742	-25,942,742	-29,092,742	-31,472,742	-34,032,742
80	-18,255,196	-18,255,196	-27,685,196	-30,835,196	-33,215,196	-35,775,196
100	-18,756,820	-18,756,820	-28,186,820	-31,336,820	-33,716,820	-36,276,820
125	-19,383,850	-19,383,850	-28,813,850	-31,963,850	-34,343,850	-36,903,850
135	-19,634,661	-19,634,661	-29,064,661	-32,214,661	-34,594,661	-37,154,661
150	-20,010,880	-20,010,880	-29,440,880	-32,590,880	-34,970,880	-37,530,880
165	-20,387,097	-20,387,097	-29,817,097	-32,967,097	-35,347,097	-37,907,097
175	-20,637,910	-20,637,910	-30,067,910	-33,217,910	-35,597,910	-38,157,910
185	-20,888,721	-20,888,721	-30,318,721	-33,468,721	-35,848,721	-38,408,721
175	-20,637,910	-20,637,910	-30,067,910	-33,217,910	-35,597,910	-38,157,910
190	-21,014,127	-21,014,127	-30,444,127	-33,594,127	-35,974,127	-38,534,127
200	-21,264,939	-21,264,939	-30,694,939	-33,844,939	-36,224,939	-38,784,939
225	-21,893,769	-21,893,769	-31,323,769	-34,473,769	-36,853,769	-39,413,769
235	-22,148,408	-22,148,408	-31,578,408	-34,728,408	-37,108,408	-39,668,408
250	-22,530,366	-22,530,366	-31,960,366	-35,110,366	-37,490,366	-40,050,366
275	-23,166,963	-23,166,963	-32,596,963	-35,746,963	-38,126,963	-40,686,963

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,812,191	-12,812,191	-22,242,191	-25,392,191	-27,772,191	-30,332,191
80	-14,560,522	-14,560,522	-23,990,522	-27,140,522	-29,520,522	-32,080,522
100	-15,054,607	-15,054,607	-24,484,607	-27,634,607	-30,014,607	-32,574,607
125	-15,679,005	-15,679,005	-25,109,005	-28,259,005	-30,639,005	-33,199,005
135	-15,929,818	-15,929,818	-25,359,818	-28,509,818	-30,889,818	-33,449,818
150	-16,306,035	-16,306,035	-25,736,035	-28,886,035	-31,266,035	-33,826,035
165	-16,682,254	-16,682,254	-26,112,254	-29,262,254	-31,642,254	-34,202,254
175	-16,933,065	-16,933,065	-26,363,065	-29,513,065	-31,893,065	-34,453,065
185	-17,183,878	-17,183,878	-26,613,878	-29,763,878	-32,143,878	-34,703,878
175	-16,933,065	-16,933,065	-26,363,065	-29,513,065	-31,893,065	-34,453,065
190	-17,309,283	-17,309,283	-26,739,283	-29,889,283	-32,269,283	-34,829,283
200	-17,560,095	-17,560,095	-26,990,095	-30,140,095	-32,520,095	-35,080,095
225	-18,187,125	-18,187,125	-27,617,125	-30,767,125	-33,147,125	-35,707,125
235	-18,437,937	-18,437,937	-27,867,937	-31,017,937	-33,397,937	-35,957,937
250	-18,814,155	-18,814,155	-28,244,155	-31,394,155	-33,774,155	-36,334,155
275	-19,441,184	-19,441,184	-28,871,184	-32,021,184	-34,401,184	-36,961,184

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	-9,154,861	-9,154,861	-18,584,861	-21,734,861	-24,114,861	-26,674,861
80	-10,955,111	-10,955,111	-20,385,111	-23,535,111	-25,915,111	-28,475,111
100	-11,441,771	-11,441,771	-20,871,771	-24,021,771	-26,401,771	-28,961,771
125	-12,050,096	-12,050,096	-21,480,096	-24,630,096	-27,010,096	-29,570,096
135	-12,293,425	-12,293,425	-21,723,425	-24,873,425	-27,253,425	-29,813,425
150	-12,658,419	-12,658,419	-22,088,419	-25,238,419	-27,618,419	-30,178,419
165	-13,023,414	-13,023,414	-22,453,414	-25,603,414	-27,983,414	-30,543,414
175	-13,270,098	-13,270,098	-22,700,098	-25,850,098	-28,230,098	-30,790,098
185	-13,517,141	-13,517,141	-22,947,141	-26,097,141	-28,477,141	-31,037,141
175	-13,270,098	-13,270,098	-22,700,098	-25,850,098	-28,230,098	-30,790,098
190	-13,640,663	-13,640,663	-23,070,663	-26,220,663	-28,600,663	-31,160,663
200	-13,887,705	-13,887,705	-23,317,705	-26,467,705	-28,847,705	-31,407,705
225	-14,505,312	-14,505,312	-23,935,312	-27,085,312	-29,465,312	-32,025,312
235	-14,752,354	-14,752,354	-24,182,354	-27,332,354	-29,712,354	-32,272,354
250	-15,122,917	-15,122,917	-24,552,917	-27,702,917	-30,082,917	-32,642,917
275	-15,748,525	-15,748,525	-25,178,525	-28,328,525	-30,708,525	-33,268,525

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	-1,958,283	-1,958,283	-11,388,283	-14,538,283	-16,918,283	-19,478,283
80	-3,844,352	-3,844,352	-13,274,352	-16,424,352	-18,804,352	-21,364,352
100	-4,323,697	-4,323,697	-13,753,697	-16,903,697	-19,283,697	-21,843,697
125	-4,922,879	-4,922,879	-14,352,879	-17,502,879	-19,882,879	-22,442,879
135	-5,162,552	-5,162,552	-14,592,552	-17,742,552	-20,122,552	-22,682,552
150	-5,522,061	-5,522,061	-14,952,061	-18,102,061	-20,482,061	-23,042,061
165	-5,881,571	-5,881,571	-15,311,571	-18,461,571	-20,841,571	-23,401,571
175	-6,121,243	-6,121,243	-15,551,243	-18,701,243	-21,081,243	-23,641,243
185	-6,360,916	-6,360,916	-15,790,916	-18,940,916	-21,320,916	-23,880,916
175	-6,121,243	-6,121,243	-15,551,243	-18,701,243	-21,081,243	-23,641,243
190	-6,480,752	-6,480,752	-15,910,752	-19,060,752	-21,440,752	-24,000,752
200	-6,720,425	-6,720,425	-16,150,425	-19,300,425	-21,680,425	-24,240,425
225	-7,319,606	-7,319,606	-16,749,606	-19,899,606	-22,279,606	-24,839,606
235	-7,559,280	-7,559,280	-16,989,280	-20,139,280	-22,519,280	-25,079,280
250	-7,918,788	-7,918,788	-17,348,788	-20,498,788	-22,878,788	-25,438,788
275	-8,517,970	-8,517,970	-17,947,970	-21,097,970	-23,477,970	-26,037,970

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
No of units	800 units
Density:	800 dph

Affordable %	40%
% 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	-45,105,106	-45,105,106	-54,535,106	-57,685,106	-60,065,106	-62,625,106
80	-47,003,597	-47,003,597	-56,433,597	-59,583,597	-61,963,597	-64,523,597
100	-47,661,798	-47,661,798	-57,091,798	-60,241,798	-62,621,798	-65,181,798
125	-48,492,953	-48,492,953	-57,922,953	-61,072,953	-63,452,953	-66,012,953
135	-48,825,417	-48,825,417	-58,255,417	-61,405,417	-63,785,417	-66,345,417
150	-49,324,110	-49,324,110	-58,754,110	-61,904,110	-64,284,110	-66,844,110
165	-49,822,804	-49,822,804	-59,252,804	-62,402,804	-64,782,804	-67,342,804
175	-50,155,266	-50,155,266	-59,585,266	-62,735,266	-65,115,266	-67,675,266
185	-50,487,729	-50,487,729	-59,917,729	-63,067,729	-65,447,729	-68,007,729
175	-50,155,266	-50,155,266	-59,585,266	-62,735,266	-65,115,266	-67,675,266
190	-50,653,961	-50,653,961	-60,083,961	-63,233,961	-65,613,961	-68,173,961
200	-50,986,423	-50,986,423	-60,416,423	-63,566,423	-65,946,423	-68,506,423
225	-51,821,875	-51,821,875	-61,251,875	-64,401,875	-66,781,875	-69,341,875
235	-52,159,410	-52,159,410	-61,589,410	-64,739,410	-67,119,410	-69,679,410
250	-52,665,713	-52,665,713	-62,095,713	-65,245,713	-67,625,713	-70,185,713
275	-53,509,552	-53,509,552	-62,939,552	-66,089,552	-68,469,552	-71,029,552

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	-34,848,692	-34,848,692	-44,278,692	-47,428,692	-49,808,692	-52,368,692
80	-36,833,031	-36,833,031	-46,263,031	-49,413,031	-51,793,031	-54,353,031
100	-37,468,425	-37,468,425	-46,898,425	-50,048,425	-52,428,425	-54,988,425
125	-38,262,668	-38,262,668	-47,692,668	-50,842,668	-53,222,668	-55,782,668
135	-38,585,002	-38,585,002	-48,015,002	-51,165,002	-53,545,002	-56,105,002
150	-39,068,819	-39,068,819	-48,498,819	-51,648,819	-54,028,819	-56,588,819
165	-39,552,635	-39,552,635	-48,982,635	-52,132,635	-54,512,635	-57,072,635
175	-39,875,180	-39,875,180	-49,305,180	-52,455,180	-54,835,180	-57,395,180
185	-40,197,725	-40,197,725	-49,627,725	-52,777,725	-55,157,725	-57,717,725
175	-39,875,180	-39,875,180	-49,305,180	-52,455,180	-54,835,180	-57,395,180
190	-40,358,997	-40,358,997	-49,788,997	-52,938,997	-55,318,997	-57,878,997
200	-40,683,628	-40,683,628	-50,113,628	-53,263,628	-55,643,628	-58,203,628
225	-41,502,293	-41,502,293	-50,932,293	-54,082,293	-56,462,293	-59,022,293
235	-41,829,758	-41,829,758	-51,259,758	-54,409,758	-56,789,758	-59,349,758
250	-42,320,957	-42,320,957	-51,750,957	-54,900,957	-57,280,957	-59,840,957
275	-43,139,622	-43,139,622	-52,569,622	-55,719,622	-58,099,622	-60,659,622

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	-24,964,570	-24,964,570	-34,394,570	-37,544,570	-39,924,570	-42,484,570
80	-27,031,138	-27,031,138	-36,461,138	-39,611,138	-41,991,138	-44,551,138
100	-27,649,860	-27,649,860	-37,079,860	-40,229,860	-42,609,860	-45,169,860
125	-28,432,166	-28,432,166	-37,862,166	-41,012,166	-43,392,166	-45,952,166
135	-28,745,089	-28,745,089	-38,175,089	-41,325,089	-43,705,089	-46,265,089
150	-29,214,472	-29,214,472	-38,644,472	-41,794,472	-44,174,472	-46,734,472
165	-29,683,856	-29,683,856	-39,113,856	-42,263,856	-44,643,856	-47,203,856
175	-29,996,778	-29,996,778	-39,426,778	-42,576,778	-44,956,778	-47,516,778
185	-30,309,701	-30,309,701	-39,739,701	-42,889,701	-45,269,701	-47,829,701
175	-29,996,778	-29,996,778	-39,426,778	-42,576,778	-44,956,778	-47,516,778
190	-30,466,162	-30,466,162	-39,896,162	-43,046,162	-45,426,162	-47,986,162
200	-30,779,084	-30,779,084	-40,209,084	-43,359,084	-45,739,084	-48,299,084
225	-31,561,390	-31,561,390	-40,991,390	-44,141,390	-46,521,390	-49,081,390
235	-31,874,312	-31,874,312	-41,304,312	-44,454,312	-46,834,312	-49,394,312
250	-32,343,696	-32,343,696	-41,773,696	-44,923,696	-47,303,696	-49,863,696
275	-33,126,002	-33,126,002	-42,556,002	-45,706,002	-48,086,002	-50,646,002

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,400,363	-20,400,363	-29,830,363	-32,980,363	-35,360,363	-37,920,363
80	-22,507,533	-22,507,533	-31,937,533	-35,087,533	-37,467,533	-40,027,533
100	-23,123,972	-23,123,972	-32,553,972	-35,703,972	-38,083,972	-40,643,972
125	-23,894,521	-23,894,521	-33,324,521	-36,474,521	-38,854,521	-41,414,521
135	-24,202,741	-24,202,741	-33,632,741	-36,782,741	-39,162,741	-41,722,741
150	-24,665,071	-24,665,071	-34,095,071	-37,245,071	-39,625,071	-42,185,071
165	-25,127,399	-25,127,399	-34,557,399	-37,707,399	-40,087,399	-42,647,399
175	-25,435,619	-25,435,619	-34,865,619	-38,015,619	-40,395,619	-42,955,619
185	-25,743,838	-25,743,838	-35,173,838	-38,323,838	-40,703,838	-43,263,838
175	-25,435,619	-25,435,619	-34,865,619	-38,015,619	-40,395,619	-42,955,619
190	-25,897,948	-25,897,948	-35,327,948	-38,477,948	-40,857,948	-43,417,948
200	-26,206,168	-26,206,168	-35,636,168	-38,786,168	-41,166,168	-43,726,168
225	-26,976,717	-26,976,717	-36,406,717	-39,556,717	-41,936,717	-44,496,717
235	-27,284,936	-27,284,936	-36,714,936	-39,864,936	-42,244,936	-44,804,936
250	-27,751,522	-27,751,522	-37,181,522	-40,331,522	-42,711,522	-45,271,522
275	-28,533,828	-28,533,828	-37,963,828	-41,113,828	-43,493,828	-46,053,828

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	-15,924,141	-15,924,141	-25,354,141	-28,504,141	-30,884,141	-33,444,141
80	-18,061,709	-18,061,709	-27,491,709	-30,641,709	-33,021,709	-35,581,709
100	-18,659,758	-18,659,758	-28,089,758	-31,239,758	-33,619,758	-36,179,758
125	-19,412,828	-19,412,828	-28,842,828	-31,992,828	-34,372,828	-36,932,828
135	-19,716,416	-19,716,416	-29,146,416	-32,296,416	-34,676,416	-37,236,416
150	-20,171,797	-20,171,797	-29,601,797	-32,751,797	-35,131,797	-37,691,797
165	-20,627,178	-20,627,178	-30,057,178	-33,207,178	-35,587,178	-38,147,178
175	-20,930,766	-20,930,766	-30,360,766	-33,510,766	-35,890,766	-38,450,766
185	-21,234,980	-21,234,980	-30,664,980	-33,814,980	-36,194,980	-38,754,980
175	-20,930,766	-20,930,766	-30,360,766	-33,510,766	-35,890,766	-38,450,766
190	-21,389,090	-21,389,090	-30,819,090	-33,969,090	-36,349,090	-38,909,090
200	-21,697,310	-21,697,310	-31,127,310	-34,277,310	-36,657,310	-39,217,310
225	-22,467,858	-22,467,858	-31,897,858	-35,047,858	-37,427,858	-39,987,858
235	-22,776,078	-22,776,078	-32,206,078	-35,356,078	-37,736,078	-40,296,078
250	-23,238,407	-23,238,407	-32,668,407	-35,818,407	-38,198,407	-40,758,407
275	-24,008,956	-24,008,956	-33,438,956	-36,588,956	-38,968,956	-41,528,956

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	-7,140,538	-7,140,538	-16,570,538	-19,720,538	-22,100,538	-24,660,538
80	-9,352,664	-9,352,664	-18,782,664	-21,932,664	-24,312,664	-26,872,664
100	-9,941,726	-9,941,726	-19,371,726	-22,521,726	-24,901,726	-27,461,726
125	-10,678,053	-10,678,053	-20,108,053	-23,258,053	-25,638,053	-28,198,053
135	-10,972,583	-10,972,583	-20,402,583	-23,552,583	-25,932,583	-28,492,583
150	-11,414,379	-11,414,379	-20,844,379	-23,994,379	-26,374,379	-28,934,379
165	-11,856,175	-11,856,175	-21,286,175	-24,436,175	-26,816,175	-29,376,175
175	-12,150,706	-12,150,706	-21,580,706	-24,730,706	-27,110,706	-29,670,706
185	-12,445,236	-12,445,236	-21,875,236	-25,025,236	-27,405,236	-29,965,236
175	-12,150,706	-12,150,706	-21,580,706	-24,730,706	-27,110,706	-29,670,706
190	-12,592,502	-12,592,502	-22,022,502	-25,172,502	-27,552,502	-30,112,502
200	-12,887,032	-12,887,032	-22,317,032	-25,467,032	-27,847,032	-30,407,032
225	-13,623,359	-13,623,359	-23,053,359	-26,203,359	-28,583,359	-31,143,359
235	-13,917,891	-13,917,891	-23,347,891	-26,497,891	-28,877,891	-31,437,891
250	-14,359,687	-14,359,687	-23,789,687	-26,939,687	-29,319,687	-31,879,687
275	-15,097,690	-15,097,690	-24,527,690	-27,677,690	-30,057,690	-32,617,690

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
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	-6,167,175	-6,167,175	-15,597,175	-18,747,175	-21,127,175	-23,687,175
80	-7,155,347	-7,155,347	-16,585,347	-19,735,347	-22,115,347	-24,675,347
100	-7,427,044	-7,427,044	-16,857,044	-20,007,044	-22,387,044	-24,947,044
125	-7,766,664	-7,766,664	-17,196,664	-20,346,664	-22,726,664	-25,286,664
135	-7,902,512	-7,902,512	-17,332,512	-20,482,512	-22,862,512	-25,422,512
150	-8,106,284	-8,106,284	-17,536,284	-20,686,284	-23,066,284	-25,626,284
165	-8,310,057	-8,310,057	-17,740,057	-20,890,057	-23,270,057	-25,830,057
175	-8,445,905	-8,445,905	-17,875,905	-21,025,905	-23,405,905	-25,965,905
185	-8,581,754	-8,581,754	-18,011,754	-21,161,754	-23,541,754	-26,101,754
175	-8,445,905	-8,445,905	-17,875,905	-21,025,905	-23,405,905	-25,965,905
190	-8,649,677	-8,649,677	-18,079,677	-21,229,677	-23,609,677	-26,169,677
200	-8,785,525	-8,785,525	-18,215,525	-21,365,525	-23,745,525	-26,305,525
225	-9,125,146	-9,125,146	-18,555,146	-21,705,146	-24,085,146	-26,645,146
235	-9,260,994	-9,260,994	-18,690,994	-21,840,994	-24,220,994	-26,780,994
250	-9,464,767	-9,464,767	-18,894,767	-22,044,767	-24,424,767	-26,984,767
275	-9,804,386	-9,804,386	-19,234,386	-22,384,386	-24,764,386	-27,324,386

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	-£1,608,453	-1,608,453	-11,038,453	-14,188,453	-16,568,453	-19,128,453
80	-2,653,186	-2,653,186	-12,083,186	-15,233,186	-17,613,186	-20,173,186
100	-2,924,532	-2,924,532	-12,354,532	-15,504,532	-17,884,532	-20,444,532
125	-3,264,153	-3,264,153	-12,694,153	-15,844,153	-18,224,153	-20,784,153
135	-3,400,001	-3,400,001	-12,830,001	-15,980,001	-18,360,001	-20,920,001
150	-3,603,774	-3,603,774	-13,033,774	-16,183,774	-18,563,774	-21,123,774
165	-3,807,545	-3,807,545	-13,237,545	-16,387,545	-18,767,545	-21,327,545
175	-3,943,394	-3,943,394	-13,373,394	-16,523,394	-18,903,394	-21,463,394
185	-4,079,242	-4,079,242	-13,509,242	-16,659,242	-19,039,242	-21,599,242
175	-3,943,394	-3,943,394	-13,373,394	-16,523,394	-18,903,394	-21,463,394
190	-4,147,166	-4,147,166	-13,577,166	-16,727,166	-19,107,166	-21,667,166
200	-4,283,014	-4,283,014	-13,713,014	-16,863,014	-19,243,014	-21,803,014
225	-4,622,634	-4,622,634	-14,052,634	-17,202,634	-19,582,634	-22,142,634
235	-4,758,483	-4,758,483	-14,188,483	-17,338,483	-19,718,483	-22,278,483
250	-4,962,255	-4,962,255	-14,392,255	-17,542,255	-19,922,255	-22,482,255
275	-5,301,876	-5,301,876	-14,731,876	-17,881,876	-20,261,876	-22,821,876

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	2,819,657	2,819,657	-6,610,343	-9,760,343	-12,140,343	-14,700,343
80	1,720,205	1,720,205	-7,709,795	-10,859,795	-13,239,795	-15,799,795
100	1,456,614	1,456,614	-7,973,386	-11,123,386	-13,503,386	-16,063,386
125	1,127,125	1,127,125	-8,302,875	-11,452,875	-13,832,875	-16,392,875
135	995,330	995,330	-8,434,670	-11,584,670	-13,964,670	-16,524,670
150	797,636	797,636	-8,632,364	-11,782,364	-14,162,364	-16,722,364
165	599,943	599,943	-8,830,057	-11,980,057	-14,360,057	-16,920,057
175	468,148	468,148	-8,961,852	-12,111,852	-14,491,852	-17,051,852
185	336,352	336,352	-9,093,648	-12,243,648	-14,623,648	-17,183,648
175	468,148	468,148	-8,961,852	-12,111,852	-14,491,852	-17,051,852
190	270,454	270,454	-9,159,546	-12,309,546	-14,689,546	-17,249,546
200	138,659	138,659	-9,291,341	-12,441,341	-14,821,341	-17,381,341
225	-193,741	-193,741	-9,623,741	-12,773,741	-15,153,741	-17,713,741
235	-327,549	-327,549	-9,757,549	-12,907,549	-15,287,549	-17,847,549
250	-528,259	-528,259	-9,958,259	-13,108,259	-15,488,259	-18,048,259
275	-862,775	-862,775	-10,292,775	-13,442,775	-15,822,775	-18,382,775

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,906,728	4,906,728	-4,523,272	-7,673,272	-10,053,272	-12,613,272
80	3,773,905	3,773,905	-5,656,095	-8,806,095	-11,186,095	-13,746,095
100	3,510,314	3,510,314	-5,919,686	-9,069,686	-11,449,686	-14,009,686
125	3,180,825	3,180,825	-6,249,175	-9,399,175	-11,779,175	-14,339,175
135	3,049,029	3,049,029	-6,380,971	-9,530,971	-11,910,971	-14,470,971
150	2,851,336	2,851,336	-6,578,664	-9,728,664	-12,108,664	-14,668,664
165	2,653,643	2,653,643	-6,776,357	-9,926,357	-12,306,357	-14,866,357
175	2,521,847	2,521,847	-6,908,153	-10,058,153	-12,438,153	-14,998,153
185	2,390,052	2,390,052	-7,039,948	-10,189,948	-12,569,948	-15,129,948
175	2,521,847	2,521,847	-6,908,153	-10,058,153	-12,438,153	-14,998,153
190	2,324,154	2,324,154	-7,105,846	-10,255,846	-12,635,846	-15,195,846
200	2,192,358	2,192,358	-7,237,642	-10,387,642	-12,767,642	-15,327,642
225	1,862,869	1,862,869	-7,567,131	-10,717,131	-13,097,131	-15,657,131
235	1,731,074	1,731,074	-7,698,926	-10,848,926	-13,228,926	-15,788,926
250	1,533,379	1,533,379	-7,896,621	-11,046,621	-13,426,621	-15,986,621
275	1,203,891	1,203,891	-8,226,109	-11,376,109	-13,756,109	-16,316,109

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	6,987,904	6,987,904	-2,442,096	-5,592,096	-7,972,096	-10,532,096
80	5,821,802	5,821,802	-3,608,198	-6,758,198	-9,138,198	-11,698,198
100	5,558,210	5,558,210	-3,871,790	-7,021,790	-9,401,790	-11,961,790
125	5,228,722	5,228,722	-4,201,278	-7,351,278	-9,731,278	-12,291,278
135	5,096,926	5,096,926	-4,333,074	-7,483,074	-9,863,074	-12,423,074
150	4,899,233	4,899,233	-4,530,767	-7,680,767	-10,060,767	-12,620,767
165	4,701,539	4,701,539	-4,728,461	-7,878,461	-10,258,461	-12,818,461
175	4,569,744	4,569,744	-4,860,256	-8,010,256	-10,390,256	-12,950,256
185	4,437,948	4,437,948	-4,992,052	-8,142,052	-10,522,052	-13,082,052
175	4,569,744	4,569,744	-4,860,256	-8,010,256	-10,390,256	-12,950,256
190	4,372,050	4,372,050	-5,057,950	-8,207,950	-10,587,950	-13,147,950
200	4,240,255	4,240,255	-5,189,745	-8,339,745	-10,719,745	-13,279,745
225	3,910,766	3,910,766	-5,519,234	-8,669,234	-11,049,234	-13,609,234
235	3,778,970	3,778,970	-5,651,030	-8,801,030	-11,181,030	-13,741,030
250	3,581,277	3,581,277	-5,848,723	-8,998,723	-11,378,723	-13,938,723
275	3,251,788	3,251,788	-6,178,212	-9,328,212	-11,708,212	-14,268,212

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	11,108,182	11,108,182	1,678,182	-1,471,818	-3,851,818	-6,411,818
80	9,892,042	9,892,042	462,042	-2,687,958	-5,067,958	-7,627,958
100	9,632,412	9,632,412	202,412	-2,947,588	-5,327,588	-7,887,588
125	9,307,875	9,307,875	-122,125	-3,272,125	-5,652,125	-8,212,125
135	9,178,060	9,178,060	-251,940	-3,401,940	-5,781,940	-8,341,940
150	8,983,338	8,983,338	-446,662	-3,596,662	-5,976,662	-8,536,662
165	8,788,616	8,788,616	-641,384	-3,791,384	-6,171,384	-8,731,384
175	8,658,801	8,658,801	-771,199	-3,921,199	-6,301,199	-8,861,199
185	8,528,255	8,528,255	-901,745	-4,051,745	-6,431,745	-8,991,745
175	8,658,801	8,658,801	-771,199	-3,921,199	-6,301,199	-8,861,199
190	8,462,357	8,462,357	-967,643	-4,117,643	-6,497,643	-9,057,643
200	8,330,562	8,330,562	-1,099,438	-4,249,438	-6,629,438	-9,189,438
225	8,001,073	8,001,073	-1,428,927	-4,578,927	-6,958,927	-9,518,927
235	7,869,277	7,869,277	-1,560,723	-4,710,723	-7,090,723	-9,650,723
250	7,671,584	7,671,584	-1,758,416	-4,908,416	-7,288,416	-9,848,416
275	7,342,095	7,342,095	-2,087,905	-5,237,905	-7,617,905	-10,177,905

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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	-10,776,336	-10,776,336	-20,206,336	-23,356,336	-25,736,336	-28,296,336
80	-12,050,241	-12,050,241	-21,480,241	-24,630,241	-27,010,241	-29,570,241
100	-12,411,796	-12,411,796	-21,841,796	-24,991,796	-27,371,796	-29,931,796
125	-12,863,740	-12,863,740	-22,293,740	-25,443,740	-27,823,740	-30,383,740
135	-13,044,518	-13,044,518	-22,474,518	-25,624,518	-28,004,518	-30,564,518
150	-13,315,684	-13,315,684	-22,745,684	-25,895,684	-28,275,684	-30,835,684
165	-13,586,851	-13,586,851	-23,016,851	-26,166,851	-28,546,851	-31,106,851
175	-13,767,628	-13,767,628	-23,197,628	-26,347,628	-28,727,628	-31,287,628
185	-13,948,405	-13,948,405	-23,378,405	-26,528,405	-28,908,405	-31,468,405
175	-13,767,628	-13,767,628	-23,197,628	-26,347,628	-28,727,628	-31,287,628
190	-14,038,794	-14,038,794	-23,468,794	-26,618,794	-28,998,794	-31,558,794
200	-14,219,572	-14,219,572	-23,649,572	-26,799,572	-29,179,572	-31,739,572
225	-14,671,516	-14,671,516	-24,101,516	-27,251,516	-29,631,516	-32,191,516
235	-14,852,293	-14,852,293	-24,282,293	-27,432,293	-29,812,293	-32,372,293
250	-15,123,460	-15,123,460	-24,553,460	-27,703,460	-30,083,460	-32,643,460
275	-15,575,403	-15,575,403	-25,005,403	-28,155,403	-30,535,403	-33,095,403

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	-4,788,383	-4,788,383	-14,218,383	-17,368,383	-19,748,383	-22,308,383
80	-6,136,301	-6,136,301	-15,566,301	-18,716,301	-21,096,301	-23,656,301
100	-6,495,288	-6,495,288	-15,925,288	-19,075,288	-21,455,288	-24,015,288
125	-6,947,231	-6,947,231	-16,377,231	-19,527,231	-21,907,231	-24,467,231
135	-7,128,010	-7,128,010	-16,558,010	-19,708,010	-22,088,010	-24,648,010
150	-7,399,176	-7,399,176	-16,829,176	-19,979,176	-22,359,176	-24,919,176
165	-7,670,342	-7,670,342	-17,100,342	-20,250,342	-22,630,342	-25,190,342
175	-7,851,120	-7,851,120	-17,281,120	-20,431,120	-22,811,120	-25,371,120
185	-8,031,897	-8,031,897	-17,461,897	-20,611,897	-22,991,897	-25,551,897
175	-7,851,120	-7,851,120	-17,281,120	-20,431,120	-22,811,120	-25,371,120
190	-8,122,286	-8,122,286	-17,552,286	-20,702,286	-23,082,286	-25,642,286
200	-8,303,063	-8,303,063	-17,733,063	-20,883,063	-23,263,063	-25,823,063
225	-8,755,008	-8,755,008	-18,185,008	-21,335,008	-23,715,008	-26,275,008
235	-8,935,785	-8,935,785	-18,365,785	-21,515,785	-23,895,785	-26,455,785
250	-9,206,951	-9,206,951	-18,636,951	-21,786,951	-24,166,951	-26,726,951
275	-9,658,895	-9,658,895	-19,088,895	-22,238,895	-24,618,895	-27,178,895

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	1,068,108	1,068,108	-8,361,892	-11,511,892	-13,891,892	-16,451,892
80	-357,419	-357,419	-9,787,419	-12,937,419	-15,317,419	-17,877,419
100	-713,540	-713,540	-10,143,540	-13,293,540	-15,673,540	-18,233,540
125	-1,158,692	-1,158,692	-10,588,692	-13,738,692	-16,118,692	-18,678,692
135	-1,336,753	-1,336,753	-10,766,753	-13,916,753	-16,296,753	-18,856,753
150	-1,603,843	-1,603,843	-11,033,843	-14,183,843	-16,563,843	-19,123,843
165	-1,870,935	-1,870,935	-11,300,935	-14,450,935	-16,830,935	-19,390,935
175	-2,048,995	-2,048,995	-11,478,995	-14,628,995	-17,008,995	-19,568,995
185	-2,227,056	-2,227,056	-11,657,056	-14,807,056	-17,187,056	-19,747,056
175	-2,048,995	-2,048,995	-11,478,995	-14,628,995	-17,008,995	-19,568,995
190	-2,316,086	-2,316,086	-11,746,086	-14,896,086	-17,276,086	-19,836,086
200	-2,494,147	-2,494,147	-11,924,147	-15,074,147	-17,454,147	-20,014,147
225	-2,939,299	-2,939,299	-12,369,299	-15,519,299	-17,899,299	-20,459,299
235	-3,117,359	-3,117,359	-12,547,359	-15,697,359	-18,077,359	-20,637,359
250	-3,384,450	-3,384,450	-12,814,450	-15,964,450	-18,344,450	-20,904,450
275	-3,829,602	-3,829,602	-13,259,602	-16,409,602	-18,789,602	-21,349,602

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,810,612	3,810,612	-5,619,388	-8,769,388	-11,149,388	-13,709,388
80	2,346,604	2,346,604	-7,083,396	-10,233,396	-12,613,396	-15,173,396
100	1,995,834	1,995,834	-7,434,166	-10,584,166	-12,964,166	-15,524,166
125	1,557,373	1,557,373	-7,872,627	-11,022,627	-13,402,627	-15,962,627
135	1,381,988	1,381,988	-8,048,012	-11,198,012	-13,578,012	-16,138,012
150	1,118,912	1,118,912	-8,311,088	-11,461,088	-13,841,088	-16,401,088
165	855,834	855,834	-8,574,166	-11,724,166	-14,104,166	-16,664,166
175	680,449	680,449	-8,749,551	-11,899,551	-14,279,551	-16,839,551
185	505,065	505,065	-8,924,935	-12,074,935	-14,454,935	-17,014,935
175	680,449	680,449	-8,749,551	-11,899,551	-14,279,551	-16,839,551
190	417,373	417,373	-9,012,627	-12,162,627	-14,542,627	-17,102,627
200	241,988	241,988	-9,188,012	-12,338,012	-14,718,012	-17,278,012
225	-199,471	-199,471	-9,629,471	-12,779,471	-15,159,471	-17,719,471
235	-377,532	-377,532	-9,807,532	-12,957,532	-15,337,532	-17,897,532
250	-644,622	-644,622	-10,074,622	-13,224,622	-15,604,622	-18,164,622
275	-1,089,775	-1,089,775	-10,519,775	-13,669,775	-16,049,775	-18,609,775

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	6,509,617	6,509,617	-2,920,383	-6,070,383	-8,450,383	-11,010,383
80	5,023,537	5,023,537	-4,406,463	-7,556,463	-9,936,463	-12,496,463
100	4,678,040	4,678,040	-4,751,960	-7,901,960	-10,281,960	-12,841,960
125	4,246,168	4,246,168	-5,183,832	-8,333,832	-10,713,832	-13,273,832
135	4,073,078	4,073,078	-5,356,922	-8,506,922	-10,886,922	-13,446,922
150	3,810,000	3,810,000	-5,620,000	-8,770,000	-11,150,000	-13,710,000
165	3,546,924	3,546,924	-5,883,076	-9,033,076	-11,413,076	-13,973,076
175	3,371,539	3,371,539	-6,058,461	-9,208,461	-11,588,461	-14,148,461
185	3,196,154	3,196,154	-6,233,846	-9,383,846	-11,763,846	-14,323,846
175	3,371,539	3,371,539	-6,058,461	-9,208,461	-11,588,461	-14,148,461
190	3,108,462	3,108,462	-6,321,538	-9,471,538	-11,851,538	-14,411,538
200	2,933,078	2,933,078	-6,496,922	-9,646,922	-12,026,922	-14,586,922
225	2,494,615	2,494,615	-6,935,385	-10,085,385	-12,465,385	-15,025,385
235	2,319,232	2,319,232	-7,110,768	-10,260,768	-12,640,768	-15,200,768
250	2,056,154	2,056,154	-7,373,846	-10,523,846	-12,903,846	-15,463,846
275	1,617,693	1,617,693	-7,812,307	-10,962,307	-13,342,307	-15,902,307

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	11,893,573	11,893,573	2,463,573	-686,427	-3,066,427	-5,626,427
80	10,321,402	10,321,402	891,402	-2,258,598	-4,638,598	-7,198,598
100	9,975,904	9,975,904	545,904	-2,604,096	-4,984,096	-7,544,096
125	9,544,033	9,544,033	114,033	-3,035,967	-5,415,967	-7,975,967
135	9,371,284	9,371,284	-58,716	-3,208,716	-5,588,716	-8,148,716
150	9,112,161	9,112,161	-317,839	-3,467,839	-5,847,839	-8,407,839
165	8,853,038	8,853,038	-576,962	-3,726,962	-6,106,962	-8,666,962
175	8,680,289	8,680,289	-749,711	-3,899,711	-6,279,711	-8,839,711
185	8,507,540	8,507,540	-922,460	-4,072,460	-6,452,460	-9,012,460
175	8,680,289	8,680,289	-749,711	-3,899,711	-6,279,711	-8,839,711
190	8,421,166	8,421,166	-1,008,834	-4,158,834	-6,538,834	-9,098,834
200	8,248,417	8,248,417	-1,181,583	-4,331,583	-6,711,583	-9,271,583
225	7,816,545	7,816,545	-1,613,455	-4,763,455	-7,143,455	-9,703,455
235	7,643,796	7,643,796	-1,786,204	-4,936,204	-7,316,204	-9,876,204
250	7,384,673	7,384,673	-2,045,327	-5,195,327	-7,575,327	-10,135,327
275	6,952,801	6,952,801	-2,477,199	-5,627,199	-8,007,199	-10,567,199

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-26,364,994	-26,364,994	-35,794,994	-38,944,994	-41,324,994	-43,884,994
80	-27,866,066	-27,866,066	-37,296,066	-40,446,066	-42,826,066	-45,386,066
100	-28,346,731	-28,346,731	-37,776,731	-40,926,731	-43,306,731	-45,866,731
125	-28,947,559	-28,947,559	-38,377,559	-41,527,559	-43,907,559	-46,467,559
135	-29,187,891	-29,187,891	-38,617,891	-41,767,891	-44,147,891	-46,707,891
150	-29,548,389	-29,548,389	-38,978,389	-42,128,389	-44,508,389	-47,068,389
165	-29,908,887	-29,908,887	-39,338,887	-42,488,887	-44,868,887	-47,428,887
175	-30,149,219	-30,149,219	-39,579,219	-42,729,219	-45,109,219	-47,669,219
185	-30,389,550	-30,389,550	-39,819,550	-42,969,550	-45,349,550	-47,909,550
175	-30,149,219	-30,149,219	-39,579,219	-42,729,219	-45,109,219	-47,669,219
190	-30,509,715	-30,509,715	-39,939,715	-43,089,715	-45,469,715	-48,029,715
200	-30,750,047	-30,750,047	-40,180,047	-43,330,047	-45,710,047	-48,270,047
225	-31,350,877	-31,350,877	-40,780,877	-43,930,877	-46,310,877	-48,870,877
235	-31,591,208	-31,591,208	-41,021,208	-44,171,208	-46,551,208	-49,111,208
250	-31,951,706	-31,951,706	-41,381,706	-44,531,706	-46,911,706	-49,471,706
275	-32,552,535	-32,552,535	-41,982,535	-45,132,535	-47,512,535	-50,072,535

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	-19,002,859	-19,002,859	-28,432,859	-31,582,859	-33,962,859	-36,522,859
80	-20,621,655	-20,621,655	-30,051,655	-33,201,655	-35,581,655	-38,141,655
100	-21,102,318	-21,102,318	-30,532,318	-33,682,318	-36,062,318	-38,622,318
125	-21,703,148	-21,703,148	-31,133,148	-34,283,148	-36,663,148	-39,223,148
135	-21,943,479	-21,943,479	-31,373,479	-34,523,479	-36,903,479	-39,463,479
150	-22,303,976	-22,303,976	-31,733,976	-34,883,976	-37,263,976	-39,823,976
165	-22,664,474	-22,664,474	-32,094,474	-35,244,474	-37,624,474	-40,184,474
175	-22,904,806	-22,904,806	-32,334,806	-35,484,806	-37,864,806	-40,424,806
185	-23,145,137	-23,145,137	-32,575,137	-35,725,137	-38,105,137	-40,665,137
175	-22,904,806	-22,904,806	-32,334,806	-35,484,806	-37,864,806	-40,424,806
190	-23,265,304	-23,265,304	-32,695,304	-35,845,304	-38,225,304	-40,785,304
200	-23,505,635	-23,505,635	-32,935,635	-36,085,635	-38,465,635	-41,025,635
225	-24,106,464	-24,106,464	-33,536,464	-36,686,464	-39,066,464	-41,626,464
235	-24,346,796	-24,346,796	-33,776,796	-36,926,796	-39,306,796	-41,866,796
250	-24,707,294	-24,707,294	-34,137,294	-37,287,294	-39,667,294	-42,227,294
275	-25,308,123	-25,308,123	-34,738,123	-37,888,123	-40,268,123	-42,828,123

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	-11,694,126	-11,694,126	-21,124,126	-24,274,126	-26,654,126	-29,214,126
80	-13,429,788	-13,429,788	-22,859,788	-26,009,788	-28,389,788	-30,949,788
100	-13,910,452	-13,910,452	-23,340,452	-26,490,452	-28,870,452	-31,430,452
125	-14,511,281	-14,511,281	-23,941,281	-27,091,281	-29,471,281	-32,031,281
135	-14,751,613	-14,751,613	-24,181,613	-27,331,613	-29,711,613	-32,271,613
150	-15,112,111	-15,112,111	-24,542,111	-27,692,111	-30,072,111	-32,632,111
165	-15,472,608	-15,472,608	-24,902,608	-28,052,608	-30,432,608	-32,992,608
175	-15,712,939	-15,712,939	-25,142,939	-28,292,939	-30,672,939	-33,232,939
185	-15,953,271	-15,953,271	-25,383,271	-28,533,271	-30,913,271	-33,473,271
175	-15,712,939	-15,712,939	-25,142,939	-28,292,939	-30,672,939	-33,232,939
190	-16,073,437	-16,073,437	-25,503,437	-28,653,437	-31,033,437	-33,593,437
200	-16,313,769	-16,313,769	-25,743,769	-28,893,769	-31,273,769	-33,833,769
225	-16,914,599	-16,914,599	-26,344,599	-29,494,599	-31,874,599	-34,434,599
235	-17,154,930	-17,154,930	-26,584,930	-29,734,930	-32,114,930	-34,674,930
250	-17,515,427	-17,515,427	-26,945,427	-30,095,427	-32,475,427	-35,035,427
275	-18,116,257	-18,116,257	-27,546,257	-30,696,257	-33,076,257	-35,636,257

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,280,610	-8,280,610	-17,710,610	-20,860,610	-23,240,610	-25,800,610
80	-10,041,961	-10,041,961	-19,471,961	-22,621,961	-25,001,961	-27,561,961
100	-10,515,400	-10,515,400	-19,945,400	-23,095,400	-25,475,400	-28,035,400
125	-11,107,199	-11,107,199	-20,537,199	-23,687,199	-26,067,199	-28,627,199
135	-11,343,919	-11,343,919	-20,773,919	-23,923,919	-26,303,919	-28,863,919
150	-11,701,635	-11,701,635	-21,131,635	-24,281,635	-26,661,635	-29,221,635
165	-12,062,132	-12,062,132	-21,492,132	-24,642,132	-27,022,132	-29,582,132
175	-12,302,464	-12,302,464	-21,732,464	-24,882,464	-27,262,464	-29,822,464
185	-12,542,795	-12,542,795	-21,972,795	-25,122,795	-27,502,795	-30,062,795
175	-12,302,464	-12,302,464	-21,732,464	-24,882,464	-27,262,464	-29,822,464
190	-12,662,962	-12,662,962	-22,092,962	-25,242,962	-27,622,962	-30,182,962
200	-12,903,293	-12,903,293	-22,333,293	-25,483,293	-27,863,293	-30,423,293
225	-13,504,123	-13,504,123	-22,934,123	-26,084,123	-28,464,123	-31,024,123
235	-13,744,455	-13,744,455	-23,174,455	-26,324,455	-28,704,455	-31,264,455
250	-14,104,952	-14,104,952	-23,534,952	-26,684,952	-29,064,952	-31,624,952
275	-14,705,781	-14,705,781	-24,135,781	-27,285,781	-29,665,781	-32,225,781

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	-4,881,663	-4,881,663	-14,311,663	-17,461,663	-19,841,663	-22,401,663
80	-6,697,363	-6,697,363	-16,127,363	-19,277,363	-21,657,363	-24,217,363
100	-7,170,802	-7,170,802	-16,600,802	-19,750,802	-22,130,802	-24,690,802
125	-7,762,602	-7,762,602	-17,192,602	-20,342,602	-22,722,602	-25,282,602
135	-7,999,322	-7,999,322	-17,429,322	-20,579,322	-22,959,322	-25,519,322
150	-8,354,401	-8,354,401	-17,784,401	-20,934,401	-23,314,401	-25,874,401
165	-8,709,481	-8,709,481	-18,139,481	-21,289,481	-23,669,481	-26,229,481
175	-8,946,201	-8,946,201	-18,376,201	-21,526,201	-23,906,201	-26,466,201
185	-9,182,921	-9,182,921	-18,612,921	-21,762,921	-24,142,921	-26,702,921
175	-8,946,201	-8,946,201	-18,376,201	-21,526,201	-23,906,201	-26,466,201
190	-9,301,281	-9,301,281	-18,731,281	-21,881,281	-24,261,281	-26,821,281
200	-9,538,000	-9,538,000	-18,968,000	-22,118,000	-24,498,000	-27,058,000
225	-10,129,800	-10,129,800	-19,559,800	-22,709,800	-25,089,800	-27,649,800
235	-10,366,520	-10,366,520	-19,796,520	-22,946,520	-25,326,520	-27,886,520
250	-10,721,599	-10,721,599	-20,151,599	-23,301,599	-25,681,599	-28,241,599
275	-11,313,399	-11,313,399	-20,743,399	-23,893,399	-26,273,399	-28,833,399

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	1,821,991	1,821,991	-7,608,009	-10,758,009	-13,138,009	-15,698,009
80	-45,085	-45,085	-9,475,085	-12,625,085	-15,005,085	-17,565,085
100	-511,409	-511,409	-9,941,409	-13,091,409	-15,471,409	-18,031,409
125	-1,094,314	-1,094,314	-10,524,314	-13,674,314	-16,054,314	-18,614,314
135	-1,327,477	-1,327,477	-10,757,477	-13,907,477	-16,287,477	-18,847,477
150	-1,677,220	-1,677,220	-11,107,220	-14,257,220	-16,637,220	-19,197,220
165	-2,029,154	-2,029,154	-11,459,154	-14,609,154	-16,989,154	-19,549,154
175	-2,265,874	-2,265,874	-11,695,874	-14,845,874	-17,225,874	-19,785,874
185	-2,502,593	-2,502,593	-11,932,593	-15,082,593	-17,462,593	-20,022,593
175	-2,265,874	-2,265,874	-11,695,874	-14,845,874	-17,225,874	-19,785,874
190	-2,620,954	-2,620,954	-12,050,954	-15,200,954	-17,580,954	-20,140,954
200	-2,857,673	-2,857,673	-12,287,673	-15,437,673	-17,817,673	-20,377,673
225	-3,449,473	-3,449,473	-12,879,473	-16,029,473	-18,409,473	-20,969,473
235	-3,686,192	-3,686,192	-13,116,192	-16,266,192	-18,646,192	-21,206,192
250	-4,041,272	-4,041,272	-13,471,272	-16,621,272	-19,001,272	-21,561,272
275	-4,633,072	-4,633,072	-14,063,072	-17,213,072	-19,593,072	-22,153,072

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	4
	Flats
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	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	-29,305,187	-29,305,187	-38,735,187	-41,885,187	-44,265,187	-46,825,187
80	-31,079,890	-31,079,890	-40,509,890	-43,659,890	-46,039,890	-48,599,890
100	-31,648,572	-31,648,572	-41,078,572	-44,228,572	-46,608,572	-49,168,572
125	-32,359,425	-32,359,425	-41,789,425	-44,939,425	-47,319,425	-49,879,425
135	-32,643,766	-32,643,766	-42,073,766	-45,223,766	-47,603,766	-50,163,766
150	-33,070,278	-33,070,278	-42,500,278	-45,650,278	-48,030,278	-50,590,278
165	-33,496,790	-33,496,790	-42,926,790	-46,076,790	-48,456,790	-51,016,790
175	-33,781,131	-33,781,131	-43,211,131	-46,361,131	-48,741,131	-51,301,131
185	-34,065,472	-34,065,472	-43,495,472	-46,645,472	-49,025,472	-51,585,472
175	-33,781,131	-33,781,131	-43,211,131	-46,361,131	-48,741,131	-51,301,131
190	-34,207,643	-34,207,643	-43,637,643	-46,787,643	-49,167,643	-51,727,643
200	-34,491,984	-34,491,984	-43,921,984	-47,071,984	-49,451,984	-52,011,984
225	-35,202,838	-35,202,838	-44,632,838	-47,782,838	-50,162,838	-52,722,838
235	-35,487,179	-35,487,179	-44,917,179	-48,067,179	-50,447,179	-53,007,179
250	-35,913,691	-35,913,691	-45,343,691	-48,493,691	-50,873,691	-53,433,691
275	-36,624,544	-36,624,544	-46,054,544	-49,204,544	-51,584,544	-54,144,544

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	-20,664,965	-20,664,965	-30,094,965	-33,244,965	-35,624,965	-38,184,965
80	-22,510,201	-22,510,201	-31,940,201	-35,090,201	-37,470,201	-40,030,201
100	-23,061,919	-23,061,919	-32,491,919	-35,641,919	-38,021,919	-40,581,919
125	-23,751,566	-23,751,566	-33,181,566	-36,331,566	-38,711,566	-41,271,566
135	-24,027,425	-24,027,425	-33,457,425	-36,607,425	-38,987,425	-41,547,425
150	-24,441,213	-24,441,213	-33,871,213	-37,021,213	-39,401,213	-41,961,213
165	-24,855,001	-24,855,001	-34,285,001	-37,435,001	-39,815,001	-42,375,001
175	-25,130,860	-25,130,860	-34,560,860	-37,710,860	-40,090,860	-42,650,860
185	-25,406,719	-25,406,719	-34,836,719	-37,986,719	-40,366,719	-42,926,719
175	-25,130,860	-25,130,860	-34,560,860	-37,710,860	-40,090,860	-42,650,860
190	-25,544,648	-25,544,648	-34,974,648	-38,124,648	-40,504,648	-43,064,648
200	-25,820,506	-25,820,506	-35,250,506	-38,400,506	-40,780,506	-43,340,506
225	-26,510,154	-26,510,154	-35,940,154	-39,090,154	-41,470,154	-44,030,154
235	-26,786,013	-26,786,013	-36,216,013	-39,366,013	-41,746,013	-44,306,013
250	-27,199,801	-27,199,801	-36,629,801	-39,779,801	-42,159,801	-44,719,801
275	-27,889,448	-27,889,448	-37,319,448	-40,469,448	-42,849,448	-45,409,448

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	-12,267,106	-12,267,106	-21,697,106	-24,847,106	-27,227,106	-29,787,106
80	-14,180,480	-14,180,480	-23,610,480	-26,760,480	-29,140,480	-31,700,480
100	-14,715,738	-14,715,738	-24,145,738	-27,295,738	-29,675,738	-32,235,738
125	-15,384,812	-15,384,812	-24,814,812	-27,964,812	-30,344,812	-32,904,812
135	-15,655,109	-15,655,109	-25,085,109	-28,235,109	-30,615,109	-33,175,109
150	-16,062,679	-16,062,679	-25,492,679	-28,642,679	-31,022,679	-33,582,679
165	-16,470,248	-16,470,248	-25,900,248	-29,050,248	-31,430,248	-33,990,248
175	-16,741,961	-16,741,961	-26,171,961	-29,321,961	-31,701,961	-34,261,961
185	-17,013,674	-17,013,674	-26,443,674	-29,593,674	-31,973,674	-34,533,674
175	-16,741,961	-16,741,961	-26,171,961	-29,321,961	-31,701,961	-34,261,961
190	-17,149,531	-17,149,531	-26,579,531	-29,729,531	-32,109,531	-34,669,531
200	-17,421,243	-17,421,243	-26,851,243	-30,001,243	-32,381,243	-34,941,243
225	-18,100,526	-18,100,526	-27,530,526	-30,680,526	-33,060,526	-35,620,526
235	-18,372,238	-18,372,238	-27,802,238	-30,952,238	-33,332,238	-35,892,238
250	-18,779,807	-18,779,807	-28,209,807	-31,359,807	-33,739,807	-36,299,807
275	-19,459,090	-19,459,090	-28,889,090	-32,039,090	-34,419,090	-36,979,090

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,347,635	-8,347,635	-17,777,635	-20,927,635	-23,307,635	-25,867,635
80	-10,314,595	-10,314,595	-19,744,595	-22,894,595	-25,274,595	-27,834,595
100	-10,841,809	-10,841,809	-20,271,809	-23,421,809	-25,801,809	-28,361,809
125	-11,500,827	-11,500,827	-20,930,827	-24,080,827	-26,460,827	-29,020,827
135	-11,764,435	-11,764,435	-21,194,435	-24,344,435	-26,724,435	-29,284,435
150	-12,159,845	-12,159,845	-21,589,845	-24,739,845	-27,119,845	-29,679,845
165	-12,555,256	-12,555,256	-21,985,256	-25,135,256	-27,515,256	-30,075,256
175	-12,818,863	-12,818,863	-22,248,863	-25,398,863	-27,778,863	-30,338,863
185	-13,084,029	-13,084,029	-22,514,029	-25,664,029	-28,044,029	-30,604,029
175	-12,818,863	-12,818,863	-22,248,863	-25,398,863	-27,778,863	-30,338,863
190	-13,217,844	-13,217,844	-22,647,844	-25,797,844	-28,177,844	-30,737,844
200	-13,485,473	-13,485,473	-22,915,473	-26,065,473	-28,445,473	-31,005,473
225	-14,154,547	-14,154,547	-23,584,547	-26,734,547	-29,114,547	-31,674,547
235	-14,422,176	-14,422,176	-23,852,176	-27,002,176	-29,382,176	-31,942,176
250	-14,823,620	-14,823,620	-24,253,620	-27,403,620	-29,783,620	-32,343,620
275	-15,493,078	-15,493,078	-24,923,078	-28,073,078	-30,453,078	-33,013,078

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	-4,489,068	-4,489,068	-13,919,068	-17,069,068	-19,449,068	-22,009,068
80	-6,494,452	-6,494,452	-15,924,452	-19,074,452	-21,454,452	-24,014,452
100	-7,013,743	-7,013,743	-16,443,743	-19,593,743	-21,973,743	-24,533,743
125	-7,662,856	-7,662,856	-17,092,856	-20,242,856	-22,622,856	-25,182,856
135	-7,922,501	-7,922,501	-17,352,501	-20,502,501	-22,882,501	-25,442,501
150	-8,311,970	-8,311,970	-17,741,970	-20,891,970	-23,271,970	-25,831,970
165	-8,701,438	-8,701,438	-18,131,438	-21,281,438	-23,661,438	-26,221,438
175	-8,964,050	-8,964,050	-18,394,050	-21,544,050	-23,924,050	-26,484,050
185	-9,227,657	-9,227,657	-18,657,657	-21,807,657	-24,187,657	-26,747,657
175	-8,964,050	-8,964,050	-18,394,050	-21,544,050	-23,924,050	-26,484,050
190	-9,359,461	-9,359,461	-18,789,461	-21,939,461	-24,319,461	-26,879,461
200	-9,623,068	-9,623,068	-19,053,068	-22,203,068	-24,583,068	-27,143,068
225	-10,282,086	-10,282,086	-19,712,086	-22,862,086	-25,242,086	-27,802,086
235	-10,545,694	-10,545,694	-19,975,694	-23,125,694	-25,505,694	-28,065,694
250	-10,941,104	-10,941,104	-20,371,104	-23,521,104	-25,901,104	-28,461,104
275	-11,600,122	-11,600,122	-21,030,122	-24,180,122	-26,560,122	-29,120,122

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	3,169,849	3,169,849	-6,260,151	-9,410,151	-11,790,151	-14,350,151
80	1,073,215	1,073,215	-8,356,785	-11,506,785	-13,886,785	-16,446,785
100	561,729	561,729	-8,868,271	-12,018,271	-14,398,271	-16,958,271
125	-78,815	-78,815	-9,508,815	-12,658,815	-15,038,815	-17,598,815
135	-338,460	-338,460	-9,768,460	-12,918,460	-15,298,460	-17,858,460
150	-727,927	-727,927	-10,157,927	-13,307,927	-15,687,927	-18,247,927
165	-1,117,396	-1,117,396	-10,547,396	-13,697,396	-16,077,396	-18,637,396
175	-1,377,041	-1,377,041	-10,807,041	-13,957,041	-16,337,041	-18,897,041
185	-1,636,687	-1,636,687	-11,066,687	-14,216,687	-16,596,687	-19,156,687
175	-1,377,041	-1,377,041	-10,807,041	-13,957,041	-16,337,041	-18,897,041
190	-1,766,510	-1,766,510	-11,196,510	-14,346,510	-16,726,510	-19,286,510
200	-2,026,155	-2,026,155	-11,456,155	-14,606,155	-16,986,155	-19,546,155
225	-2,675,269	-2,675,269	-12,105,269	-15,255,269	-17,635,269	-20,195,269
235	-2,934,915	-2,934,915	-12,364,915	-15,514,915	-17,894,915	-20,454,915
250	-3,324,382	-3,324,382	-12,754,382	-15,904,382	-18,284,382	-20,844,382
275	-3,973,496	-3,973,496	-13,403,496	-16,553,496	-18,933,496	-21,493,496

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
	Flats
No of units	800 units
Density:	800 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	-40,619,646	-40,619,646	-50,049,646	-53,199,646	-55,579,646	-58,139,646
80	-42,763,430	-42,763,430	-52,193,430	-55,343,430	-57,723,430	-60,283,430
100	-43,472,941	-43,472,941	-52,902,941	-56,052,941	-58,432,941	-60,992,941
125	-44,359,827	-44,359,827	-53,789,827	-56,939,827	-59,319,827	-61,879,827
135	-44,714,582	-44,714,582	-54,144,582	-57,294,582	-59,674,582	-62,234,582
150	-45,246,715	-45,246,715	-54,676,715	-57,826,715	-60,206,715	-62,766,715
165	-45,778,846	-45,778,846	-55,208,846	-58,358,846	-60,738,846	-63,298,846
175	-46,133,601	-46,133,601	-55,563,601	-58,713,601	-61,093,601	-63,653,601
185	-46,488,356	-46,488,356	-55,918,356	-59,068,356	-61,448,356	-64,008,356
175	-46,133,601	-46,133,601	-55,563,601	-58,713,601	-61,093,601	-63,653,601
190	-46,665,733	-46,665,733	-56,095,733	-59,245,733	-61,625,733	-64,185,733
200	-47,020,489	-47,020,489	-56,450,489	-59,600,489	-61,980,489	-64,540,489
225	-47,907,375	-47,907,375	-57,337,375	-60,487,375	-62,867,375	-65,427,375
235	-48,262,130	-48,262,130	-57,692,130	-60,842,130	-63,222,130	-65,782,130
250	-48,794,263	-48,794,263	-58,224,263	-61,374,263	-63,754,263	-66,314,263
275	-49,694,607	-49,694,607	-59,124,607	-62,274,607	-64,654,607	-67,214,607

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	-29,960,471	-29,960,471	-39,390,471	-42,540,471	-44,920,471	-47,480,471
80	-32,193,392	-32,193,392	-41,623,392	-44,773,392	-47,153,392	-49,713,392
100	-32,871,390	-32,871,390	-42,301,390	-45,451,390	-47,831,390	-50,391,390
125	-33,718,889	-33,718,889	-43,148,889	-46,298,889	-48,678,889	-51,238,889
135	-34,057,888	-34,057,888	-43,487,888	-46,637,888	-49,017,888	-51,577,888
150	-34,566,387	-34,566,387	-43,996,387	-47,146,387	-49,526,387	-52,086,387
165	-35,077,503	-35,077,503	-44,507,503	-47,657,503	-50,037,503	-52,597,503
175	-35,421,675	-35,421,675	-44,851,675	-48,001,675	-50,381,675	-52,941,675
185	-35,765,847	-35,765,847	-45,195,847	-48,345,847	-50,725,847	-53,285,847
175	-35,421,675	-35,421,675	-44,851,675	-48,001,675	-50,381,675	-52,941,675
190	-35,937,932	-35,937,932	-45,367,932	-48,517,932	-50,897,932	-53,457,932
200	-36,282,105	-36,282,105	-45,712,105	-48,862,105	-51,242,105	-53,802,105
225	-37,142,534	-37,142,534	-46,572,534	-49,722,534	-52,102,534	-54,662,534
235	-37,486,705	-37,486,705	-46,916,705	-50,066,705	-52,446,705	-55,006,705
250	-38,010,486	-38,010,486	-47,440,486	-50,590,486	-52,970,486	-55,530,486
275	-38,884,044	-38,884,044	-48,314,044	-51,464,044	-53,844,044	-56,404,044

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	-19,647,725	-19,647,725	-29,077,725	-32,227,725	-34,607,725	-37,167,725
80	-21,944,989	-21,944,989	-31,374,989	-34,524,989	-36,904,989	-39,464,989
100	-22,612,798	-22,612,798	-32,042,798	-35,192,798	-37,572,798	-40,132,798
125	-23,447,560	-23,447,560	-32,877,560	-36,027,560	-38,407,560	-40,967,560
135	-23,781,464	-23,781,464	-33,211,464	-36,361,464	-38,741,464	-41,301,464
150	-24,282,321	-24,282,321	-33,712,321	-36,862,321	-39,242,321	-41,802,321
165	-24,783,177	-24,783,177	-34,213,177	-37,363,177	-39,743,177	-42,303,177
175	-25,117,082	-25,117,082	-34,547,082	-37,697,082	-40,077,082	-42,637,082
185	-25,450,986	-25,450,986	-34,880,986	-38,030,986	-40,410,986	-42,970,986
175	-25,117,082	-25,117,082	-34,547,082	-37,697,082	-40,077,082	-42,637,082
190	-25,617,939	-25,617,939	-35,047,939	-38,197,939	-40,577,939	-43,137,939
200	-25,951,843	-25,951,843	-35,381,843	-38,531,843	-40,911,843	-43,471,843
225	-26,786,605	-26,786,605	-36,216,605	-39,366,605	-41,746,605	-44,306,605
235	-27,120,508	-27,120,508	-36,550,508	-39,700,508	-42,080,508	-44,640,508
250	-27,621,365	-27,621,365	-37,051,365	-40,201,365	-42,581,365	-45,141,365
275	-28,461,118	-28,461,118	-37,891,118	-41,041,118	-43,421,118	-45,981,118

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,848,493	-14,848,493	-24,278,493	-27,428,493	-29,808,493	-32,368,493
80	-17,194,101	-17,194,101	-26,624,101	-29,774,101	-32,154,101	-34,714,101
100	-17,841,987	-17,841,987	-27,271,987	-30,421,987	-32,801,987	-35,361,987
125	-18,651,846	-18,651,846	-28,081,846	-31,231,846	-33,611,846	-36,171,846
135	-18,978,269	-18,978,269	-28,408,269	-31,558,269	-33,938,269	-36,498,269
150	-19,471,598	-19,471,598	-28,901,598	-32,051,598	-34,431,598	-36,991,598
165	-19,964,928	-19,964,928	-29,394,928	-32,544,928	-34,924,928	-37,484,928
175	-20,293,814	-20,293,814	-29,723,814	-32,873,814	-35,253,814	-37,813,814
185	-20,622,700	-20,622,700	-30,052,700	-33,202,700	-35,582,700	-38,142,700
175	-20,293,814	-20,293,814	-29,723,814	-32,873,814	-35,253,814	-37,813,814
190	-20,787,143	-20,787,143	-30,217,143	-33,367,143	-35,747,143	-38,307,143
200	-21,116,029	-21,116,029	-30,546,029	-33,696,029	-36,076,029	-38,636,029
225	-21,943,605	-21,943,605	-31,373,605	-34,523,605	-36,903,605	-39,463,605
235	-22,277,510	-22,277,510	-31,707,510	-34,857,510	-37,237,510	-39,797,510
250	-22,778,367	-22,778,367	-32,208,367	-35,358,367	-37,738,367	-40,298,367
275	-23,613,128	-23,613,128	-33,043,128	-36,193,128	-38,573,128	-41,133,128

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	-10,125,425	-10,125,425	-19,555,425	-22,705,425	-25,085,425	-27,645,425
80	-12,516,117	-12,516,117	-21,946,117	-25,096,117	-27,476,117	-30,036,117
100	-13,154,267	-13,154,267	-22,584,267	-25,734,267	-28,114,267	-30,674,267
125	-13,951,954	-13,951,954	-23,381,954	-26,531,954	-28,911,954	-31,471,954
135	-14,271,029	-14,271,029	-23,701,029	-26,851,029	-29,231,029	-31,791,029
150	-14,749,642	-14,749,642	-24,179,642	-27,329,642	-29,709,642	-32,269,642
165	-15,229,243	-15,229,243	-24,659,243	-27,809,243	-30,189,243	-32,749,243
175	-15,553,186	-15,553,186	-24,983,186	-28,133,186	-30,513,186	-33,073,186
185	-15,877,129	-15,877,129	-25,307,129	-28,457,129	-30,837,129	-33,397,129
190	-16,039,101	-16,039,101	-25,469,101	-28,619,101	-30,999,101	-33,559,101
200	-16,363,045	-16,363,045	-25,793,045	-28,943,045	-31,323,045	-33,883,045
225	-17,180,517	-17,180,517	-26,610,517	-29,760,517	-32,140,517	-34,700,517
235	-17,509,404	-17,509,404	-26,939,404	-30,089,404	-32,469,404	-35,029,404
250	-18,002,733	-18,002,733	-27,432,733	-30,582,733	-32,962,733	-35,522,733
275	-18,824,949	-18,824,949	-28,254,949	-31,404,949	-33,784,949	-36,344,949

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	-816,165	-816,165	-10,246,165	-13,396,165	-15,776,165	-18,336,165
80	-3,317,351	-3,317,351	-12,747,351	-15,897,351	-18,277,351	-20,837,351
100	-3,945,910	-3,945,910	-13,375,910	-16,525,910	-18,905,910	-21,465,910
125	-4,731,608	-4,731,608	-14,161,608	-17,311,608	-19,691,608	-22,251,608
135	-5,045,888	-5,045,888	-14,475,888	-17,625,888	-20,005,888	-22,565,888
150	-5,517,308	-5,517,308	-14,947,308	-18,097,308	-20,477,308	-23,037,308
165	-5,988,727	-5,988,727	-15,418,727	-18,568,727	-20,948,727	-23,508,727
175	-6,303,006	-6,303,006	-15,733,006	-18,883,006	-21,263,006	-23,823,006
185	-6,617,286	-6,617,286	-16,047,286	-19,197,286	-21,577,286	-24,137,286
190	-6,774,426	-6,774,426	-16,204,426	-19,354,426	-21,734,426	-24,294,426
200	-7,088,705	-7,088,705	-16,518,705	-19,668,705	-22,048,705	-24,608,705
225	-7,874,405	-7,874,405	-17,304,405	-20,454,405	-22,834,405	-25,394,405
235	-8,188,684	-8,188,684	-17,618,684	-20,768,684	-23,148,684	-25,708,684
250	-8,660,103	-8,660,103	-18,090,103	-21,240,103	-23,620,103	-26,180,103
275	-9,454,754	-9,454,754	-18,884,754	-22,034,754	-24,414,754	-26,974,754

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
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	-4,920,922	-4,920,922	-14,350,922	-17,500,922	-19,880,922	-22,440,922
80	-6,011,477	-6,011,477	-15,441,477	-18,591,477	-20,971,477	-23,531,477
100	-6,303,788	-6,303,788	-15,733,788	-18,883,788	-21,263,788	-23,823,788
125	-6,669,176	-6,669,176	-16,099,176	-19,249,176	-21,629,176	-24,189,176
135	-6,815,331	-6,815,331	-16,245,331	-19,395,331	-21,775,331	-24,335,331
150	-7,034,565	-7,034,565	-16,464,565	-19,614,565	-21,994,565	-24,564,565
165	-7,253,797	-7,253,797	-16,683,797	-19,833,797	-22,213,797	-24,773,797
175	-7,399,952	-7,399,952	-16,829,952	-19,979,952	-22,359,952	-24,919,952
185	-7,546,108	-7,546,108	-16,976,108	-20,126,108	-22,506,108	-25,066,108
175	-7,399,952	-7,399,952	-16,829,952	-19,979,952	-22,359,952	-24,919,952
190	-7,619,185	-7,619,185	-17,049,185	-20,199,185	-22,579,185	-25,139,185
200	-7,765,340	-7,765,340	-17,195,340	-20,345,340	-22,725,340	-25,285,340
225	-8,130,729	-8,130,729	-17,560,729	-20,710,729	-23,090,729	-25,650,729
235	-8,276,884	-8,276,884	-17,706,884	-20,856,884	-23,236,884	-25,796,884
250	-8,496,117	-8,496,117	-17,926,117	-21,076,117	-23,456,117	-26,016,117
275	-8,861,504	-8,861,504	-18,291,504	-21,441,504	-23,821,504	-26,381,504

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	-£194,329	-194,329	-9,624,329	-12,774,329	-15,154,329	-17,714,329
80	-1,342,891	-1,342,891	-10,772,891	-13,922,891	-16,302,891	-18,862,891
100	-1,630,808	-1,630,808	-11,060,808	-14,210,808	-16,590,808	-19,150,808
125	-1,990,705	-1,990,705	-11,420,705	-14,570,705	-16,950,705	-19,510,705
135	-2,134,664	-2,134,664	-11,564,664	-14,714,664	-17,094,664	-19,654,664
150	-2,350,602	-2,350,602	-11,780,602	-14,930,602	-17,310,602	-19,870,602
165	-2,566,540	-2,566,540	-11,996,540	-15,146,540	-17,526,540	-20,086,540
175	-2,710,498	-2,710,498	-12,140,498	-15,290,498	-17,670,498	-20,230,498
185	-2,854,458	-2,854,458	-12,284,458	-15,434,458	-17,814,458	-20,374,458
175	-2,710,498	-2,710,498	-12,140,498	-15,290,498	-17,670,498	-20,230,498
190	-2,926,437	-2,926,437	-12,356,437	-15,506,437	-17,886,437	-20,446,437
200	-3,070,396	-3,070,396	-12,500,396	-15,650,396	-18,030,396	-20,590,396
225	-3,430,292	-3,430,292	-12,860,292	-16,010,292	-18,390,292	-20,950,292
235	-3,574,251	-3,574,251	-13,004,251	-16,154,251	-18,534,251	-21,094,251
250	-3,790,190	-3,790,190	-13,220,190	-16,370,190	-18,750,190	-21,310,190
275	-4,150,086	-4,150,086	-13,580,086	-16,730,086	-19,110,086	-21,670,086

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	4,421,719	4,421,719	-5,008,281	-8,158,281	-10,538,281	-13,098,281
80	3,216,654	3,216,654	-6,213,346	-9,363,346	-11,743,346	-14,303,346
100	2,933,064	2,933,064	-6,496,936	-9,646,936	-12,026,936	-14,586,936
125	2,578,576	2,578,576	-6,851,424	-10,001,424	-12,381,424	-14,941,424
135	2,436,781	2,436,781	-6,993,219	-10,143,219	-12,523,219	-15,083,219
150	2,224,088	2,224,088	-7,205,912	-10,355,912	-12,735,912	-15,295,912
165	2,011,395	2,011,395	-7,418,605	-10,568,605	-12,948,605	-15,508,605
175	1,869,600	1,869,600	-7,560,400	-10,710,400	-13,090,400	-15,650,400
185	1,727,805	1,727,805	-7,702,195	-10,852,195	-13,232,195	-15,792,195
175	1,869,600	1,869,600	-7,560,400	-10,710,400	-13,090,400	-15,650,400
190	1,656,908	1,656,908	-7,773,092	-10,923,092	-13,303,092	-15,863,092
200	1,515,112	1,515,112	-7,914,888	-11,064,888	-13,444,888	-16,004,888
225	1,160,624	1,160,624	-8,269,376	-11,419,376	-13,799,376	-16,359,376
235	1,018,829	1,018,829	-8,411,171	-11,561,171	-13,941,171	-16,501,171
250	806,136	806,136	-8,623,864	-11,773,864	-14,153,864	-16,713,864
275	451,648	451,648	-8,978,352	-12,128,352	-14,508,352	-17,068,352

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,613,960	6,613,960	-2,816,040	-5,966,040	-8,346,040	-10,906,040
80	5,389,522	5,389,522	-4,040,478	-7,190,478	-9,570,478	-12,130,478
100	5,105,931	5,105,931	-4,324,069	-7,474,069	-9,854,069	-12,414,069
125	4,751,443	4,751,443	-4,678,557	-7,828,557	-10,208,557	-12,768,557
135	4,609,649	4,609,649	-4,820,351	-7,970,351	-10,350,351	-12,910,351
150	4,396,956	4,396,956	-5,033,044	-8,183,044	-10,563,044	-13,123,044
165	4,184,262	4,184,262	-5,245,738	-8,395,738	-10,775,738	-13,335,738
175	4,042,468	4,042,468	-5,387,532	-8,537,532	-10,917,532	-13,477,532
185	3,900,673	3,900,673	-5,529,327	-8,679,327	-11,059,327	-13,619,327
175	4,042,468	4,042,468	-5,387,532	-8,537,532	-10,917,532	-13,477,532
190	3,829,775	3,829,775	-5,600,225	-8,750,225	-11,130,225	-13,690,225
200	3,687,980	3,687,980	-5,742,020	-8,892,020	-11,272,020	-13,832,020
225	3,333,492	3,333,492	-6,096,508	-9,246,508	-11,626,508	-14,186,508
235	3,191,696	3,191,696	-6,238,304	-9,388,304	-11,768,304	-14,328,304
250	2,979,004	2,979,004	-6,450,996	-9,600,996	-11,980,996	-14,540,996
275	2,624,516	2,624,516	-6,805,484	-9,955,484	-12,335,484	-14,895,484

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	8,786,515	8,786,515	-643,485	-3,793,485	-6,173,485	-8,733,485
80	7,528,703	7,528,703	-1,901,297	-5,051,297	-7,431,297	-9,991,297
100	7,249,376	7,249,376	-2,180,624	-5,330,624	-7,710,624	-10,270,624
125	6,900,215	6,900,215	-2,529,785	-5,679,785	-8,059,785	-10,619,785
135	6,760,551	6,760,551	-2,669,449	-5,819,449	-8,199,449	-10,759,449
150	6,551,055	6,551,055	-2,878,945	-6,028,945	-8,408,945	-10,968,945
165	6,341,558	6,341,558	-3,088,442	-6,238,442	-8,618,442	-11,178,442
175	6,201,894	6,201,894	-3,228,106	-6,378,106	-8,758,106	-11,318,106
185	6,062,230	6,062,230	-3,367,770	-6,517,770	-8,897,770	-11,457,770
175	6,201,894	6,201,894	-3,228,106	-6,378,106	-8,758,106	-11,318,106
190	5,992,398	5,992,398	-3,437,602	-6,587,602	-8,967,602	-11,527,602
200	5,852,733	5,852,733	-3,577,267	-6,727,267	-9,107,267	-11,667,267
225	5,501,392	5,501,392	-3,928,608	-7,078,608	-9,458,608	-12,018,608
235	5,359,596	5,359,596	-4,070,404	-7,220,404	-9,600,404	-12,160,404
250	5,146,904	5,146,904	-4,283,096	-7,433,096	-9,813,096	-12,373,096
275	4,792,416	4,792,416	-4,637,584	-7,787,584	-10,167,584	-12,727,584

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	13,126,919	13,126,919	3,696,919	546,919	-1,833,081	-4,393,081
80	11,799,703	11,799,703	2,369,703	-780,297	-3,160,297	-5,720,297
100	11,520,376	11,520,376	2,090,376	-1,059,624	-3,439,624	-5,999,624
125	11,171,215	11,171,215	1,741,215	-1,408,785	-3,788,785	-6,348,785
135	11,031,551	11,031,551	1,601,551	-1,548,449	-3,928,449	-6,488,449
150	10,822,055	10,822,055	1,392,055	-1,757,945	-4,137,945	-6,697,945
165	10,612,558	10,612,558	1,182,558	-1,967,442	-4,347,442	-6,907,442
175	10,472,894	10,472,894	1,042,894	-2,107,106	-4,487,106	-7,047,106
185	10,333,230	10,333,230	903,230	-2,246,770	-4,626,770	-7,186,770
175	10,472,894	10,472,894	1,042,894	-2,107,106	-4,487,106	-7,047,106
190	10,263,398	10,263,398	833,398	-2,316,602	-4,696,602	-7,256,602
200	10,123,734	10,123,734	693,734	-2,456,266	-4,836,266	-7,396,266
225	9,774,574	9,774,574	344,574	-2,805,426	-5,185,426	-7,745,426
235	9,634,910	9,634,910	204,910	-2,945,090	-5,325,090	-7,885,090
250	9,425,413	9,425,413	-4,587	-3,154,587	-5,534,587	-8,094,587
275	9,076,253	9,076,253	-353,747	-3,503,747	-5,883,747	-8,443,747

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£235	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-9,085,091	-9,085,091	-18,515,091	-21,665,091	-24,045,091	-26,605,091
80	-10,495,767	-10,495,767	-19,925,767	-23,075,767	-25,455,767	-28,015,767
100	-10,884,754	-10,884,754	-20,314,754	-23,464,754	-25,844,754	-28,404,754
125	-11,370,988	-11,370,988	-20,800,988	-23,950,988	-26,330,988	-28,890,988
135	-11,565,482	-11,565,482	-20,995,482	-24,145,482	-26,525,482	-29,085,482
150	-11,857,222	-11,857,222	-21,287,222	-24,437,222	-26,817,222	-29,377,222
165	-12,148,962	-12,148,962	-21,578,962	-24,728,962	-27,108,962	-29,668,962
175	-12,343,456	-12,343,456	-21,773,456	-24,923,456	-27,303,456	-29,863,456
185	-12,537,949	-12,537,949	-21,967,949	-25,117,949	-27,497,949	-30,057,949
175	-12,343,456	-12,343,456	-21,773,456	-24,923,456	-27,303,456	-29,863,456
190	-12,635,196	-12,635,196	-22,065,196	-25,215,196	-27,595,196	-30,155,196
200	-12,829,689	-12,829,689	-22,259,689	-25,409,689	-27,789,689	-30,349,689
225	-13,315,923	-13,315,923	-22,745,923	-25,895,923	-28,275,923	-30,835,923
235	-13,510,416	-13,510,416	-22,940,416	-26,090,416	-28,470,416	-31,030,416
250	-13,802,157	-13,802,157	-23,232,157	-26,382,157	-28,762,157	-31,322,157
275	-14,288,390	-14,288,390	-23,718,390	-26,868,390	-29,248,390	-31,808,390

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	-2,868,429	-2,868,429	-12,298,429	-15,448,429	-17,828,429	-20,388,429
80	-4,355,127	-4,355,127	-13,785,127	-16,935,127	-19,315,127	-21,875,127
100	-4,738,267	-4,738,267	-14,168,267	-17,318,267	-19,698,267	-22,258,267
125	-5,217,193	-5,217,193	-14,647,193	-17,797,193	-20,177,193	-22,737,193
135	-5,408,764	-5,408,764	-14,838,764	-17,988,764	-20,368,764	-22,928,764
150	-5,696,120	-5,696,120	-15,126,120	-18,276,120	-20,656,120	-23,216,120
165	-5,983,475	-5,983,475	-15,413,475	-18,563,475	-20,943,475	-23,503,475
175	-6,175,046	-6,175,046	-15,605,046	-18,755,046	-21,135,046	-23,695,046
185	-6,366,617	-6,366,617	-15,796,617	-18,946,617	-21,326,617	-23,886,617
175	-6,175,046	-6,175,046	-15,605,046	-18,755,046	-21,135,046	-23,695,046
190	-6,462,402	-6,462,402	-15,892,402	-19,042,402	-21,422,402	-23,982,402
200	-6,653,972	-6,653,972	-16,083,972	-19,233,972	-21,613,972	-24,173,972
225	-7,132,899	-7,132,899	-16,562,899	-19,712,899	-22,092,899	-24,652,899
235	-7,324,470	-7,324,470	-16,754,470	-19,904,470	-22,284,470	-24,844,470
250	-7,611,825	-7,611,825	-17,041,825	-20,191,825	-22,571,825	-25,131,825
275	-8,096,134	-8,096,134	-17,526,134	-20,676,134	-23,056,134	-25,616,134

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	3,215,578	3,215,578	-6,214,422	-9,364,422	-11,744,422	-14,304,422
80	1,674,466	1,674,466	-7,755,534	-10,905,534	-13,285,534	-15,845,534
100	1,297,082	1,297,082	-8,132,918	-11,282,918	-13,662,918	-16,222,918
125	825,354	825,354	-8,604,646	-11,754,646	-14,134,646	-16,694,646
135	636,662	636,662	-8,793,338	-11,943,338	-14,323,338	-16,883,338
150	353,626	353,626	-9,076,374	-12,226,374	-14,606,374	-17,166,374
165	70,589	70,589	-9,359,411	-12,509,411	-14,889,411	-17,449,411
175	-119,905	-119,905	-9,549,905	-12,699,905	-15,079,905	-17,639,905
185	-311,475	-311,475	-9,741,475	-12,891,475	-15,271,475	-17,831,475
175	-119,905	-119,905	-9,549,905	-12,699,905	-15,079,905	-17,639,905
190	-407,261	-407,261	-9,837,261	-12,987,261	-15,367,261	-17,927,261
200	-598,831	-598,831	-10,028,831	-13,178,831	-15,558,831	-18,118,831
225	-1,077,757	-1,077,757	-10,507,757	-13,657,757	-16,037,757	-18,597,757
235	-1,269,328	-1,269,328	-10,699,328	-13,849,328	-16,229,328	-18,789,328
250	-1,556,683	-1,556,683	-10,986,683	-14,136,683	-16,516,683	-19,076,683
275	-2,035,610	-2,035,610	-11,465,610	-14,615,610	-16,995,610	-19,555,610

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,075,138	6,075,138	-3,354,862	-6,504,862	-8,884,862	-11,444,862
80	4,491,150	4,491,150	-4,938,850	-8,088,850	-10,468,850	-13,028,850
100	4,119,440	4,119,440	-5,310,560	-8,460,560	-10,840,560	-13,400,560
125	3,654,801	3,654,801	-5,775,199	-8,925,199	-11,305,199	-13,865,199
135	3,468,945	3,468,945	-5,961,055	-9,111,055	-11,491,055	-14,051,055
150	3,190,161	3,190,161	-6,239,839	-9,389,839	-11,769,839	-14,329,839
165	2,911,379	2,911,379	-6,518,621	-9,668,621	-12,048,621	-14,608,621
175	2,725,523	2,725,523	-6,704,477	-9,854,477	-12,234,477	-14,794,477
185	2,539,667	2,539,667	-6,890,333	-10,040,333	-12,420,333	-14,980,333
175	2,725,523	2,725,523	-6,704,477	-9,854,477	-12,234,477	-14,794,477
190	2,446,740	2,446,740	-6,983,260	-10,133,260	-12,513,260	-15,073,260
200	2,260,884	2,260,884	-7,169,116	-10,319,116	-12,699,116	-15,259,116
225	1,794,320	1,794,320	-7,635,680	-10,785,680	-13,165,680	-15,725,680
235	1,605,629	1,605,629	-7,824,371	-10,974,371	-13,354,371	-15,914,371
250	1,322,592	1,322,592	-8,107,408	-11,257,408	-13,637,408	-16,197,408
275	850,863	850,863	-8,579,137	-11,729,137	-14,109,137	-16,669,137

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	8,928,216	8,928,216	-501,784	-3,651,784	-6,031,784	-8,591,784
80	7,298,608	7,298,608	-2,131,392	-5,281,392	-7,661,392	-10,221,392
100	6,926,896	6,926,896	-2,503,104	-5,653,104	-8,033,104	-10,593,104
125	6,462,258	6,462,258	-2,967,742	-6,117,742	-8,497,742	-11,057,742
135	6,276,402	6,276,402	-3,153,598	-6,303,598	-8,683,598	-11,243,598
150	5,997,618	5,997,618	-3,432,382	-6,582,382	-8,962,382	-11,522,382
165	5,718,835	5,718,835	-3,711,165	-6,861,165	-9,241,165	-11,801,165
175	5,532,980	5,532,980	-3,897,020	-7,047,020	-9,427,020	-11,987,020
185	5,347,124	5,347,124	-4,082,876	-7,232,876	-9,612,876	-12,172,876
175	5,532,980	5,532,980	-3,897,020	-7,047,020	-9,427,020	-11,987,020
190	5,254,197	5,254,197	-4,175,803	-7,325,803	-9,705,803	-12,265,803
200	5,068,341	5,068,341	-4,361,659	-7,511,659	-9,891,659	-12,451,659
225	4,603,702	4,603,702	-4,826,298	-7,976,298	-10,356,298	-12,916,298
235	4,417,847	4,417,847	-5,012,153	-8,162,153	-10,542,153	-13,102,153
250	4,139,063	4,139,063	-5,290,937	-8,440,937	-10,820,937	-13,380,937
275	3,674,424	3,674,424	-5,755,576	-8,905,576	-11,285,576	-13,845,576

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	14,612,143	14,612,143	5,182,143	2,032,143	-347,857	-2,907,857
80	12,907,488	12,907,488	3,477,488	327,488	-2,052,512	-4,612,512
100	12,535,777	12,535,777	3,105,777	-44,223	-2,424,223	-4,984,223
125	12,071,138	12,071,138	2,641,138	-508,862	-2,888,862	-5,448,862
135	11,885,282	11,885,282	2,455,282	-694,718	-3,074,718	-5,634,718
150	11,606,499	11,606,499	2,176,499	-973,501	-3,353,501	-5,913,501
165	11,327,716	11,327,716	1,897,716	-1,252,284	-3,632,284	-6,192,284
175	11,141,861	11,141,861	1,711,861	-1,438,139	-3,818,139	-6,378,139
185	10,956,005	10,956,005	1,526,005	-1,623,995	-4,003,995	-6,563,995
175	11,141,861	11,141,861	1,711,861	-1,438,139	-3,818,139	-6,378,139
190	10,863,077	10,863,077	1,433,077	-1,716,923	-4,096,923	-6,656,923
200	10,677,221	10,677,221	1,247,221	-1,902,779	-4,282,779	-6,842,779
225	10,212,582	10,212,582	782,582	-2,367,418	-4,747,418	-7,307,418
235	10,026,727	10,026,727	596,727	-2,553,273	-4,933,273	-7,493,273
250	9,747,944	9,747,944	317,944	-2,832,056	-5,212,056	-7,772,056
275	9,283,304	9,283,304	-146,696	-3,296,696	-5,676,696	-8,236,696

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£80	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	3
Flats	
No of units	500 units
Density:	500 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	-24,235,411	-24,235,411	-33,665,411	-36,815,411	-39,195,411	-41,755,411
80	-25,916,413	-25,916,413	-35,346,413	-38,496,413	-40,876,413	-43,436,413
100	-26,433,545	-26,433,545	-35,863,545	-39,013,545	-41,393,545	-43,953,545
125	-27,079,961	-27,079,961	-36,509,961	-39,659,961	-42,039,961	-44,599,961
135	-27,338,527	-27,338,527	-36,768,527	-39,918,527	-42,298,527	-44,858,527
150	-27,726,376	-27,726,376	-37,156,376	-40,306,376	-42,686,376	-45,246,376
165	-28,114,226	-28,114,226	-37,544,226	-40,694,226	-43,074,226	-45,634,226
175	-28,372,791	-28,372,791	-37,802,791	-40,952,791	-43,332,791	-45,892,791
185	-28,631,358	-28,631,358	-38,061,358	-41,211,358	-43,591,358	-46,151,358
175	-28,372,791	-28,372,791	-37,802,791	-40,952,791	-43,332,791	-45,892,791
190	-28,760,640	-28,760,640	-38,190,640	-41,340,640	-43,720,640	-46,280,640
200	-29,019,207	-29,019,207	-38,449,207	-41,599,207	-43,979,207	-46,539,207
225	-29,665,622	-29,665,622	-39,095,622	-42,245,622	-44,625,622	-47,185,622
235	-29,924,188	-29,924,188	-39,354,188	-42,504,188	-44,884,188	-47,444,188
250	-30,312,038	-30,312,038	-39,742,038	-42,892,038	-45,272,038	-47,832,038
275	-30,958,453	-30,958,453	-40,388,453	-43,538,453	-45,918,453	-48,478,453

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	-16,529,495	-16,529,495	-25,959,495	-29,109,495	-31,489,495	-34,049,495
80	-18,333,716	-18,333,716	-27,763,716	-30,913,716	-33,293,716	-35,853,716
100	-18,850,848	-18,850,848	-28,280,848	-31,430,848	-33,810,848	-36,370,848
125	-19,497,264	-19,497,264	-28,927,264	-32,077,264	-34,457,264	-37,017,264
135	-19,755,830	-19,755,830	-29,185,830	-32,335,830	-34,715,830	-37,275,830
150	-20,143,679	-20,143,679	-29,573,679	-32,723,679	-35,103,679	-37,663,679
165	-20,531,529	-20,531,529	-29,961,529	-33,111,529	-35,491,529	-38,051,529
175	-20,790,094	-20,790,094	-30,220,094	-33,370,094	-35,750,094	-38,310,094
185	-21,048,661	-21,048,661	-30,478,661	-33,628,661	-36,008,661	-38,568,661
175	-20,790,094	-20,790,094	-30,220,094	-33,370,094	-35,750,094	-38,310,094
190	-21,177,944	-21,177,944	-30,607,944	-33,757,944	-36,137,944	-38,697,944
200	-21,436,510	-21,436,510	-30,866,510	-34,016,510	-36,396,510	-38,956,510
225	-22,082,925	-22,082,925	-31,512,925	-34,662,925	-37,042,925	-39,602,925
235	-22,341,491	-22,341,491	-31,771,491	-34,921,491	-37,301,491	-39,861,491
250	-22,729,341	-22,729,341	-32,159,341	-35,309,341	-37,689,341	-40,249,341
275	-23,375,756	-23,375,756	-32,805,756	-35,955,756	-38,335,756	-40,895,756

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	-8,928,741	-8,928,741	-18,358,741	-21,508,741	-23,888,741	-26,448,741
80	-10,823,410	-10,823,410	-20,253,410	-23,403,410	-25,783,410	-28,343,410
100	-11,332,770	-11,332,770	-20,762,770	-23,912,770	-26,292,770	-28,852,770
125	-11,969,471	-11,969,471	-21,399,471	-24,549,471	-26,929,471	-29,489,471
135	-12,224,152	-12,224,152	-21,654,152	-24,804,152	-27,184,152	-29,744,152
150	-12,606,172	-12,606,172	-22,036,172	-25,186,172	-27,566,172	-30,126,172
165	-12,993,828	-12,993,828	-22,423,828	-25,573,828	-27,953,828	-30,513,828
175	-13,252,393	-13,252,393	-22,682,393	-25,832,393	-28,212,393	-30,772,393
185	-13,510,960	-13,510,960	-22,940,960	-26,090,960	-28,470,960	-31,030,960
175	-13,252,393	-13,252,393	-22,682,393	-25,832,393	-28,212,393	-30,772,393
190	-13,640,242	-13,640,242	-23,070,242	-26,220,242	-28,600,242	-31,160,242
200	-13,898,809	-13,898,809	-23,328,809	-26,478,809	-28,858,809	-31,418,809
225	-14,545,224	-14,545,224	-23,975,224	-27,125,224	-29,505,224	-32,065,224
235	-14,803,790	-14,803,790	-24,233,790	-27,383,790	-29,763,790	-32,323,790
250	-15,191,640	-15,191,640	-24,621,640	-27,771,640	-30,151,640	-32,711,640
275	-15,838,055	-15,838,055	-25,268,055	-28,418,055	-30,798,055	-33,358,055

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,321,194	-5,321,194	-14,751,194	-17,901,194	-20,281,194	-22,841,194
80	-7,273,550	-7,273,550	-16,703,550	-19,853,550	-22,233,550	-24,793,550
100	-7,782,910	-7,782,910	-17,212,910	-20,362,910	-22,742,910	-25,302,910
125	-8,419,611	-8,419,611	-17,849,611	-20,999,611	-23,379,611	-25,939,611
135	-8,674,291	-8,674,291	-18,104,291	-21,254,291	-23,634,291	-26,194,291
150	-9,056,311	-9,056,311	-18,486,311	-21,636,311	-24,016,311	-26,576,311
165	-9,438,331	-9,438,331	-18,868,331	-22,018,331	-24,398,331	-26,958,331
175	-9,693,012	-9,693,012	-19,123,012	-22,273,012	-24,653,012	-27,213,012
185	-9,947,692	-9,947,692	-19,377,692	-22,527,692	-24,907,692	-27,467,692
175	-9,693,012	-9,693,012	-19,123,012	-22,273,012	-24,653,012	-27,213,012
190	-10,075,032	-10,075,032	-19,505,032	-22,655,032	-25,035,032	-27,595,032
200	-10,329,712	-10,329,712	-19,759,712	-22,909,712	-25,289,712	-27,849,712
225	-10,966,412	-10,966,412	-20,396,412	-23,546,412	-25,926,412	-28,486,412
235	-11,221,093	-11,221,093	-20,651,093	-23,801,093	-26,181,093	-28,741,093
250	-11,603,113	-11,603,113	-21,033,113	-24,183,113	-26,563,113	-29,123,113
275	-12,239,814	-12,239,814	-21,669,814	-24,819,814	-27,199,814	-29,759,814

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	-1,749,858	-1,749,858	-11,179,858	-14,329,858	-16,709,858	-19,269,858
80	-3,731,716	-3,731,716	-13,161,716	-16,311,716	-18,691,716	-21,251,716
100	-4,241,076	-4,241,076	-13,671,076	-16,821,076	-19,201,076	-21,761,076
125	-4,877,777	-4,877,777	-14,307,777	-17,457,777	-19,837,777	-22,397,777
135	-5,132,457	-5,132,457	-14,562,457	-17,712,457	-20,092,457	-22,652,457
150	-5,514,477	-5,514,477	-14,944,477	-18,094,477	-20,474,477	-23,034,477
165	-5,896,497	-5,896,497	-15,326,497	-18,476,497	-20,856,497	-23,416,497
175	-6,151,178	-6,151,178	-15,581,178	-18,731,178	-21,111,178	-23,671,178
185	-6,405,858	-6,405,858	-15,835,858	-18,985,858	-21,365,858	-23,925,858
175	-6,151,178	-6,151,178	-15,581,178	-18,731,178	-21,111,178	-23,671,178
190	-6,533,198	-6,533,198	-15,963,198	-19,113,198	-21,493,198	-24,053,198
200	-6,787,878	-6,787,878	-16,217,878	-19,367,878	-21,747,878	-24,307,878
225	-7,424,579	-7,424,579	-16,854,579	-20,004,579	-22,384,579	-24,944,579
235	-7,679,259	-7,679,259	-17,109,259	-20,259,259	-22,639,259	-25,199,259
250	-8,061,279	-8,061,279	-17,491,279	-20,641,279	-23,021,279	-25,581,279
275	-8,697,979	-8,697,979	-18,127,979	-21,277,979	-23,657,979	-26,217,979

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	5,249,853	5,249,853	-4,180,147	-7,330,147	-9,710,147	-12,270,147
80	3,189,247	3,189,247	-6,240,753	-9,390,753	-11,770,753	-14,330,753
100	2,695,082	2,695,082	-6,734,918	-9,884,918	-12,264,918	-14,824,918
125	2,077,375	2,077,375	-7,352,625	-10,502,625	-12,882,625	-15,442,625
135	1,830,292	1,830,292	-7,599,708	-10,749,708	-13,129,708	-15,689,708
150	1,459,669	1,459,669	-7,970,331	-11,120,331	-13,500,331	-16,060,331
165	1,089,045	1,089,045	-8,340,955	-11,490,955	-13,870,955	-16,430,955
175	841,962	841,962	-8,588,038	-11,738,038	-14,118,038	-16,678,038
185	594,880	594,880	-8,835,120	-11,985,120	-14,365,120	-16,925,120
175	841,962	841,962	-8,588,038	-11,738,038	-14,118,038	-16,678,038
190	471,339	471,339	-8,958,661	-12,108,661	-14,488,661	-17,048,661
200	224,256	224,256	-9,205,744	-12,355,744	-14,735,744	-17,295,744
225	-399,454	-399,454	-9,829,454	-12,979,454	-15,359,454	-17,919,454
235	-650,307	-650,307	-10,080,307	-13,230,307	-15,610,307	-18,170,307
250	-1,026,586	-1,026,586	-10,456,586	-13,606,586	-15,986,586	-18,546,586
275	-1,653,718	-1,653,718	-11,083,718	-14,233,718	-16,613,718	-19,173,718

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-26,412,900	-26,412,900	-35,842,900	-38,992,900	-41,372,900	-43,932,900
80	-28,407,530	-28,407,530	-37,837,530	-40,987,530	-43,367,530	-45,927,530
100	-29,019,957	-29,019,957	-38,449,957	-41,599,957	-43,979,957	-46,539,957
125	-29,785,492	-29,785,492	-39,215,492	-42,365,492	-44,745,492	-47,305,492
135	-30,091,705	-30,091,705	-39,521,705	-42,671,705	-45,051,705	-47,611,705
150	-30,551,025	-30,551,025	-39,981,025	-43,131,025	-45,511,025	-48,071,025
165	-31,010,346	-31,010,346	-40,440,346	-43,590,346	-45,970,346	-48,530,346
175	-31,316,560	-31,316,560	-40,746,560	-43,896,560	-46,276,560	-48,836,560
185	-31,622,773	-31,622,773	-41,052,773	-44,202,773	-46,582,773	-49,142,773
175	-31,316,560	-31,316,560	-40,746,560	-43,896,560	-46,276,560	-48,836,560
190	-31,775,880	-31,775,880	-41,205,880	-44,355,880	-46,735,880	-49,295,880
200	-32,082,093	-32,082,093	-41,512,093	-44,662,093	-47,042,093	-49,602,093
225	-32,847,628	-32,847,628	-42,277,628	-45,427,628	-47,807,628	-50,367,628
235	-33,153,841	-33,153,841	-42,583,841	-45,733,841	-48,113,841	-50,673,841
250	-33,613,162	-33,613,162	-43,043,162	-46,193,162	-48,573,162	-51,133,162
275	-34,378,696	-34,378,696	-43,808,696	-46,958,696	-49,338,696	-51,898,696

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	-17,284,148	-17,284,148	-26,714,148	-29,864,148	-32,244,148	-34,804,148
80	-19,384,401	-19,384,401	-28,814,401	-31,964,401	-34,344,401	-36,904,401
100	-19,978,559	-19,978,559	-29,408,559	-32,558,559	-34,938,559	-37,498,559
125	-20,721,256	-20,721,256	-30,151,256	-33,301,256	-35,681,256	-38,241,256
135	-21,018,334	-21,018,334	-30,448,334	-33,598,334	-35,978,334	-38,538,334
150	-21,463,953	-21,463,953	-30,893,953	-34,043,953	-36,423,953	-38,983,953
165	-21,909,571	-21,909,571	-31,339,571	-34,489,571	-36,869,571	-39,429,571
175	-22,206,649	-22,206,649	-31,636,649	-34,786,649	-37,166,649	-39,726,649
185	-22,503,728	-22,503,728	-31,933,728	-35,083,728	-37,463,728	-40,023,728
175	-22,206,649	-22,206,649	-31,636,649	-34,786,649	-37,166,649	-39,726,649
190	-22,652,267	-22,652,267	-32,082,267	-35,232,267	-37,612,267	-40,172,267
200	-22,950,177	-22,950,177	-32,380,177	-35,530,177	-37,910,177	-40,470,177
225	-23,704,206	-23,704,206	-33,134,206	-36,284,206	-38,664,206	-41,224,206
235	-24,005,817	-24,005,817	-33,435,817	-36,585,817	-38,965,817	-41,525,817
250	-24,458,235	-24,458,235	-33,888,235	-37,038,235	-39,418,235	-41,978,235
275	-25,212,264	-25,212,264	-34,642,264	-37,792,264	-40,172,264	-42,732,264

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	-8,467,360	-8,467,360	-17,897,360	-21,047,360	-23,427,360	-25,987,360
80	-10,631,596	-10,631,596	-20,061,596	-23,211,596	-25,591,596	-28,151,596
100	-11,208,029	-11,208,029	-20,638,029	-23,788,029	-26,168,029	-28,728,029
125	-11,928,569	-11,928,569	-21,358,569	-24,508,569	-26,888,569	-29,448,569
135	-12,216,786	-12,216,786	-21,646,786	-24,796,786	-27,176,786	-29,736,786
150	-12,649,110	-12,649,110	-22,079,110	-25,229,110	-27,609,110	-30,169,110
165	-13,081,435	-13,081,435	-22,511,435	-25,661,435	-28,041,435	-30,601,435
175	-13,369,651	-13,369,651	-22,799,651	-25,949,651	-28,329,651	-30,889,651
185	-13,657,866	-13,657,866	-23,087,866	-26,237,866	-28,617,866	-31,177,866
175	-13,369,651	-13,369,651	-22,799,651	-25,949,651	-28,329,651	-30,889,651
190	-13,801,975	-13,801,975	-23,231,975	-26,381,975	-28,761,975	-31,321,975
200	-14,090,191	-14,090,191	-23,520,191	-26,670,191	-29,050,191	-31,610,191
225	-14,819,392	-14,819,392	-24,249,392	-27,399,392	-29,779,392	-32,339,392
235	-15,112,006	-15,112,006	-24,542,006	-27,692,006	-30,072,006	-32,632,006
250	-15,550,927	-15,550,927	-24,980,927	-28,130,927	-30,510,927	-33,070,927
275	-16,290,999	-16,290,999	-25,720,999	-28,870,999	-31,250,999	-33,810,999

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,312,681	-4,312,681	-13,742,681	-16,892,681	-19,272,681	-21,832,681
80	-6,514,797	-6,514,797	-15,944,797	-19,094,797	-21,474,797	-24,034,797
100	-7,082,567	-7,082,567	-16,512,567	-19,662,567	-22,042,567	-24,602,567
125	-7,792,279	-7,792,279	-17,222,279	-20,372,279	-22,752,279	-25,312,279
135	-8,076,164	-8,076,164	-17,506,164	-20,656,164	-23,036,164	-25,596,164
150	-8,501,991	-8,501,991	-17,931,991	-21,081,991	-23,461,991	-26,021,991
165	-8,930,798	-8,930,798	-18,360,798	-21,510,798	-23,890,798	-26,450,798
175	-9,219,014	-9,219,014	-18,649,014	-21,799,014	-24,179,014	-26,739,014
185	-9,507,230	-9,507,230	-18,937,230	-22,087,230	-24,467,230	-27,027,230
175	-9,219,014	-9,219,014	-18,649,014	-21,799,014	-24,179,014	-26,739,014
190	-9,651,339	-9,651,339	-19,081,339	-22,231,339	-24,611,339	-27,171,339
200	-9,939,555	-9,939,555	-19,369,555	-22,519,555	-24,899,555	-27,459,555
225	-10,660,096	-10,660,096	-20,090,096	-23,240,096	-25,620,096	-28,180,096
235	-10,948,312	-10,948,312	-20,378,312	-23,528,312	-25,908,312	-28,468,312
250	-11,380,636	-11,380,636	-20,810,636	-23,960,636	-26,340,636	-28,900,636
275	-12,101,177	-12,101,177	-21,531,177	-24,681,177	-27,061,177	-29,621,177

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	-167,017	-167,017	-9,597,017	-12,747,017	-15,127,017	-17,687,017
80	-2,435,424	-2,435,424	-11,865,424	-15,015,424	-17,395,424	-19,955,424
100	-3,003,193	-3,003,193	-12,433,193	-15,583,193	-17,963,193	-20,523,193
125	-3,712,905	-3,712,905	-13,142,905	-16,292,905	-18,672,905	-21,232,905
135	-3,996,790	-3,996,790	-13,426,790	-16,576,790	-18,956,790	-21,516,790
150	-4,422,617	-4,422,617	-13,852,617	-17,002,617	-19,382,617	-21,942,617
165	-4,848,444	-4,848,444	-14,278,444	-17,428,444	-19,808,444	-22,368,444
175	-5,132,328	-5,132,328	-14,562,328	-17,712,328	-20,092,328	-22,652,328
185	-5,416,214	-5,416,214	-14,846,214	-17,996,214	-20,376,214	-22,936,214
175	-5,132,328	-5,132,328	-14,562,328	-17,712,328	-20,092,328	-22,652,328
190	-5,558,155	-5,558,155	-14,988,155	-18,138,155	-20,518,155	-23,078,155
200	-5,842,041	-5,842,041	-15,272,041	-18,422,041	-20,802,041	-23,362,041
225	-6,551,752	-6,551,752	-15,981,752	-19,131,752	-21,511,752	-24,071,752
235	-6,835,637	-6,835,637	-16,265,637	-19,415,637	-21,795,637	-24,355,637
250	-7,261,464	-7,261,464	-16,691,464	-19,841,464	-22,221,464	-24,781,464
275	-7,971,175	-7,971,175	-17,401,175	-20,551,175	-22,931,175	-25,491,175

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	7,931,539	7,931,539	-1,498,461	-4,648,461	-7,028,461	-9,588,461
80	5,601,385	5,601,385	-3,828,615	-6,978,615	-9,358,615	-11,918,615
100	5,050,554	5,050,554	-4,379,446	-7,529,446	-9,909,446	-12,469,446
125	4,362,014	4,362,014	-5,067,986	-8,217,986	-10,597,986	-13,157,986
135	4,086,598	4,086,598	-5,343,402	-8,493,402	-10,873,402	-13,433,402
150	3,671,715	3,671,715	-5,758,285	-8,908,285	-11,288,285	-13,848,285
165	3,252,288	3,252,288	-6,177,712	-9,327,712	-11,707,712	-14,267,712
175	2,972,669	2,972,669	-6,457,331	-9,607,331	-11,987,331	-14,547,331
185	2,693,051	2,693,051	-6,736,949	-9,886,949	-12,266,949	-14,826,949
175	2,972,669	2,972,669	-6,457,331	-9,607,331	-11,987,331	-14,547,331
190	2,553,242	2,553,242	-6,876,758	-10,026,758	-12,406,758	-14,966,758
200	2,273,624	2,273,624	-7,156,376	-10,306,376	-12,686,376	-15,246,376
225	1,574,579	1,574,579	-7,855,421	-11,005,421	-13,385,421	-15,945,421
235	1,294,960	1,294,960	-8,135,040	-11,285,040	-13,665,040	-16,225,040
250	875,533	875,533	-8,554,467	-11,704,467	-14,084,467	-16,644,467
275	176,487	176,487	-9,253,513	-12,403,513	-14,783,513	-17,343,513

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
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	-36,688,833	-36,688,833	-46,118,833	-49,268,833	-51,648,833	-54,208,833
80	-39,112,588	-39,112,588	-48,542,588	-51,692,588	-54,072,588	-56,632,588
100	-39,865,192	-39,865,192	-49,295,192	-52,445,192	-54,825,192	-57,385,192
125	-40,805,947	-40,805,947	-50,235,947	-53,385,947	-55,765,947	-58,325,947
135	-41,185,912	-41,185,912	-50,615,912	-53,765,912	-56,145,912	-58,705,912
150	-41,758,978	-41,758,978	-51,188,978	-54,338,978	-56,718,978	-59,278,978
165	-42,332,043	-42,332,043	-51,762,043	-54,912,043	-57,292,043	-59,852,043
175	-42,714,087	-42,714,087	-52,144,087	-55,294,087	-57,674,087	-60,234,087
185	-43,097,656	-43,097,656	-52,527,656	-55,677,656	-58,057,656	-60,617,656
175	-42,714,087	-42,714,087	-52,144,087	-55,294,087	-57,674,087	-60,234,087
190	-43,291,592	-43,291,592	-52,721,592	-55,871,592	-58,251,592	-60,811,592
200	-43,679,465	-43,679,465	-53,109,465	-56,259,465	-58,639,465	-61,199,465
225	-44,649,148	-44,649,148	-54,079,148	-57,229,148	-59,609,148	-62,169,148
235	-45,037,020	-45,037,020	-54,467,020	-57,617,020	-59,997,020	-62,557,020
250	-45,618,830	-45,618,830	-55,048,830	-58,198,830	-60,578,830	-63,138,830
275	-46,588,512	-46,588,512	-56,018,512	-59,168,512	-61,548,512	-64,108,512

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	-25,528,108	-25,528,108	-34,958,108	-38,108,108	-40,488,108	-43,048,108
80	-28,015,396	-28,015,396	-37,445,396	-40,595,396	-42,975,396	-45,535,396
100	-28,745,548	-28,745,548	-38,175,548	-41,325,548	-43,705,548	-46,265,548
125	-29,670,377	-29,670,377	-39,100,377	-42,250,377	-44,630,377	-47,190,377
135	-30,041,023	-30,041,023	-39,471,023	-42,621,023	-45,001,023	-47,561,023
150	-30,596,992	-30,596,992	-40,026,992	-43,176,992	-45,556,992	-48,116,992
165	-31,152,962	-31,152,962	-40,582,962	-43,732,962	-46,112,962	-48,672,962
175	-31,523,609	-31,523,609	-40,953,609	-44,103,609	-46,483,609	-49,043,609
185	-31,894,255	-31,894,255	-41,324,255	-44,474,255	-46,854,255	-49,414,255
175	-31,523,609	-31,523,609	-40,953,609	-44,103,609	-46,483,609	-49,043,609
190	-32,079,579	-32,079,579	-41,509,579	-44,659,579	-47,039,579	-49,599,579
200	-32,450,225	-32,450,225	-41,880,225	-45,030,225	-47,410,225	-49,970,225
225	-33,376,842	-33,376,842	-42,806,842	-45,956,842	-48,336,842	-50,896,842
235	-33,747,488	-33,747,488	-43,177,488	-46,327,488	-48,707,488	-51,267,488
250	-34,303,458	-34,303,458	-43,733,458	-46,883,458	-49,263,458	-51,823,458
275	-35,230,074	-35,230,074	-44,660,074	-47,810,074	-50,190,074	-52,750,074

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	-14,746,580	-14,746,580	-24,176,580	-27,326,580	-29,706,580	-32,266,580
80	-17,332,189	-17,332,189	-26,762,189	-29,912,189	-32,292,189	-34,852,189
100	-18,040,559	-18,040,559	-27,470,559	-30,620,559	-33,000,559	-35,560,559
125	-18,926,022	-18,926,022	-28,356,022	-31,506,022	-33,886,022	-36,446,022
135	-19,280,208	-19,280,208	-28,710,208	-31,860,208	-34,240,208	-36,800,208
150	-19,811,485	-19,811,485	-29,241,485	-32,391,485	-34,771,485	-37,331,485
165	-20,342,763	-20,342,763	-29,772,763	-32,922,763	-35,302,763	-37,862,763
175	-20,696,948	-20,696,948	-30,126,948	-33,276,948	-35,656,948	-38,216,948
185	-21,051,133	-21,051,133	-30,481,133	-33,631,133	-36,011,133	-38,571,133
175	-20,696,948	-20,696,948	-30,126,948	-33,276,948	-35,656,948	-38,216,948
190	-21,228,225	-21,228,225	-30,658,225	-33,808,225	-36,188,225	-38,748,225
200	-21,582,411	-21,582,411	-31,012,411	-34,162,411	-36,542,411	-39,102,411
225	-22,475,227	-22,475,227	-31,905,227	-35,055,227	-37,435,227	-39,995,227
235	-22,838,234	-22,838,234	-32,268,234	-35,418,234	-37,798,234	-40,358,234
250	-23,385,848	-23,385,848	-32,815,848	-35,965,848	-38,345,848	-40,905,848
275	-24,298,538	-24,298,538	-33,728,538	-36,878,538	-39,258,538	-41,818,538

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,666,590	-9,666,590	-19,096,590	-22,246,590	-24,626,590	-27,186,590
80	-12,302,917	-12,302,917	-21,732,917	-24,882,917	-27,262,917	-29,822,917
100	-13,000,642	-13,000,642	-22,430,642	-25,580,642	-27,960,642	-30,520,642
125	-13,872,798	-13,872,798	-23,302,798	-26,452,798	-28,832,798	-31,392,798
135	-14,221,659	-14,221,659	-23,651,659	-26,801,659	-29,181,659	-31,741,659
150	-14,744,953	-14,744,953	-24,174,953	-27,324,953	-29,704,953	-32,264,953
165	-15,268,246	-15,268,246	-24,698,246	-27,848,246	-30,228,246	-32,788,246
175	-15,621,989	-15,621,989	-25,051,989	-28,201,989	-30,581,989	-33,141,989
185	-15,976,174	-15,976,174	-25,406,174	-28,556,174	-30,936,174	-33,496,174
175	-15,621,989	-15,621,989	-25,051,989	-28,201,989	-30,581,989	-33,141,989
190	-16,153,267	-16,153,267	-25,583,267	-28,733,267	-31,113,267	-33,673,267
200	-16,507,453	-16,507,453	-25,937,453	-29,087,453	-31,467,453	-34,027,453
225	-17,392,915	-17,392,915	-26,822,915	-29,972,915	-32,352,915	-34,912,915
235	-17,747,100	-17,747,100	-27,177,100	-30,327,100	-32,707,100	-35,267,100
250	-18,278,378	-18,278,378	-27,708,378	-30,858,378	-33,238,378	-35,798,378
275	-19,163,841	-19,163,841	-28,593,841	-31,743,841	-34,123,841	-36,683,841

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	-4,678,838	-4,678,838	-14,108,838	-17,258,838	-19,638,838	-22,198,838
80	-7,336,106	-7,336,106	-16,766,106	-19,916,106	-22,296,106	-24,856,106
100	-8,023,344	-8,023,344	-17,453,344	-20,603,344	-22,983,344	-25,543,344
125	-8,884,782	-8,884,782	-18,314,782	-21,464,782	-23,844,782	-26,404,782
135	-9,233,644	-9,233,644	-18,663,644	-21,813,644	-24,193,644	-26,753,644
150	-9,756,937	-9,756,937	-19,186,937	-22,336,937	-24,716,937	-27,276,937
165	-10,280,230	-10,280,230	-19,710,230	-22,860,230	-25,240,230	-27,800,230
175	-10,629,093	-10,629,093	-20,059,093	-23,209,093	-25,589,093	-28,149,093
185	-10,977,954	-10,977,954	-20,407,954	-23,557,954	-25,937,954	-28,497,954
175	-10,629,093	-10,629,093	-20,059,093	-23,209,093	-25,589,093	-28,149,093
190	-11,152,386	-11,152,386	-20,582,386	-23,732,386	-26,112,386	-28,672,386
200	-11,501,248	-11,501,248	-20,931,248	-24,081,248	-26,461,248	-29,021,248
225	-12,373,403	-12,373,403	-21,803,403	-24,953,403	-27,333,403	-29,893,403
235	-12,722,266	-12,722,266	-22,152,266	-25,302,266	-27,682,266	-30,242,266
250	-13,245,559	-13,245,559	-22,675,559	-25,825,559	-28,205,559	-30,765,559
275	-14,117,714	-14,117,714	-23,547,714	-26,697,714	-29,077,714	-31,637,714

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	5,143,436	5,143,436	-4,286,564	-7,436,564	-9,816,564	-12,376,564
80	2,394,245	2,394,245	-7,035,755	-10,185,755	-12,565,755	-15,125,755
100	1,727,508	1,727,508	-7,702,492	-10,852,492	-13,232,492	-15,792,492
125	894,087	894,087	-8,535,913	-11,685,913	-14,065,913	-16,625,913
135	560,719	560,719	-8,869,281	-12,019,281	-14,399,281	-16,959,281
150	60,667	60,667	-9,369,333	-12,519,333	-14,899,333	-17,459,333
165	-446,091	-446,091	-9,876,091	-13,026,091	-15,406,091	-17,966,091
175	-784,545	-784,545	-10,214,545	-13,364,545	-15,744,545	-18,304,545
185	-1,128,117	-1,128,117	-10,558,117	-13,708,117	-16,088,117	-18,648,117
175	-784,545	-784,545	-10,214,545	-13,364,545	-15,744,545	-18,304,545
190	-1,299,927	-1,299,927	-10,729,927	-13,879,927	-16,259,927	-18,819,927
200	-1,643,546	-1,643,546	-11,073,546	-14,223,546	-16,603,546	-19,163,546
225	-2,502,594	-2,502,594	-11,932,594	-15,082,594	-17,462,594	-20,022,594
235	-2,846,213	-2,846,213	-12,276,213	-15,426,213	-17,806,213	-20,366,213
250	-3,361,642	-3,361,642	-12,791,642	-15,941,642	-18,321,642	-20,881,642
275	-4,220,690	-4,220,690	-13,650,690	-16,800,690	-19,180,690	-21,740,690

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
No of units	300 units
Density:	300 dph

Affordable %	25%
% 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	-3,392,283	-3,392,283	-12,822,283	-15,972,283	-18,352,283	-20,912,283
80	-4,578,386	-4,578,386	-14,008,386	-17,158,386	-19,538,386	-22,098,386
100	-4,891,575	-4,891,575	-14,321,575	-17,471,575	-19,851,575	-22,411,575
125	-5,283,062	-5,283,062	-14,713,062	-17,863,062	-20,243,062	-22,803,062
135	-5,439,657	-5,439,657	-14,869,657	-18,019,657	-20,399,657	-22,959,657
150	-5,674,550	-5,674,550	-15,104,550	-18,254,550	-20,634,550	-23,194,550
165	-5,909,442	-5,909,442	-15,339,442	-18,489,442	-20,869,442	-23,429,442
175	-6,066,038	-6,066,038	-15,496,038	-18,646,038	-21,026,038	-23,586,038
185	-6,222,632	-6,222,632	-15,652,632	-18,802,632	-21,182,632	-23,742,632
175	-6,066,038	-6,066,038	-15,496,038	-18,646,038	-21,026,038	-23,586,038
190	-6,300,930	-6,300,930	-15,730,930	-18,880,930	-21,260,930	-23,820,930
200	-6,457,524	-6,457,524	-15,887,524	-19,037,524	-21,417,524	-23,977,524
225	-6,849,012	-6,849,012	-16,279,012	-19,429,012	-21,809,012	-24,369,012
235	-7,005,607	-7,005,607	-16,435,607	-19,585,607	-21,965,607	-24,525,607
250	-7,240,499	-7,240,499	-16,670,499	-19,820,499	-22,200,499	-24,760,499
275	-7,631,987	-7,631,987	-17,061,987	-20,211,987	-22,591,987	-25,151,987

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	£1,532,663	1,532,663	-7,897,337	-11,047,337	-13,427,337	-15,987,337
80	292,767	292,767	-9,137,233	-12,287,233	-14,667,233	-17,227,233
100	-11,248	-11,248	-9,441,248	-12,591,248	-14,971,248	-17,531,248
125	-396,852	-396,852	-9,826,852	-12,976,852	-15,356,852	-17,916,852
135	-551,093	-551,093	-9,981,093	-13,131,093	-15,511,093	-18,071,093
150	-782,456	-782,456	-10,212,456	-13,362,456	-15,742,456	-18,302,456
165	-1,013,817	-1,013,817	-10,443,817	-13,593,817	-15,973,817	-18,533,817
175	-1,168,059	-1,168,059	-10,598,059	-13,748,059	-16,128,059	-18,688,059
185	-1,322,301	-1,322,301	-10,752,301	-13,902,301	-16,282,301	-18,842,301
175	-1,168,059	-1,168,059	-10,598,059	-13,748,059	-16,128,059	-18,688,059
190	-1,399,421	-1,399,421	-10,829,421	-13,979,421	-16,359,421	-18,919,421
200	-1,553,663	-1,553,663	-10,983,663	-14,133,663	-16,513,663	-19,073,663
225	-1,939,266	-1,939,266	-11,369,266	-14,519,266	-16,899,266	-19,459,266
235	-2,093,508	-2,093,508	-11,523,508	-14,673,508	-17,053,508	-19,613,508
250	-2,324,870	-2,324,870	-11,754,870	-14,904,870	-17,284,870	-19,844,870
275	-2,710,474	-2,710,474	-12,140,474	-15,290,474	-17,670,474	-20,230,474

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	6,374,425	6,374,425	-3,055,575	-6,205,575	-8,585,575	-11,145,575
80	5,065,936	5,065,936	-4,364,064	-7,514,064	-9,894,064	-12,454,064
100	4,762,089	4,762,089	-4,667,911	-7,817,911	-10,197,911	-12,757,911
125	4,382,281	4,382,281	-5,047,719	-8,197,719	-10,577,719	-13,137,719
135	4,230,357	4,230,357	-5,199,643	-8,349,643	-10,729,643	-13,289,643
150	4,002,473	4,002,473	-5,427,527	-8,577,527	-10,957,527	-13,517,527
165	3,774,588	3,774,588	-5,655,412	-8,805,412	-11,185,412	-13,745,412
175	3,622,664	3,622,664	-5,807,336	-8,957,336	-11,337,336	-13,897,336
185	3,470,741	3,470,741	-5,959,259	-9,109,259	-11,489,259	-14,049,259
175	3,622,664	3,622,664	-5,807,336	-8,957,336	-11,337,336	-13,897,336
190	3,394,779	3,394,779	-6,035,221	-9,185,221	-11,565,221	-14,125,221
200	3,242,856	3,242,856	-6,187,144	-9,337,144	-11,717,144	-14,277,144
225	2,863,047	2,863,047	-6,566,953	-9,716,953	-12,096,953	-14,656,953
235	2,711,124	2,711,124	-6,718,876	-9,868,876	-12,248,876	-14,808,876
250	2,483,238	2,483,238	-6,946,762	-10,096,762	-12,476,762	-15,036,762
275	2,103,430	2,103,430	-7,326,570	-10,476,570	-12,856,570	-15,416,570

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,685,301	8,685,301	-744,699	-3,894,699	-6,274,699	-8,834,699
80	7,349,301	7,349,301	-2,080,699	-5,230,699	-7,610,699	-10,170,699
100	7,050,021	7,050,021	-2,379,979	-5,529,979	-7,909,979	-10,469,979
125	6,675,921	6,675,921	-2,754,079	-5,904,079	-8,284,079	-10,844,079
135	6,526,281	6,526,281	-2,903,719	-6,053,719	-8,433,719	-10,993,719
150	6,301,820	6,301,820	-3,128,180	-6,278,180	-8,658,180	-11,218,180
165	6,077,359	6,077,359	-3,352,641	-6,502,641	-8,882,641	-11,442,641
175	5,927,719	5,927,719	-3,502,281	-6,652,281	-9,032,281	-11,592,281
185	5,776,647	5,776,647	-3,653,353	-6,803,353	-9,183,353	-11,743,353
175	5,927,719	5,927,719	-3,502,281	-6,652,281	-9,032,281	-11,592,281
190	5,700,685	5,700,685	-3,729,315	-6,879,315	-9,259,315	-11,819,315
200	5,548,762	5,548,762	-3,881,238	-7,031,238	-9,411,238	-11,971,238
225	5,168,953	5,168,953	-4,261,047	-7,411,047	-9,791,047	-12,351,047
235	5,017,030	5,017,030	-4,412,970	-7,562,970	-9,942,970	-12,502,970
250	4,789,144	4,789,144	-4,640,856	-7,790,856	-10,170,856	-12,730,856
275	4,409,336	4,409,336	-5,020,664	-8,170,664	-10,550,664	-13,110,664

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	10,992,034	10,992,034	1,562,034	-1,587,966	-3,967,966	-6,527,966
80	9,619,149	9,619,149	189,149	-2,960,851	-5,340,851	-7,900,851
100	9,319,868	9,319,868	-110,132	-3,260,132	-5,640,132	-8,200,132
125	8,945,768	8,945,768	-484,232	-3,634,232	-6,014,232	-8,574,232
135	8,796,127	8,796,127	-633,873	-3,783,873	-6,163,873	-8,723,873
150	8,571,667	8,571,667	-858,333	-4,008,333	-6,388,333	-8,948,333
165	8,347,207	8,347,207	-1,082,793	-4,232,793	-6,612,793	-9,172,793
175	8,197,567	8,197,567	-1,232,433	-4,382,433	-6,762,433	-9,322,433
185	8,047,926	8,047,926	-1,382,074	-4,532,074	-6,912,074	-9,472,074
175	8,197,567	8,197,567	-1,232,433	-4,382,433	-6,762,433	-9,322,433
190	7,973,106	7,973,106	-1,456,894	-4,606,894	-6,986,894	-9,546,894
200	7,823,466	7,823,466	-1,606,534	-4,756,534	-7,136,534	-9,696,534
225	7,449,366	7,449,366	-1,980,634	-5,130,634	-7,510,634	-10,070,634
235	7,299,726	7,299,726	-2,130,274	-5,280,274	-7,660,274	-10,220,274
250	7,075,266	7,075,266	-2,354,734	-5,504,734	-7,884,734	-10,444,734
275	6,701,165	6,701,165	-2,728,835	-5,878,835	-8,258,835	-10,818,835

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#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	15,601,578	15,601,578	6,171,578	3,021,578	641,578	-1,918,422
80	14,154,986	14,154,986	4,724,986	1,574,986	-805,014	-3,365,014
100	13,855,706	13,855,706	4,425,706	1,275,706	-1,104,294	-3,664,294
125	13,481,605	13,481,605	4,051,605	901,605	-1,478,395	-4,038,395
135	13,331,965	13,331,965	3,901,965	751,965	-1,628,035	-4,188,035
150	13,107,504	13,107,504	3,677,504	527,504	-1,852,496	-4,412,496
165	12,883,044	12,883,044	3,453,044	303,044	-2,076,956	-4,636,956
175	12,733,404	12,733,404	3,303,404	153,404	-2,226,596	-4,786,596
185	12,583,764	12,583,764	3,153,764	3,764	-2,376,236	-4,936,236
175	12,733,404	12,733,404	3,303,404	153,404	-2,226,596	-4,786,596
190	12,508,944	12,508,944	3,078,944	-71,056	-2,451,056	-5,011,056
200	12,359,304	12,359,304	2,929,304	-220,696	-2,600,696	-5,160,696
225	11,985,203	11,985,203	2,555,203	-594,797	-2,974,797	-5,534,797
235	11,835,563	11,835,563	2,405,563	-744,437	-3,124,437	-5,684,437
250	11,611,103	11,611,103	2,181,103	-968,897	-3,348,897	-5,908,897
275	11,237,003	11,237,003	1,807,003	-1,342,997	-3,722,997	-6,282,997

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£185	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	2
Flats	
No of units	400 units
Density:	400 dph

Affordable %	25%
% 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	-7,517,065	-7,517,065	-16,947,065	-20,097,065	-22,477,065	-25,037,065
80	-9,046,026	-9,046,026	-18,476,026	-21,626,026	-24,006,026	-26,566,026
100	-9,462,391	-9,462,391	-18,892,391	-22,042,391	-24,422,391	-26,982,391
125	-9,982,847	-9,982,847	-19,412,847	-22,562,847	-24,942,847	-27,502,847
135	-10,191,029	-10,191,029	-19,621,029	-22,771,029	-25,151,029	-27,711,029
150	-10,503,304	-10,503,304	-19,933,304	-23,083,304	-25,463,304	-28,023,304
165	-10,815,578	-10,815,578	-20,245,578	-23,395,578	-25,775,578	-28,335,578
175	-11,023,759	-11,023,759	-20,453,759	-23,603,759	-25,983,759	-28,543,759
185	-11,231,942	-11,231,942	-20,661,942	-23,811,942	-26,191,942	-28,751,942
175	-11,023,759	-11,023,759	-20,453,759	-23,603,759	-25,983,759	-28,543,759
190	-11,336,033	-11,336,033	-20,766,033	-23,916,033	-26,296,033	-28,856,033
200	-11,544,216	-11,544,216	-20,974,216	-24,124,216	-26,504,216	-29,064,216
225	-12,064,673	-12,064,673	-21,494,673	-24,644,673	-27,024,673	-29,584,673
235	-12,272,855	-12,272,855	-21,702,855	-24,852,855	-27,232,855	-29,792,855
250	-12,585,129	-12,585,129	-22,015,129	-25,165,129	-27,545,129	-30,105,129
275	-13,105,586	-13,105,586	-22,535,586	-25,685,586	-28,065,586	-30,625,586

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	-1,056,962	-1,056,962	-10,486,962	-13,636,962	-16,016,962	-18,576,962
80	-2,680,491	-2,680,491	-12,110,491	-15,260,491	-17,640,491	-20,200,491
100	-3,090,598	-3,090,598	-12,520,598	-15,670,598	-18,050,598	-20,610,598
125	-3,603,232	-3,603,232	-13,033,232	-16,183,232	-18,563,232	-21,123,232
135	-3,808,286	-3,808,286	-13,238,286	-16,388,286	-18,768,286	-21,328,286
150	-4,115,867	-4,115,867	-13,545,867	-16,695,867	-19,075,867	-21,635,867
165	-4,423,447	-4,423,447	-13,853,447	-17,003,447	-19,383,447	-21,943,447
175	-4,628,501	-4,628,501	-14,058,501	-17,208,501	-19,588,501	-22,148,501
185	-4,833,555	-4,833,555	-14,263,555	-17,413,555	-19,793,555	-22,353,555
175	-4,628,501	-4,628,501	-14,058,501	-17,208,501	-19,588,501	-22,148,501
190	-4,936,082	-4,936,082	-14,366,082	-17,516,082	-19,896,082	-22,456,082
200	-5,141,136	-5,141,136	-14,571,136	-17,721,136	-20,101,136	-22,661,136
225	-5,653,770	-5,653,770	-15,083,770	-18,233,770	-20,613,770	-23,173,770
235	-5,858,824	-5,858,824	-15,288,824	-18,438,824	-20,818,824	-23,378,824
250	-6,166,405	-6,166,405	-15,596,405	-18,746,405	-21,126,405	-23,686,405
275	-6,679,039	-6,679,039	-16,109,039	-19,259,039	-21,639,039	-24,199,039

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	5,212,919	5,212,919	-4,217,081	-7,367,081	-9,747,081	-12,307,081
80	3,538,071	3,538,071	-5,891,929	-9,041,929	-11,421,929	-13,981,929
100	3,140,197	3,140,197	-6,289,803	-9,439,803	-11,819,803	-14,379,803
125	2,642,856	2,642,856	-6,787,144	-9,937,144	-12,317,144	-14,877,144
135	2,443,919	2,443,919	-6,986,081	-10,136,081	-12,516,081	-15,076,081
150	2,145,514	2,145,514	-7,284,486	-10,434,486	-12,814,486	-15,374,486
165	1,847,109	1,847,109	-7,582,891	-10,732,891	-13,112,891	-15,672,891
175	1,648,172	1,648,172	-7,781,828	-10,931,828	-13,311,828	-15,871,828
185	1,449,236	1,449,236	-7,980,764	-11,130,764	-13,510,764	-16,070,764
175	1,648,172	1,648,172	-7,781,828	-10,931,828	-13,311,828	-15,871,828
190	1,349,767	1,349,767	-8,080,233	-11,230,233	-13,610,233	-16,170,233
200	1,150,831	1,150,831	-8,279,169	-11,429,169	-13,809,169	-16,369,169
225	653,490	653,490	-8,776,510	-11,926,510	-14,306,510	-16,866,510
235	454,552	454,552	-8,975,448	-12,125,448	-14,505,448	-17,065,448
250	156,147	156,147	-9,273,853	-12,423,853	-14,803,853	-17,363,853
275	-352,454	-352,454	-9,782,454	-12,932,454	-15,312,454	-17,872,454

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,226,580	8,226,580	-1,203,420	-4,353,420	-6,733,420	-9,293,420
80	6,503,543	6,503,543	-2,926,457	-6,076,457	-8,456,457	-11,016,457
100	6,105,669	6,105,669	-3,324,331	-6,474,331	-8,854,331	-11,414,331
125	5,608,328	5,608,328	-3,821,672	-6,971,672	-9,351,672	-11,911,672
135	5,409,391	5,409,391	-4,020,609	-7,170,609	-9,550,609	-12,110,609
150	5,110,986	5,110,986	-4,319,014	-7,469,014	-9,849,014	-12,409,014
165	4,812,581	4,812,581	-4,617,419	-7,767,419	-10,147,419	-12,707,419
175	4,613,644	4,613,644	-4,816,356	-7,966,356	-10,346,356	-12,906,356
185	4,414,708	4,414,708	-5,015,292	-8,165,292	-10,545,292	-13,105,292
175	4,613,644	4,613,644	-4,816,356	-7,966,356	-10,346,356	-12,906,356
190	4,315,240	4,315,240	-5,114,760	-8,264,760	-10,644,760	-13,204,760
200	4,116,303	4,116,303	-5,313,697	-8,463,697	-10,843,697	-13,403,697
225	3,618,962	3,618,962	-5,811,038	-8,961,038	-11,341,038	-13,901,038
235	3,420,025	3,420,025	-6,009,975	-9,159,975	-11,539,975	-14,099,975
250	3,121,620	3,121,620	-6,308,380	-9,458,380	-11,838,380	-14,398,380
275	2,624,278	2,624,278	-6,805,722	-9,955,722	-12,335,722	-14,895,722

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	11,222,243	11,222,243	1,792,243	-1,357,757	-3,737,757	-6,297,757
80	9,463,705	9,463,705	33,705	-3,116,295	-5,496,295	-8,056,295
100	9,065,831	9,065,831	-364,169	-3,514,169	-5,894,169	-8,454,169
125	8,568,490	8,568,490	-861,510	-4,011,510	-6,391,510	-8,951,510
135	8,369,554	8,369,554	-1,060,446	-4,210,446	-6,590,446	-9,150,446
150	8,071,149	8,071,149	-1,358,851	-4,508,851	-6,888,851	-9,448,851
165	7,772,744	7,772,744	-1,657,256	-4,807,256	-7,187,256	-9,747,256
175	7,573,807	7,573,807	-1,856,193	-5,006,193	-7,386,193	-9,946,193
185	7,374,870	7,374,870	-2,055,130	-5,205,130	-7,585,130	-10,145,130
175	7,573,807	7,573,807	-1,856,193	-5,006,193	-7,386,193	-9,946,193
190	7,275,402	7,275,402	-2,154,598	-5,304,598	-7,684,598	-10,244,598
200	7,076,465	7,076,465	-2,353,535	-5,503,535	-7,883,535	-10,443,535
225	6,579,124	6,579,124	-2,850,876	-6,000,876	-8,380,876	-10,940,876
235	6,380,188	6,380,188	-3,049,812	-6,199,812	-8,579,812	-11,139,812
250	6,081,783	6,081,783	-3,348,217	-6,498,217	-8,878,217	-11,438,217
275	5,584,441	5,584,441	-3,845,559	-6,995,559	-9,375,559	-11,935,559

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#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	17,152,515	17,152,515	7,722,515	4,572,515	2,192,515	-367,485
80	15,310,669	15,310,669	5,880,669	2,730,669	350,669	-2,209,331
100	14,918,775	14,918,775	5,488,775	2,338,775	-41,225	-2,601,225
125	14,428,908	14,428,908	4,998,908	1,848,908	-531,092	-3,091,092
135	14,232,961	14,232,961	4,802,961	1,652,961	-727,039	-3,287,039
150	13,939,040	13,939,040	4,509,040	1,359,040	-1,020,960	-3,580,960
165	13,645,120	13,645,120	4,215,120	1,065,120	-1,314,880	-3,874,880
175	13,449,174	13,449,174	4,019,174	869,174	-1,510,826	-4,070,826
185	13,253,226	13,253,226	3,823,226	673,226	-1,706,774	-4,266,774
175	13,449,174	13,449,174	4,019,174	869,174	-1,510,826	-4,070,826
190	13,155,254	13,155,254	3,725,254	575,254	-1,804,746	-4,364,746
200	12,959,306	12,959,306	3,529,306	379,306	-2,000,694	-4,560,694
225	12,469,440	12,469,440	3,039,440	-110,560	-2,490,560	-5,050,560
235	12,273,492	12,273,492	2,843,492	-306,508	-2,686,508	-5,246,508
250	11,979,572	11,979,572	2,549,572	-600,428	-2,980,428	-5,540,428
275	11,489,705	11,489,705	2,059,705	-1,090,295	-3,470,295	-6,030,295

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£200	£80	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	3
Flats	
No of units	500 units
Density:	500 dph

Affordable %	25%
% 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	-22,241,057	-22,241,057	-31,671,057	-34,821,057	-37,201,057	-39,761,057
80	-24,099,538	-24,099,538	-33,529,538	-36,679,538	-39,059,538	-41,619,538
100	-24,653,067	-24,653,067	-34,083,067	-37,233,067	-39,613,067	-42,173,067
125	-25,344,979	-25,344,979	-34,774,979	-37,924,979	-40,304,979	-42,864,979
135	-25,621,743	-25,621,743	-35,051,743	-38,201,743	-40,581,743	-43,141,743
150	-26,036,891	-26,036,891	-35,466,891	-38,616,891	-40,996,891	-43,556,891
165	-26,452,038	-26,452,038	-35,882,038	-39,032,038	-41,412,038	-43,972,038
175	-26,728,803	-26,728,803	-36,158,803	-39,308,803	-41,688,803	-44,248,803
185	-27,005,568	-27,005,568	-36,435,568	-39,585,568	-41,965,568	-44,525,568
175	-26,728,803	-26,728,803	-36,158,803	-39,308,803	-41,688,803	-44,248,803
190	-27,143,950	-27,143,950	-36,573,950	-39,723,950	-42,103,950	-44,663,950
200	-27,420,715	-27,420,715	-36,850,715	-40,000,715	-42,380,715	-44,940,715
225	-28,112,627	-28,112,627	-37,542,627	-40,692,627	-43,072,627	-45,632,627
235	-28,389,392	-28,389,392	-37,819,392	-40,969,392	-43,349,392	-45,909,392
250	-28,804,539	-28,804,539	-38,234,539	-41,384,539	-43,764,539	-46,324,539
275	-29,496,451	-29,496,451	-38,926,451	-42,076,451	-44,456,451	-47,016,451

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	-14,197,535	-14,197,535	-23,627,535	-26,777,535	-29,157,535	-31,717,535
80	-16,184,633	-16,184,633	-25,614,633	-28,764,633	-31,144,633	-33,704,633
100	-16,738,163	-16,738,163	-26,168,163	-29,318,163	-31,698,163	-34,258,163
125	-17,430,075	-17,430,075	-26,860,075	-30,010,075	-32,390,075	-34,950,075
135	-17,706,840	-17,706,840	-27,136,840	-30,286,840	-32,666,840	-35,226,840
150	-18,121,987	-18,121,987	-27,551,987	-30,701,987	-33,081,987	-35,641,987
165	-18,537,134	-18,537,134	-27,967,134	-31,117,134	-33,497,134	-36,057,134
175	-18,813,899	-18,813,899	-28,243,899	-31,393,899	-33,773,899	-36,333,899
185	-19,090,664	-19,090,664	-28,520,664	-31,670,664	-34,050,664	-36,610,664
175	-18,813,899	-18,813,899	-28,243,899	-31,393,899	-33,773,899	-36,333,899
190	-19,229,046	-19,229,046	-28,659,046	-31,809,046	-34,189,046	-36,749,046
200	-19,505,811	-19,505,811	-28,935,811	-32,085,811	-34,465,811	-37,025,811
225	-20,197,723	-20,197,723	-29,627,723	-32,777,723	-35,157,723	-37,717,723
235	-20,474,488	-20,474,488	-29,904,488	-33,054,488	-35,434,488	-37,994,488
250	-20,889,636	-20,889,636	-30,319,636	-33,469,636	-35,849,636	-38,409,636
275	-21,581,548	-21,581,548	-31,011,548	-34,161,548	-36,541,548	-39,101,548

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	-6,312,908	-6,312,908	-15,742,908	-18,892,908	-21,272,908	-23,832,908
80	-8,392,807	-8,392,807	-17,822,807	-20,972,807	-23,352,807	-25,912,807
100	-8,938,018	-8,938,018	-18,368,018	-21,518,018	-23,898,018	-26,458,018
125	-9,619,532	-9,619,532	-19,049,532	-22,199,532	-24,579,532	-27,139,532
135	-9,892,137	-9,892,137	-19,322,137	-22,472,137	-24,852,137	-27,412,137
150	-10,301,045	-10,301,045	-19,731,045	-22,881,045	-25,261,045	-27,821,045
165	-10,709,953	-10,709,953	-20,139,953	-23,289,953	-25,669,953	-28,229,953
175	-10,982,558	-10,982,558	-20,412,558	-23,562,558	-25,942,558	-28,502,558
185	-11,255,164	-11,255,164	-20,685,164	-23,835,164	-26,215,164	-28,775,164
175	-10,982,558	-10,982,558	-20,412,558	-23,562,558	-25,942,558	-28,502,558
190	-11,391,466	-11,391,466	-20,821,466	-23,971,466	-26,351,466	-28,911,466
200	-11,664,071	-11,664,071	-21,094,071	-24,244,071	-26,624,071	-29,184,071
225	-12,345,585	-12,345,585	-21,775,585	-24,925,585	-27,305,585	-29,865,585
235	-12,618,190	-12,618,190	-22,048,190	-25,198,190	-27,578,190	-30,138,190
250	-13,027,098	-13,027,098	-22,457,098	-25,607,098	-27,987,098	-30,547,098
275	-13,708,612	-13,708,612	-23,138,612	-26,288,612	-28,668,612	-31,228,612

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,548,887	-2,548,887	-11,978,887	-15,128,887	-17,508,887	-20,068,887
80	-4,656,197	-4,656,197	-14,086,197	-17,236,197	-19,616,197	-22,176,197
100	-5,195,292	-5,195,292	-14,625,292	-17,775,292	-20,155,292	-22,715,292
125	-5,876,805	-5,876,805	-15,306,805	-18,456,805	-20,836,805	-23,396,805
135	-6,149,411	-6,149,411	-15,579,411	-18,729,411	-21,109,411	-23,669,411
150	-6,558,319	-6,558,319	-15,988,319	-19,138,319	-21,518,319	-24,078,319
165	-6,967,227	-6,967,227	-16,397,227	-19,547,227	-21,927,227	-24,487,227
175	-7,239,832	-7,239,832	-16,669,832	-19,819,832	-22,199,832	-24,759,832
185	-7,512,437	-7,512,437	-16,942,437	-20,092,437	-22,472,437	-25,032,437
175	-7,239,832	-7,239,832	-16,669,832	-19,819,832	-22,199,832	-24,759,832
190	-7,648,740	-7,648,740	-17,078,740	-20,228,740	-22,608,740	-25,168,740
200	-7,921,346	-7,921,346	-17,351,346	-20,501,346	-22,881,346	-25,441,346
225	-8,602,859	-8,602,859	-18,032,859	-21,182,859	-23,562,859	-26,122,859
235	-8,875,464	-8,875,464	-18,305,464	-21,455,464	-23,835,464	-26,395,464
250	-9,284,372	-9,284,372	-18,714,372	-21,864,372	-24,244,372	-26,804,372
275	-9,965,885	-9,965,885	-19,395,885	-22,545,885	-24,925,885	-27,485,885

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	1,170,604	1,170,604	-8,259,396	-11,409,396	-13,789,396	-16,349,396
80	-978,606	-978,606	-10,408,606	-13,558,606	-15,938,606	-18,498,606
100	-1,515,622	-1,515,622	-10,945,622	-14,095,622	-16,475,622	-19,035,622
125	-2,186,893	-2,186,893	-11,616,893	-14,766,893	-17,146,893	-19,706,893
135	-2,455,402	-2,455,402	-11,885,402	-15,035,402	-17,415,402	-19,975,402
150	-2,858,163	-2,858,163	-12,288,163	-15,438,163	-17,818,163	-20,378,163
165	-3,260,926	-3,260,926	-12,690,926	-15,840,926	-18,220,926	-20,780,926
175	-3,529,435	-3,529,435	-12,959,435	-16,109,435	-18,489,435	-21,049,435
185	-3,797,943	-3,797,943	-13,227,943	-16,377,943	-18,757,943	-21,317,943
175	-3,529,435	-3,529,435	-12,959,435	-16,109,435	-18,489,435	-21,049,435
190	-3,932,197	-3,932,197	-13,362,197	-16,512,197	-18,892,197	-21,452,197
200	-4,200,706	-4,200,706	-13,630,706	-16,780,706	-19,160,706	-21,720,706
225	-4,871,977	-4,871,977	-14,301,977	-17,451,977	-19,831,977	-22,391,977
235	-5,140,485	-5,140,485	-14,570,485	-17,720,485	-20,100,485	-22,660,485
250	-5,548,328	-5,548,328	-14,978,328	-18,128,328	-20,508,328	-23,068,328
275	-6,229,842	-6,229,842	-15,659,842	-18,809,842	-21,189,842	-23,749,842

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	8,469,616	8,469,616	-960,384	-4,110,384	-6,490,384	-9,050,384
80	6,250,199	6,250,199	-3,179,801	-6,329,801	-8,709,801	-11,269,801
100	5,729,203	5,729,203	-3,700,797	-6,850,797	-9,230,797	-11,790,797
125	5,077,957	5,077,957	-4,352,043	-7,502,043	-9,882,043	-12,442,043
135	4,817,459	4,817,459	-4,612,541	-7,762,541	-10,142,541	-12,702,541
150	4,423,303	4,423,303	-5,006,697	-8,156,697	-10,536,697	-13,096,697
165	4,026,593	4,026,593	-5,403,407	-8,553,407	-10,933,407	-13,493,407
175	3,762,120	3,762,120	-5,667,880	-8,817,880	-11,197,880	-13,757,880
185	3,497,647	3,497,647	-5,932,353	-9,082,353	-11,462,353	-14,022,353
175	3,762,120	3,762,120	-5,667,880	-8,817,880	-11,197,880	-13,757,880
190	3,365,410	3,365,410	-6,064,590	-9,214,590	-11,594,590	-14,154,590
200	3,100,937	3,100,937	-6,329,063	-9,479,063	-11,859,063	-14,419,063
225	2,439,755	2,439,755	-6,990,245	-10,140,245	-12,520,245	-15,080,245
235	2,175,281	2,175,281	-7,254,719	-10,404,719	-12,784,719	-15,344,719
250	1,778,572	1,778,572	-7,651,428	-10,801,428	-13,181,428	-15,741,428
275	1,117,390	1,117,390	-8,312,610	-11,462,610	-13,842,610	-16,402,610

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	4
Flats	
No of units	600 units
Density:	600 dph

Affordable %	25%
% 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	-23,078,142	-23,078,142	-32,508,142	-35,658,142	-38,038,142	-40,598,142
80	-25,282,501	-25,282,501	-34,712,501	-37,862,501	-40,242,501	-42,802,501
100	-25,928,811	-25,928,811	-35,358,811	-38,508,811	-40,888,811	-43,448,811
125	-26,736,700	-26,736,700	-36,166,700	-39,316,700	-41,696,700	-44,256,700
135	-27,059,855	-27,059,855	-36,489,855	-39,639,855	-42,019,855	-44,579,855
150	-27,544,588	-27,544,588	-36,974,588	-40,124,588	-42,504,588	-45,064,588
165	-28,029,320	-28,029,320	-37,459,320	-40,609,320	-42,989,320	-45,549,320
175	-28,352,476	-28,352,476	-37,782,476	-40,932,476	-43,312,476	-45,872,476
185	-28,677,872	-28,677,872	-38,107,872	-41,257,872	-43,637,872	-46,197,872
175	-28,352,476	-28,352,476	-37,782,476	-40,932,476	-43,312,476	-45,872,476
190	-28,841,915	-28,841,915	-38,271,915	-41,421,915	-43,801,915	-46,361,915
200	-29,170,001	-29,170,001	-38,600,001	-41,750,001	-44,130,001	-46,690,001
225	-29,990,217	-29,990,217	-39,420,217	-42,570,217	-44,950,217	-47,510,217
235	-30,318,302	-30,318,302	-39,748,302	-42,898,302	-45,278,302	-47,838,302
250	-30,810,432	-30,810,432	-40,240,432	-43,390,432	-45,770,432	-48,330,432
275	-31,630,647	-31,630,647	-41,060,647	-44,210,647	-46,590,647	-49,150,647

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	-13,606,072	-13,606,072	-23,036,072	-26,186,072	-28,566,072	-31,126,072
80	-15,862,166	-15,862,166	-25,292,166	-28,442,166	-30,822,166	-33,382,166
100	-16,496,600	-16,496,600	-25,926,600	-29,076,600	-31,456,600	-34,016,600
125	-17,292,347	-17,292,347	-26,722,347	-29,872,347	-32,252,347	-34,812,347
135	-17,610,645	-17,610,645	-27,040,645	-30,190,645	-32,570,645	-35,130,645
150	-18,088,093	-18,088,093	-27,518,093	-30,668,093	-33,048,093	-35,608,093
165	-18,565,541	-18,565,541	-27,995,541	-31,145,541	-33,525,541	-36,085,541
175	-18,883,839	-18,883,839	-28,313,839	-31,463,839	-33,843,839	-36,403,839
185	-19,202,139	-19,202,139	-28,632,139	-31,782,139	-34,162,139	-36,722,139
175	-18,883,839	-18,883,839	-28,313,839	-31,463,839	-33,843,839	-36,403,839
190	-19,361,288	-19,361,288	-28,791,288	-31,941,288	-34,321,288	-36,881,288
200	-19,679,586	-19,679,586	-29,109,586	-32,259,586	-34,639,586	-37,199,586
225	-20,475,333	-20,475,333	-29,905,333	-33,055,333	-35,435,333	-37,995,333
235	-20,793,631	-20,793,631	-30,223,631	-33,373,631	-35,753,631	-38,313,631
250	-21,271,079	-21,271,079	-30,701,079	-33,851,079	-36,231,079	-38,791,079
275	-22,066,826	-22,066,826	-31,496,826	-34,646,826	-37,026,826	-39,586,826

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	-4,419,191	-4,419,191	-13,849,191	-16,999,191	-19,379,191	-21,939,191
80	-6,781,825	-6,781,825	-16,211,825	-19,361,825	-21,741,825	-24,301,825
100	-7,390,149	-7,390,149	-16,820,149	-19,970,149	-22,350,149	-24,910,149
125	-8,150,554	-8,150,554	-17,580,554	-20,730,554	-23,110,554	-25,670,554
135	-8,454,716	-8,454,716	-17,884,716	-21,034,716	-23,414,716	-25,974,716
150	-8,914,154	-8,914,154	-18,344,154	-21,494,154	-23,874,154	-26,434,154
165	-9,377,359	-9,377,359	-18,807,359	-21,957,359	-24,337,359	-26,897,359
175	-9,686,162	-9,686,162	-19,116,162	-22,266,162	-24,646,162	-27,206,162
185	-9,994,965	-9,994,965	-19,424,965	-22,574,965	-24,954,965	-27,514,965
175	-9,686,162	-9,686,162	-19,116,162	-22,266,162	-24,646,162	-27,206,162
190	-10,149,366	-10,149,366	-19,579,366	-22,729,366	-25,109,366	-27,669,366
200	-10,458,170	-10,458,170	-19,888,170	-23,038,170	-25,418,170	-27,978,170
225	-11,230,178	-11,230,178	-20,660,178	-23,810,178	-26,190,178	-28,750,178
235	-11,538,981	-11,538,981	-20,968,981	-24,118,981	-26,498,981	-29,058,981
250	-12,002,185	-12,002,185	-21,432,185	-24,582,185	-26,962,185	-29,522,185
275	-12,774,193	-12,774,193	-22,204,193	-25,354,193	-27,734,193	-30,294,193

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,976	-7,976	-9,437,976	-12,587,976	-14,967,976	-17,527,976
80	-2,441,146	-2,441,146	-11,871,146	-15,021,146	-17,401,146	-19,961,146
100	-3,049,470	-3,049,470	-12,479,470	-15,629,470	-18,009,470	-20,569,470
125	-3,809,875	-3,809,875	-13,239,875	-16,389,875	-18,769,875	-21,329,875
135	-4,114,038	-4,114,038	-13,544,038	-16,694,038	-19,074,038	-21,634,038
150	-4,570,281	-4,570,281	-14,000,281	-17,150,281	-19,530,281	-22,090,281
165	-5,026,524	-5,026,524	-14,456,524	-17,606,524	-19,986,524	-22,546,524
175	-5,330,687	-5,330,687	-14,760,687	-17,910,687	-20,290,687	-22,850,687
185	-5,634,849	-5,634,849	-15,064,849	-18,214,849	-20,594,849	-23,154,849
175	-5,330,687	-5,330,687	-14,760,687	-17,910,687	-20,290,687	-22,850,687
190	-5,786,930	-5,786,930	-15,216,930	-18,366,930	-20,746,930	-23,306,930
200	-6,091,092	-6,091,092	-15,521,092	-18,671,092	-21,051,092	-23,611,092
225	-6,851,497	-6,851,497	-16,281,497	-19,431,497	-21,811,497	-24,371,497
235	-7,155,659	-7,155,659	-16,585,659	-19,735,659	-22,115,659	-24,675,659
250	-7,611,903	-7,611,903	-17,041,903	-20,191,903	-22,571,903	-25,131,903
275	-8,372,308	-8,372,308	-17,802,308	-20,952,308	-23,332,308	-25,892,308

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	4,305,697	4,305,697	-5,124,303	-8,274,303	-10,654,303	-13,214,303
80	1,863,703	1,863,703	-7,566,297	-10,716,297	-13,096,297	-15,656,297
100	1,264,521	1,264,521	-8,165,479	-11,315,479	-13,695,479	-16,255,479
125	515,543	515,543	-8,914,457	-12,064,457	-14,444,457	-17,004,457
135	215,953	215,953	-9,214,047	-12,364,047	-14,744,047	-17,304,047
150	-236,995	-236,995	-9,666,995	-12,816,995	-15,196,995	-17,756,995
165	-693,238	-693,238	-10,123,238	-13,273,238	-15,653,238	-18,213,238
175	-997,401	-997,401	-10,427,401	-13,577,401	-15,957,401	-18,517,401
185	-1,301,563	-1,301,563	-10,731,563	-13,881,563	-16,261,563	-18,821,563
175	-997,401	-997,401	-10,427,401	-13,577,401	-15,957,401	-18,517,401
190	-1,453,644	-1,453,644	-10,883,644	-14,033,644	-16,413,644	-18,973,644
200	-1,757,806	-1,757,806	-11,187,806	-14,337,806	-16,717,806	-19,277,806
225	-2,518,212	-2,518,212	-11,948,212	-15,098,212	-17,478,212	-20,038,212
235	-2,822,374	-2,822,374	-12,252,374	-15,402,374	-17,782,374	-20,342,374
250	-3,278,618	-3,278,618	-12,708,618	-15,858,618	-18,238,618	-20,798,618
275	-4,039,022	-4,039,022	-13,469,022	-16,619,022	-18,999,022	-21,559,022

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	12,892,802	12,892,802	3,462,802	312,802	-2,067,198	-4,627,198
80	10,325,937	10,325,937	895,937	-2,254,063	-4,634,063	-7,194,063
100	9,735,761	9,735,761	305,761	-2,844,239	-5,224,239	-7,784,239
125	8,998,039	8,998,039	-431,961	-3,581,961	-5,961,961	-8,521,961
135	8,702,951	8,702,951	-727,049	-3,877,049	-6,257,049	-8,817,049
150	8,260,318	8,260,318	-1,169,682	-4,319,682	-6,699,682	-9,259,682
165	7,817,685	7,817,685	-1,612,315	-4,762,315	-7,142,315	-9,702,315
175	7,522,597	7,522,597	-1,907,403	-5,057,403	-7,437,403	-9,997,403
185	7,227,508	7,227,508	-2,202,492	-5,352,492	-7,732,492	-10,292,492
175	7,522,597	7,522,597	-1,907,403	-5,057,403	-7,437,403	-9,997,403
190	7,079,964	7,079,964	-2,350,036	-5,500,036	-7,880,036	-10,440,036
200	6,784,876	6,784,876	-2,645,124	-5,795,124	-8,175,124	-10,735,124
225	6,047,154	6,047,154	-3,382,846	-6,532,846	-8,912,846	-11,472,846
235	5,749,477	5,749,477	-3,680,523	-6,830,523	-9,210,523	-11,770,523
250	5,300,091	5,300,091	-4,129,909	-7,279,909	-9,659,909	-12,219,909
275	4,551,114	4,551,114	-4,878,886	-8,028,886	-10,408,886	-12,968,886

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
No of units	800 units
Density:	800 dph

Affordable %	25%
% 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	-32,923,812	-32,923,812	-42,353,812	-45,503,812	-47,883,812	-50,443,812
80	-35,622,801	-35,622,801	-45,052,801	-48,202,801	-50,582,801	-53,142,801
100	-36,429,161	-36,429,161	-45,859,161	-49,009,161	-51,389,161	-53,949,161
125	-37,446,794	-37,446,794	-46,876,794	-50,026,794	-52,406,794	-54,966,794
135	-37,856,127	-37,856,127	-47,286,127	-50,436,127	-52,816,127	-55,376,127
150	-38,470,126	-38,470,126	-47,900,126	-51,050,126	-53,430,126	-55,990,126
165	-39,084,125	-39,084,125	-48,514,125	-51,664,125	-54,044,125	-56,604,125
175	-39,493,456	-39,493,456	-48,923,456	-52,073,456	-54,453,456	-57,013,456
185	-39,902,789	-39,902,789	-49,332,789	-52,482,789	-54,862,789	-57,422,789
175	-39,493,456	-39,493,456	-48,923,456	-52,073,456	-54,453,456	-57,013,456
190	-40,108,601	-40,108,601	-49,538,601	-52,688,601	-55,068,601	-57,628,601
200	-40,524,179	-40,524,179	-49,954,179	-53,104,179	-55,484,179	-58,044,179
225	-41,563,124	-41,563,124	-50,993,124	-54,143,124	-56,523,124	-59,083,124
235	-41,978,702	-41,978,702	-51,408,702	-54,558,702	-56,938,702	-59,498,702
250	-42,602,069	-42,602,069	-52,032,069	-55,182,069	-57,562,069	-60,122,069
275	-43,641,016	-43,641,016	-53,071,016	-56,221,016	-58,601,016	-61,161,016

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	-21,263,011	-21,263,011	-30,693,011	-33,843,011	-36,223,011	-38,783,011
80	-24,029,333	-24,029,333	-33,459,333	-36,609,333	-38,989,333	-41,549,333
100	-24,811,639	-24,811,639	-34,241,639	-37,391,639	-39,771,639	-42,331,639
125	-25,789,521	-25,789,521	-35,219,521	-38,369,521	-40,749,521	-43,309,521
135	-26,180,674	-26,180,674	-35,610,674	-38,760,674	-41,140,674	-43,700,674
150	-26,767,403	-26,767,403	-36,197,403	-39,347,403	-41,727,403	-44,287,403
165	-27,359,620	-27,359,620	-36,789,620	-39,939,620	-42,319,620	-44,879,620
175	-27,756,741	-27,756,741	-37,186,741	-40,336,741	-42,716,741	-45,276,741
185	-28,153,862	-28,153,862	-37,583,862	-40,733,862	-43,113,862	-45,673,862
175	-27,756,741	-27,756,741	-37,186,741	-40,336,741	-42,716,741	-45,276,741
190	-28,352,422	-28,352,422	-37,782,422	-40,932,422	-43,312,422	-45,872,422
200	-28,749,544	-28,749,544	-38,179,544	-41,329,544	-43,709,544	-46,269,544
225	-29,746,006	-29,746,006	-39,176,006	-42,326,006	-44,706,006	-47,266,006
235	-30,149,188	-30,149,188	-39,579,188	-42,729,188	-45,109,188	-47,669,188
250	-30,753,958	-30,753,958	-40,183,958	-43,333,958	-45,713,958	-48,273,958
275	-31,761,910	-31,761,910	-41,191,910	-44,341,910	-46,721,910	-49,281,910

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	-9,992,702	-9,992,702	-19,422,702	-22,572,702	-24,952,702	-27,512,702
80	-12,835,395	-12,835,395	-22,265,395	-25,415,395	-27,795,395	-30,355,395
100	-13,594,364	-13,594,364	-23,024,364	-26,174,364	-28,554,364	-31,114,364
125	-14,543,073	-14,543,073	-23,973,073	-27,123,073	-29,503,073	-32,063,073
135	-14,922,558	-14,922,558	-24,352,558	-27,502,558	-29,882,558	-32,442,558
150	-15,492,643	-15,492,643	-24,922,643	-28,072,643	-30,452,643	-33,012,643
165	-16,070,553	-16,070,553	-25,500,553	-28,650,553	-31,030,553	-33,590,553
175	-16,455,828	-16,455,828	-25,885,828	-29,035,828	-31,415,828	-33,975,828
185	-16,841,102	-16,841,102	-26,271,102	-29,421,102	-31,801,102	-34,361,102
175	-16,455,828	-16,455,828	-25,885,828	-29,035,828	-31,415,828	-33,975,828
190	-17,033,740	-17,033,740	-26,463,740	-29,613,740	-31,993,740	-34,553,740
200	-17,419,014	-17,419,014	-26,849,014	-29,999,014	-32,379,014	-34,939,014
225	-18,382,200	-18,382,200	-27,812,200	-30,962,200	-33,342,200	-35,902,200
235	-18,767,474	-18,767,474	-28,197,474	-31,347,474	-33,727,474	-36,287,474
250	-19,345,386	-19,345,386	-28,775,386	-31,925,386	-34,305,386	-36,865,386
275	-20,308,572	-20,308,572	-29,738,572	-32,888,572	-35,268,572	-37,828,572

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,669,505	-4,669,505	-14,099,505	-17,249,505	-19,629,505	-22,189,505
80	-7,540,146	-7,540,146	-16,970,146	-20,120,146	-22,500,146	-25,060,146
100	-8,276,472	-8,276,472	-17,706,472	-20,856,472	-23,236,472	-25,796,472
125	-9,205,984	-9,205,984	-18,635,984	-21,785,984	-24,165,984	-26,725,984
135	-9,579,764	-9,579,764	-19,009,764	-22,159,764	-24,539,764	-27,099,764
150	-10,147,113	-10,147,113	-19,577,113	-22,727,113	-25,107,113	-27,667,113
165	-10,716,338	-10,716,338	-20,146,338	-23,296,338	-25,676,338	-28,236,338
175	-11,095,823	-11,095,823	-20,525,823	-23,675,823	-26,055,823	-28,615,823
185	-11,475,307	-11,475,307	-20,905,307	-24,055,307	-26,435,307	-28,995,307
175	-11,095,823	-11,095,823	-20,525,823	-23,675,823	-26,055,823	-28,615,823
190	-11,665,049	-11,665,049	-21,095,049	-24,245,049	-26,625,049	-29,185,049
200	-12,044,533	-12,044,533	-21,474,533	-24,624,533	-27,004,533	-29,564,533
225	-12,993,243	-12,993,243	-22,423,243	-25,573,243	-27,953,243	-30,513,243
235	-13,372,727	-13,372,727	-22,802,727	-25,952,727	-28,332,727	-30,892,727
250	-13,941,954	-13,941,954	-23,371,954	-26,521,954	-28,901,954	-31,461,954
275	-14,890,664	-14,890,664	-24,320,664	-27,470,664	-29,850,664	-32,410,664

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	616,454	616,454	-8,813,546	-11,963,546	-14,343,546	-16,903,546
80	-2,329,455	-2,329,455	-11,759,455	-14,909,455	-17,289,455	-19,849,455
100	-3,065,782	-3,065,782	-12,495,782	-15,645,782	-18,025,782	-20,585,782
125	-3,986,190	-3,986,190	-13,416,190	-16,566,190	-18,946,190	-21,506,190
135	-4,354,353	-4,354,353	-13,784,353	-16,934,353	-19,314,353	-21,874,353
150	-4,906,599	-4,906,599	-14,336,599	-17,486,599	-19,866,599	-22,426,599
165	-5,458,844	-5,458,844	-14,888,844	-18,038,844	-20,418,844	-22,978,844
175	-5,827,008	-5,827,008	-15,257,008	-18,407,008	-20,787,008	-23,347,008
185	-6,195,171	-6,195,171	-15,625,171	-18,775,171	-21,155,171	-23,715,171
175	-5,827,008	-5,827,008	-15,257,008	-18,407,008	-20,787,008	-23,347,008
190	-6,379,252	-6,379,252	-15,809,252	-18,959,252	-21,339,252	-23,899,252
200	-6,747,415	-6,747,415	-16,177,415	-19,327,415	-21,707,415	-24,267,415
225	-7,671,813	-7,671,813	-17,101,813	-20,251,813	-22,631,813	-25,191,813
235	-8,045,593	-8,045,593	-17,475,593	-20,625,593	-23,005,593	-25,565,593
250	-8,606,312	-8,606,312	-18,036,312	-21,186,312	-23,566,312	-26,126,312
275	-9,555,021	-9,555,021	-18,985,021	-22,135,021	-24,515,021	-27,075,021

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	11,028,766	11,028,766	1,598,766	-1,551,234	-3,931,234	-6,491,234
80	7,962,098	7,962,098	-1,467,902	-4,617,902	-6,997,902	-9,557,902
100	7,236,837	7,236,837	-2,193,163	-5,343,163	-7,723,163	-10,283,163
125	6,330,261	6,330,261	-3,099,739	-6,249,739	-8,629,739	-11,189,739
135	5,967,631	5,967,631	-3,462,369	-6,612,369	-8,992,369	-11,552,369
150	5,423,686	5,423,686	-4,006,314	-7,156,314	-9,536,314	-12,096,314
165	4,879,740	4,879,740	-4,550,260	-7,700,260	-10,080,260	-12,640,260
175	4,517,110	4,517,110	-4,912,890	-8,062,890	-10,442,890	-13,002,890
185	4,154,480	4,154,480	-5,275,520	-8,425,520	-10,805,520	-13,365,520
175	4,517,110	4,517,110	-4,912,890	-8,062,890	-10,442,890	-13,002,890
190	3,973,164	3,973,164	-5,456,836	-8,606,836	-10,986,836	-13,546,836
200	3,610,534	3,610,534	-5,819,466	-8,969,466	-11,349,466	-13,909,466
225	2,703,958	2,703,958	-6,726,042	-9,876,042	-12,256,042	-14,816,042
235	2,341,328	2,341,328	-7,088,672	-10,238,672	-12,618,672	-15,178,672
250	1,797,383	1,797,383	-7,632,617	-10,782,617	-13,162,617	-15,722,617
275	890,807	890,807	-8,539,193	-11,689,193	-14,069,193	-16,629,193

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
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	-2,319,594	-2,319,594	-11,749,594	-14,899,594	-17,279,594	-19,839,594
80	-3,597,413	-3,597,413	-13,027,413	-16,177,413	-18,557,413	-21,117,413
100	-3,926,140	-3,926,140	-13,356,140	-16,506,140	-18,886,140	-21,446,140
125	-4,337,050	-4,337,050	-13,767,050	-16,917,050	-19,297,050	-21,857,050
135	-4,501,414	-4,501,414	-13,931,414	-17,081,414	-19,461,414	-22,021,414
150	-4,747,959	-4,747,959	-14,177,959	-17,327,959	-19,707,959	-22,267,959
165	-4,994,504	-4,994,504	-14,424,504	-17,574,504	-19,954,504	-22,514,504
175	-5,158,868	-5,158,868	-14,588,868	-17,738,868	-20,118,868	-22,678,868
185	-5,323,232	-5,323,232	-14,753,232	-17,903,232	-20,283,232	-22,843,232
175	-5,158,868	-5,158,868	-14,588,868	-17,738,868	-20,118,868	-22,678,868
190	-5,405,414	-5,405,414	-14,835,414	-17,985,414	-20,365,414	-22,925,414
200	-5,571,885	-5,571,885	-15,001,885	-18,151,885	-20,531,885	-23,091,885
225	-5,989,064	-5,989,064	-15,419,064	-18,569,064	-20,949,064	-23,509,064
235	-6,155,936	-6,155,936	-15,585,936	-18,735,936	-21,115,936	-23,675,936
250	-6,406,243	-6,406,243	-15,836,243	-18,986,243	-21,366,243	-23,926,243
275	-6,823,422	-6,823,422	-16,253,422	-19,403,422	-21,763,422	-24,343,422

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	£2,788,128	2,788,128	-6,641,872	-9,791,872	-12,171,872	-14,731,872
80	1,448,398	1,448,398	-7,981,602	-11,131,602	-13,511,602	-16,071,602
100	1,124,611	1,124,611	-8,305,389	-11,455,389	-13,835,389	-16,395,389
125	719,878	719,878	-8,710,122	-11,860,122	-14,240,122	-16,800,122
135	557,984	557,984	-8,872,016	-12,022,016	-14,402,016	-16,962,016
150	315,144	315,144	-9,114,856	-12,264,856	-14,644,856	-17,204,856
165	72,304	72,304	-9,357,696	-12,507,696	-14,887,696	-17,447,696
175	-90,957	-90,957	-9,520,957	-12,670,957	-15,050,957	-17,610,957
185	-255,320	-255,320	-9,685,320	-12,835,320	-15,215,320	-17,775,320
175	-90,957	-90,957	-9,520,957	-12,670,957	-15,050,957	-17,610,957
190	-337,502	-337,502	-9,767,502	-12,917,502	-15,297,502	-17,857,502
200	-501,866	-501,866	-9,931,866	-13,081,866	-15,461,866	-18,021,866
225	-912,776	-912,776	-10,342,776	-13,492,776	-15,872,776	-18,432,776
235	-1,077,139	-1,077,139	-10,507,139	-13,657,139	-16,037,139	-18,597,139
250	-1,323,684	-1,323,684	-10,753,684	-13,903,684	-16,283,684	-18,843,684
275	-1,734,594	-1,734,594	-11,164,594	-14,314,594	-16,694,594	-19,254,594

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	7,778,908	7,778,908	-1,651,092	-4,801,092	-7,181,092	-9,741,092
80	6,378,839	6,378,839	-3,051,161	-6,201,161	-8,581,161	-11,141,161
100	6,059,918	6,059,918	-3,370,082	-6,520,082	-8,900,082	-11,460,082
125	5,661,267	5,661,267	-3,768,733	-6,918,733	-9,298,733	-11,858,733
135	5,501,807	5,501,807	-3,928,193	-7,078,193	-9,458,193	-12,018,193
150	5,262,616	5,262,616	-4,167,384	-7,317,384	-9,697,384	-12,257,384
165	5,023,426	5,023,426	-4,406,574	-7,556,574	-9,936,574	-12,496,574
175	4,863,965	4,863,965	-4,566,035	-7,716,035	-10,096,035	-12,656,035
185	4,704,505	4,704,505	-4,725,495	-7,875,495	-10,255,495	-12,815,495
175	4,863,965	4,863,965	-4,566,035	-7,716,035	-10,096,035	-12,656,035
190	4,624,774	4,624,774	-4,805,226	-7,955,226	-10,335,226	-12,895,226
200	4,465,315	4,465,315	-4,964,685	-8,114,685	-10,494,685	-13,054,685
225	4,066,664	4,066,664	-5,363,336	-8,513,336	-10,893,336	-13,453,336
235	3,907,203	3,907,203	-5,522,797	-8,672,797	-11,052,797	-13,612,797
250	3,668,012	3,668,012	-5,761,988	-8,911,988	-11,291,988	-13,851,988
275	3,264,952	3,264,952	-6,165,048	-9,315,048	-11,695,048	-14,255,048

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,205,231	10,205,231	775,231	-2,374,769	-4,754,769	-7,314,769
80	8,766,365	8,766,365	-663,635	-3,813,635	-6,193,635	-8,753,635
100	8,447,444	8,447,444	-982,556	-4,132,556	-6,512,556	-9,072,556
125	8,048,793	8,048,793	-1,381,207	-4,531,207	-6,911,207	-9,471,207
135	7,889,332	7,889,332	-1,540,668	-4,690,668	-7,070,668	-9,630,668
150	7,650,142	7,650,142	-1,779,858	-4,929,858	-7,309,858	-9,869,858
165	7,410,952	7,410,952	-2,019,048	-5,169,048	-7,549,048	-10,109,048
175	7,251,491	7,251,491	-2,178,509	-5,328,509	-7,708,509	-10,268,509
185	7,092,031	7,092,031	-2,337,969	-5,487,969	-7,867,969	-10,427,969
175	7,251,491	7,251,491	-2,178,509	-5,328,509	-7,708,509	-10,268,509
190	7,012,301	7,012,301	-2,417,699	-5,567,699	-7,947,699	-10,507,699
200	6,852,840	6,852,840	-2,577,160	-5,727,160	-8,107,160	-10,667,160
225	6,454,189	6,454,189	-2,975,811	-6,125,811	-8,505,811	-11,065,811
235	6,294,729	6,294,729	-3,135,271	-6,285,271	-8,665,271	-11,225,271
250	6,055,539	6,055,539	-3,374,461	-6,524,461	-8,904,461	-11,464,461
275	5,656,887	5,656,887	-3,773,113	-6,923,113	-9,303,113	-11,863,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#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	12,628,243	12,628,243	3,198,243	48,243	-2,331,757	-4,891,757
80	11,150,632	11,150,632	1,720,632	-1,429,368	-3,809,368	-6,369,368
100	10,831,711	10,831,711	1,401,711	-1,748,289	-4,128,289	-6,688,289
125	10,433,061	10,433,061	1,003,061	-2,146,939	-4,526,939	-7,086,939
135	10,273,600	10,273,600	843,600	-2,306,400	-4,686,400	-7,246,400
150	10,034,409	10,034,409	604,409	-2,545,591	-4,925,591	-7,485,591
165	9,795,218	9,795,218	365,218	-2,784,782	-5,164,782	-7,724,782
175	9,635,758	9,635,758	205,758	-2,944,242	-5,324,242	-7,884,242
185	9,476,297	9,476,297	46,297	-3,103,703	-5,483,703	-8,043,703
175	9,635,758	9,635,758	205,758	-2,944,242	-5,324,242	-7,884,242
190	9,396,568	9,396,568	-33,432	-3,183,432	-5,563,432	-8,123,432
200	9,237,107	9,237,107	-192,893	-3,342,893	-5,722,893	-8,282,893
225	8,838,456	8,838,456	-591,544	-3,741,544	-6,121,544	-8,681,544
235	8,678,996	8,678,996	-751,004	-3,901,004	-6,281,004	-8,841,004
250	8,439,805	8,439,805	-990,195	-4,140,195	-6,520,195	-9,080,195
275	8,041,154	8,041,154	-1,388,846	-4,538,846	-6,918,846	-9,478,846

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£185	£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	17,435,900	17,435,900	8,005,900	4,855,900	2,475,900	-84,100
80	15,900,585	15,900,585	6,470,585	3,320,585	940,585	-1,619,415
100	15,586,458	15,586,458	6,156,458	3,006,458	626,458	-1,933,542
125	15,193,798	15,193,798	5,763,798	2,613,798	233,798	-2,326,202
135	15,036,734	15,036,734	5,606,734	2,456,734	76,734	-2,483,266
150	14,799,860	14,799,860	5,369,860	2,219,860	-160,140	-2,720,140
165	14,560,670	14,560,670	5,130,670	1,980,670	-399,330	-2,959,330
175	14,401,209	14,401,209	4,971,209	1,821,209	-558,791	-3,118,791
185	14,241,748	14,241,748	4,811,748	1,661,748	-718,252	-3,278,252
175	14,401,209	14,401,209	4,971,209	1,821,209	-558,791	-3,118,791
190	14,162,019	14,162,019	4,732,019	1,582,019	-797,981	-3,357,981
200	14,002,558	14,002,558	4,572,558	1,422,558	-957,442	-3,517,442
225	13,603,907	13,603,907	4,173,907	1,023,907	-1,356,093	-3,916,093
235	13,444,447	13,444,447	4,014,447	864,447	-1,515,553	-4,075,553
250	13,205,256	13,205,256	3,775,256	625,256	-1,754,744	-4,314,744
275	12,806,605	12,806,605	3,376,605	226,605	-2,153,395	-4,713,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£135	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-6,078,540	-6,078,540	-15,508,540	-18,658,540	-21,038,540	-23,598,540
80	-7,729,428	-7,729,428	-17,159,428	-20,309,428	-22,689,428	-25,249,428
100	-8,166,450	-8,166,450	-17,596,450	-20,746,450	-23,126,450	-25,686,450
125	-8,712,727	-8,712,727	-18,142,727	-21,292,727	-23,672,727	-26,232,727
135	-8,931,237	-8,931,237	-18,361,237	-21,511,237	-23,891,237	-26,451,237
150	-9,259,002	-9,259,002	-18,689,002	-21,839,002	-24,219,002	-26,779,002
165	-9,586,768	-9,586,768	-19,016,768	-22,166,768	-24,546,768	-27,106,768
175	-9,807,963	-9,807,963	-19,237,963	-22,387,963	-24,767,963	-27,327,963
185	-10,029,807	-10,029,807	-19,459,807	-22,609,807	-24,989,807	-27,549,807
175	-9,807,963	-9,807,963	-19,237,963	-22,387,963	-24,767,963	-27,327,963
190	-10,140,730	-10,140,730	-19,570,730	-22,720,730	-25,100,730	-27,660,730
200	-10,362,574	-10,362,574	-19,792,574	-22,942,574	-25,322,574	-27,882,574
225	-10,917,186	-10,917,186	-20,347,186	-23,497,186	-25,877,186	-28,437,186
235	-11,139,031	-11,139,031	-20,569,031	-23,719,031	-26,099,031	-28,659,031
250	-11,471,798	-11,471,798	-20,901,798	-24,051,798	-26,431,798	-28,991,798
275	-12,026,410	-12,026,410	-21,456,410	-24,606,410	-26,986,410	-29,546,410

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	603,872	603,872	-8,826,128	-11,976,128	-14,356,128	-16,916,128
80	-1,118,531	-1,118,531	-10,548,531	-13,698,531	-16,078,531	-18,638,531
100	-1,549,040	-1,549,040	-10,979,040	-14,129,040	-16,509,040	-19,069,040
125	-2,095,316	-2,095,316	-11,525,316	-14,675,316	-17,055,316	-19,615,316
135	-2,313,826	-2,313,826	-11,743,826	-14,893,826	-17,273,826	-19,833,826
150	-2,641,593	-2,641,593	-12,071,593	-15,221,593	-17,601,593	-20,161,593
165	-2,969,359	-2,969,359	-12,399,359	-15,549,359	-17,929,359	-20,489,359
175	-3,187,869	-3,187,869	-12,617,869	-15,767,869	-18,147,869	-20,707,869
185	-3,406,379	-3,406,379	-12,836,379	-15,986,379	-18,366,379	-20,926,379
175	-3,187,869	-3,187,869	-12,617,869	-15,767,869	-18,147,869	-20,707,869
190	-3,515,634	-3,515,634	-12,945,634	-16,095,634	-18,475,634	-21,035,634
200	-3,734,146	-3,734,146	-13,164,146	-16,314,146	-18,694,146	-21,254,146
225	-4,280,422	-4,280,422	-13,710,422	-16,860,422	-19,240,422	-21,800,422
235	-4,498,933	-4,498,933	-13,928,933	-17,078,933	-19,458,933	-22,018,933
250	-4,826,698	-4,826,698	-14,256,698	-17,406,698	-19,786,698	-22,346,698
275	-5,372,974	-5,372,974	-14,802,974	-17,952,974	-20,332,974	-22,892,974

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	7,102,834	7,102,834	-2,327,166	-5,477,166	-7,857,166	-10,417,166
80	5,293,323	5,293,323	-4,136,677	-7,286,677	-9,666,677	-12,226,677
100	4,869,339	4,869,339	-4,560,661	-7,710,661	-10,090,661	-12,650,661
125	4,339,359	4,339,359	-5,090,641	-8,240,641	-10,620,641	-13,180,641
135	4,127,368	4,127,368	-5,302,632	-8,452,632	-10,832,632	-13,392,632
150	3,809,379	3,809,379	-5,620,621	-8,770,621	-11,150,621	-13,710,621
165	3,491,391	3,491,391	-5,938,609	-9,088,609	-11,468,609	-14,028,609
175	3,279,400	3,279,400	-6,150,600	-9,300,600	-11,680,600	-14,240,600
185	3,067,408	3,067,408	-6,362,592	-9,512,592	-11,892,592	-14,452,592
175	3,279,400	3,279,400	-6,150,600	-9,300,600	-11,680,600	-14,240,600
190	2,961,411	2,961,411	-6,468,589	-9,618,589	-11,998,589	-14,558,589
200	2,749,420	2,749,420	-6,680,580	-9,830,580	-12,210,580	-14,770,580
225	2,219,440	2,219,440	-7,210,560	-10,360,560	-12,740,560	-15,300,560
235	2,007,448	2,007,448	-7,422,552	-10,572,552	-12,952,552	-15,512,552
250	1,689,460	1,689,460	-7,740,540	-10,890,540	-13,270,540	-15,830,540
275	1,159,480	1,159,480	-8,270,520	-11,420,520	-13,800,520	-16,360,520

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,233,536	10,233,536	803,536	-2,346,464	-4,726,464	-7,286,464
80	8,399,452	8,399,452	-1,030,548	-4,180,548	-6,560,548	-9,120,548
100	7,981,840	7,981,840	-1,448,160	-4,598,160	-6,978,160	-9,538,160
125	7,454,181	7,454,181	-1,975,819	-5,125,819	-7,505,819	-10,065,819
135	7,242,189	7,242,189	-2,187,811	-5,337,811	-7,717,811	-10,277,811
150	6,924,201	6,924,201	-2,505,799	-5,655,799	-8,035,799	-10,595,799
165	6,606,213	6,606,213	-2,823,787	-5,973,787	-8,353,787	-10,913,787
175	6,394,221	6,394,221	-3,035,779	-6,185,779	-8,565,779	-11,125,779
185	6,182,229	6,182,229	-3,247,771	-6,397,771	-8,777,771	-11,337,771
175	6,394,221	6,394,221	-3,035,779	-6,185,779	-8,565,779	-11,125,779
190	6,076,233	6,076,233	-3,353,767	-6,503,767	-8,883,767	-11,443,767
200	5,864,241	5,864,241	-3,565,759	-6,715,759	-9,095,759	-11,655,759
225	5,334,261	5,334,261	-4,095,739	-7,245,739	-9,625,739	-12,185,739
235	5,122,269	5,122,269	-4,307,731	-7,457,731	-9,837,731	-12,397,731
250	4,804,281	4,804,281	-4,625,719	-7,775,719	-10,155,719	-12,715,719
275	4,274,301	4,274,301	-5,155,699	-8,305,699	-10,685,699	-13,245,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#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	13,350,776	13,350,776	3,920,776	770,776	-1,609,224	-4,169,224
80	11,466,847	11,466,847	2,036,847	-1,113,153	-3,493,153	-6,053,153
100	11,049,235	11,049,235	1,619,235	-1,530,765	-3,910,765	-6,470,765
125	10,527,221	10,527,221	1,097,221	-2,052,779	-4,432,779	-6,992,779
135	10,318,414	10,318,414	888,414	-2,261,586	-4,641,586	-7,201,586
150	10,005,205	10,005,205	575,205	-2,574,795	-4,954,795	-7,514,795
165	9,691,997	9,691,997	261,997	-2,888,003	-5,268,003	-7,828,003
175	9,483,190	9,483,190	53,190	-3,096,810	-5,476,810	-8,036,810
185	9,274,384	9,274,384	-155,616	-3,305,616	-5,685,616	-8,245,616
175	9,483,190	9,483,190	53,190	-3,096,810	-5,476,810	-8,036,810
190	9,169,982	9,169,982	-260,018	-3,410,018	-5,790,018	-8,350,018
200	8,961,175	8,961,175	-468,825	-3,618,825	-5,998,825	-8,558,825
225	8,439,160	8,439,160	-990,840	-4,140,840	-6,520,840	-9,080,840
235	8,230,354	8,230,354	-1,199,646	-4,349,646	-6,729,646	-9,289,646
250	7,914,858	7,914,858	-1,515,142	-4,665,142	-7,045,142	-9,605,142
275	7,384,878	7,384,878	-2,045,122	-5,195,122	-7,575,122	-10,135,122

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£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	19,575,763	19,575,763	10,145,763	6,995,763	4,615,763	2,055,763
80	17,597,683	17,597,683	8,167,683	5,017,683	2,637,683	77,683
100	17,180,070	17,180,070	7,750,070	4,600,070	2,220,070	-339,930
125	16,658,055	16,658,055	7,228,055	4,078,055	1,698,055	-861,945
135	16,449,250	16,449,250	7,019,250	3,869,250	1,489,250	-1,070,750
150	16,136,040	16,136,040	6,706,040	3,556,040	1,176,040	-1,383,960
165	15,822,831	15,822,831	6,392,831	3,242,831	862,831	-1,697,169
175	15,614,026	15,614,026	6,184,026	3,034,026	654,026	-1,905,974
185	15,405,220	15,405,220	5,975,220	2,825,220	445,220	-2,114,780
175	15,614,026	15,614,026	6,184,026	3,034,026	654,026	-1,905,974
190	15,300,816	15,300,816	5,870,816	2,720,816	340,816	-2,219,184
200	15,092,011	15,092,011	5,662,011	2,512,011	132,011	-2,427,989
225	14,569,996	14,569,996	5,139,996	1,989,996	-390,004	-2,950,004
235	14,361,190	14,361,190	4,931,190	1,781,190	-598,810	-3,158,810
250	14,047,981	14,047,981	4,617,981	1,467,981	-912,019	-3,472,019
275	13,525,966	13,525,966	4,095,966	945,966	-1,434,034	-3,994,034

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£200	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	3
Flats	
No of units	500 units
Density:	500 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	-19,759,542	-19,759,542	-29,189,542	-32,339,542	-34,719,542	-37,279,542
80	-21,805,310	-21,805,310	-31,235,310	-34,385,310	-36,765,310	-39,325,310
100	-22,395,742	-22,395,742	-31,825,742	-34,975,742	-37,355,742	-39,915,742
125	-23,133,782	-23,133,782	-32,563,782	-35,713,782	-38,093,782	-40,653,782
135	-23,428,997	-23,428,997	-32,858,997	-36,008,997	-38,388,997	-40,948,997
150	-23,871,821	-23,871,821	-33,301,821	-36,451,821	-38,831,821	-41,391,821
165	-24,314,644	-24,314,644	-33,744,644	-36,894,644	-39,274,644	-41,834,644
175	-24,608,861	-24,608,861	-34,039,861	-37,189,861	-39,569,861	-42,129,861
185	-24,905,076	-24,905,076	-34,335,076	-37,485,076	-39,865,076	-42,425,076
175	-24,608,861	-24,608,861	-34,039,861	-37,189,861	-39,569,861	-42,129,861
190	-25,052,684	-25,052,684	-34,482,684	-37,632,684	-40,012,684	-42,572,684
200	-25,347,899	-25,347,899	-34,777,899	-37,927,899	-40,307,899	-42,867,899
225	-26,085,939	-26,085,939	-35,515,939	-38,665,939	-41,045,939	-43,605,939
235	-26,381,156	-26,381,156	-35,811,156	-38,961,156	-41,341,156	-43,901,156
250	-26,823,979	-26,823,979	-36,253,979	-39,403,979	-41,783,979	-44,343,979
275	-27,562,018	-27,562,018	-36,992,018	-40,142,018	-42,522,018	-45,082,018

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	-11,374,106	-11,374,106	-20,804,106	-23,954,106	-26,334,106	-28,894,106
80	-13,518,464	-13,518,464	-22,948,464	-26,098,464	-28,478,464	-31,038,464
100	-14,101,486	-14,101,486	-23,531,486	-26,681,486	-29,061,486	-31,621,486
125	-14,839,526	-14,839,526	-24,269,526	-27,419,526	-29,799,526	-32,359,526
135	-15,134,741	-15,134,741	-24,564,741	-27,714,741	-30,094,741	-32,654,741
150	-15,577,565	-15,577,565	-25,007,565	-28,157,565	-30,537,565	-33,097,565
165	-16,020,389	-16,020,389	-25,450,389	-28,600,389	-30,980,389	-33,540,389
175	-16,315,605	-16,315,605	-25,745,605	-28,895,605	-31,275,605	-33,835,605
185	-16,610,821	-16,610,821	-26,040,821	-29,190,821	-31,570,821	-34,130,821
175	-16,315,605	-16,315,605	-25,745,605	-28,895,605	-31,275,605	-33,835,605
190	-16,758,428	-16,758,428	-26,188,428	-29,338,428	-31,718,428	-34,278,428
200	-17,053,645	-17,053,645	-26,483,645	-29,633,645	-32,013,645	-34,573,645
225	-17,791,684	-17,791,684	-27,221,684	-30,371,684	-32,751,684	-35,311,684
235	-18,086,900	-18,086,900	-27,516,900	-30,666,900	-33,046,900	-35,606,900
250	-18,529,723	-18,529,723	-27,959,723	-31,109,723	-33,489,723	-36,049,723
275	-19,267,763	-19,267,763	-28,697,763	-31,847,763	-34,227,763	-36,787,763

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	-3,149,063	-3,149,063	-12,579,063	-15,729,063	-18,109,063	-20,669,063
80	-5,392,410	-5,392,410	-14,822,410	-17,972,410	-20,352,410	-22,912,410
100	-5,973,969	-5,973,969	-15,403,969	-18,553,969	-20,933,969	-23,493,969
125	-6,700,916	-6,700,916	-16,130,916	-19,280,916	-21,660,916	-24,220,916
135	-6,991,695	-6,991,695	-16,421,695	-19,571,695	-21,951,695	-24,511,695
150	-7,427,864	-7,427,864	-16,857,864	-20,007,864	-22,387,864	-24,947,864
165	-7,864,032	-7,864,032	-17,294,032	-20,444,032	-22,824,032	-25,384,032
175	-8,154,812	-8,154,812	-17,584,812	-20,734,812	-23,114,812	-25,674,812
185	-8,445,591	-8,445,591	-17,875,591	-21,025,591	-23,405,591	-25,965,591
175	-8,154,812	-8,154,812	-17,584,812	-20,734,812	-23,114,812	-25,674,812
190	-8,590,980	-8,590,980	-18,020,980	-21,170,980	-23,550,980	-26,110,980
200	-8,881,760	-8,881,760	-18,311,760	-21,461,760	-23,841,760	-26,401,760
225	-9,608,707	-9,608,707	-19,038,707	-22,188,707	-24,568,707	-27,128,707
235	-9,899,486	-9,899,486	-19,329,486	-22,479,486	-24,859,486	-27,419,486
250	-10,335,654	-10,335,654	-19,765,654	-22,915,654	-25,295,654	-27,855,654
275	-11,062,602	-11,062,602	-20,492,602	-23,642,602	-26,022,602	-28,582,602

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	798,964	798,964	-8,631,036	-11,781,036	-14,161,036	-16,721,036
80	-1,493,086	-1,493,086	-10,923,086	-14,073,086	-16,453,086	-19,013,086
100	-2,065,905	-2,065,905	-11,495,905	-14,645,905	-17,025,905	-19,585,905
125	-2,781,927	-2,781,927	-12,211,927	-15,361,927	-17,741,927	-20,301,927
135	-3,068,336	-3,068,336	-12,498,336	-15,648,336	-18,028,336	-20,588,336
150	-3,497,950	-3,497,950	-12,927,950	-16,077,950	-18,457,950	-21,017,950
165	-3,927,563	-3,927,563	-13,357,563	-16,507,563	-18,887,563	-21,447,563
175	-4,213,972	-4,213,972	-13,643,972	-16,793,972	-19,173,972	-21,733,972
185	-4,500,381	-4,500,381	-13,930,381	-17,080,381	-19,460,381	-22,020,381
175	-4,213,972	-4,213,972	-13,643,972	-16,793,972	-19,173,972	-21,733,972
190	-4,643,586	-4,643,586	-14,073,586	-17,223,586	-19,603,586	-22,163,586
200	-4,929,994	-4,929,994	-14,359,994	-17,509,994	-19,889,994	-22,449,994
225	-5,649,859	-5,649,859	-15,079,859	-18,229,859	-20,609,859	-23,169,859
235	-5,940,639	-5,940,639	-15,370,639	-18,520,639	-20,900,639	-23,460,639
250	-6,376,807	-6,376,807	-15,806,807	-18,956,807	-21,336,807	-23,896,807
275	-7,103,754	-7,103,754	-16,533,754	-19,683,754	-22,063,754	-24,623,754

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	4,694,395	4,694,395	-4,735,605	-7,885,605	-10,265,605	-12,825,605
80	2,362,494	2,362,494	-7,067,506	-10,217,506	-12,597,506	-15,157,506
100	1,798,285	1,798,285	-7,631,715	-10,781,715	-13,161,715	-15,721,715
125	1,093,023	1,093,023	-8,336,977	-11,486,977	-13,866,977	-16,426,977
135	810,919	810,919	-8,619,081	-11,769,081	-14,149,081	-16,709,081
150	387,762	387,762	-9,042,238	-12,192,238	-14,572,238	-17,132,238
165	-35,935	-35,935	-9,465,935	-12,615,935	-14,995,935	-17,555,935
175	-322,343	-322,343	-9,752,343	-12,902,343	-15,282,343	-17,842,343
185	-608,753	-608,753	-10,038,753	-13,188,753	-15,568,753	-18,128,753
175	-322,343	-322,343	-9,752,343	-12,902,343	-15,282,343	-17,842,343
190	-751,957	-751,957	-10,181,957	-13,331,957	-15,711,957	-18,271,957
200	-1,038,366	-1,038,366	-10,468,366	-13,618,366	-15,998,366	-18,558,366
225	-1,754,388	-1,754,388	-11,184,388	-14,334,388	-16,714,388	-19,274,388
235	-2,040,798	-2,040,798	-11,470,798	-14,620,798	-17,000,798	-19,560,798
250	-2,470,410	-2,470,410	-11,900,410	-15,050,410	-17,430,410	-19,990,410
275	-3,186,433	-3,186,433	-12,616,433	-15,766,433	-18,146,433	-20,706,433

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	12,368,460	12,368,460	2,938,460	-211,540	-2,591,540	-5,151,540
80	9,947,768	9,947,768	517,768	-2,632,232	-5,012,232	-7,572,232
100	9,392,038	9,392,038	-37,962	-3,187,962	-5,567,962	-8,127,962
125	8,697,376	8,697,376	-732,624	-3,882,624	-6,262,624	-8,822,624
135	8,419,511	8,419,511	-1,010,489	-4,160,489	-6,540,489	-9,100,489
150	8,002,714	8,002,714	-1,427,286	-4,577,286	-6,957,286	-9,517,286
165	7,585,917	7,585,917	-1,844,083	-4,994,083	-7,374,083	-9,934,083
175	7,308,052	7,308,052	-2,121,948	-5,271,948	-7,651,948	-10,211,948
185	7,030,187	7,030,187	-2,399,813	-5,549,813	-7,929,813	-10,489,813
175	7,308,052	7,308,052	-2,121,948	-5,271,948	-7,651,948	-10,211,948
190	6,891,255	6,891,255	-2,538,745	-5,688,745	-8,068,745	-10,628,745
200	6,613,390	6,613,390	-2,816,610	-5,966,610	-8,346,610	-10,906,610
225	5,918,727	5,918,727	-3,511,273	-6,661,273	-9,041,273	-11,601,273
235	5,640,863	5,640,863	-3,789,137	-6,939,137	-9,319,137	-11,879,137
250	5,224,066	5,224,066	-4,205,934	-7,355,934	-9,735,934	-12,295,934
275	4,522,832	4,522,832	-4,907,168	-8,057,168	-10,437,168	-12,997,168

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	4
Flats	
No of units	600 units
Density:	600 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	-20,424,478	-20,424,478	-29,854,478	-33,004,478	-35,384,478	-37,944,478
80	-22,855,479	-22,855,479	-32,285,479	-35,435,479	-37,815,479	-40,375,479
100	-23,544,876	-23,544,876	-32,974,876	-36,124,876	-38,504,876	-41,064,876
125	-24,406,624	-24,406,624	-33,836,624	-36,986,624	-39,366,624	-41,926,624
135	-24,751,323	-24,751,323	-34,181,323	-37,331,323	-39,711,323	-42,271,323
150	-25,268,372	-25,268,372	-34,698,372	-37,848,372	-40,228,372	-42,788,372
165	-25,790,919	-25,790,919	-35,220,919	-38,370,919	-40,750,919	-43,310,919
175	-26,140,877	-26,140,877	-35,570,877	-38,720,877	-41,100,877	-43,660,877
185	-26,490,835	-26,490,835	-35,920,835	-39,070,835	-41,450,835	-44,010,835
175	-26,140,877	-26,140,877	-35,570,877	-38,720,877	-41,100,877	-43,660,877
190	-26,665,815	-26,665,815	-36,095,815	-39,245,815	-41,625,815	-44,185,815
200	-27,015,773	-27,015,773	-36,445,773	-39,595,773	-41,975,773	-44,535,773
225	-27,890,669	-27,890,669	-37,320,669	-40,470,669	-42,850,669	-45,410,669
235	-28,240,628	-28,240,628	-37,670,628	-40,820,628	-43,200,628	-45,760,628
250	-28,765,566	-28,765,566	-38,195,566	-41,345,566	-43,725,566	-46,285,566
275	-29,640,462	-29,640,462	-39,070,462	-42,220,462	-44,600,462	-47,160,462

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	-10,476,775	-10,476,775	-19,906,775	-23,056,775	-25,436,775	-27,996,775
80	-12,984,577	-12,984,577	-22,414,577	-25,564,577	-27,944,577	-30,504,577
100	-13,653,409	-13,653,409	-23,083,409	-26,233,409	-28,613,409	-31,173,409
125	-14,493,161	-14,493,161	-23,923,161	-27,073,161	-29,453,161	-32,013,161
135	-14,832,679	-14,832,679	-24,262,679	-27,412,679	-29,792,679	-32,352,679
150	-15,341,957	-15,341,957	-24,771,957	-27,921,957	-30,301,957	-32,861,957
165	-15,851,235	-15,851,235	-25,281,235	-28,431,235	-30,811,235	-33,371,235
175	-16,190,753	-16,190,753	-25,620,753	-28,770,753	-31,150,753	-33,710,753
185	-16,534,457	-16,534,457	-25,964,457	-29,114,457	-31,494,457	-34,054,457
175	-16,190,753	-16,190,753	-25,620,753	-28,770,753	-31,150,753	-33,710,753
190	-16,706,807	-16,706,807	-26,136,807	-29,286,807	-31,666,807	-34,226,807
200	-17,051,506	-17,051,506	-26,481,506	-29,631,506	-32,011,506	-34,571,506
225	-17,913,253	-17,913,253	-27,343,253	-30,493,253	-32,873,253	-35,433,253
235	-18,257,953	-18,257,953	-27,687,953	-30,837,953	-33,217,953	-35,777,953
250	-18,775,001	-18,775,001	-28,205,001	-31,355,001	-33,735,001	-36,295,001
275	-19,636,749	-19,636,749	-29,066,749	-32,216,749	-34,596,749	-37,156,749

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	-806,409	-806,409	-10,236,409	-13,386,409	-15,766,409	-18,326,409
80	-3,427,549	-3,427,549	-12,857,549	-16,007,549	-18,387,549	-20,947,549
100	-4,086,329	-4,086,329	-13,516,329	-16,666,329	-19,046,329	-21,606,329
125	-4,909,804	-4,909,804	-14,339,804	-17,489,804	-19,869,804	-22,429,804
135	-5,239,194	-5,239,194	-14,669,194	-17,819,194	-20,199,194	-22,759,194
150	-5,733,279	-5,733,279	-15,163,279	-18,313,279	-20,693,279	-23,253,279
165	-6,227,364	-6,227,364	-15,657,364	-18,807,364	-21,187,364	-23,747,364
175	-6,556,754	-6,556,754	-15,986,754	-19,136,754	-21,516,754	-24,076,754
185	-6,886,144	-6,886,144	-16,316,144	-19,466,144	-21,846,144	-24,406,144
175	-6,556,754	-6,556,754	-15,986,754	-19,136,754	-21,516,754	-24,076,754
190	-7,050,839	-7,050,839	-16,480,839	-19,630,839	-22,010,839	-24,570,839
200	-7,380,229	-7,380,229	-16,810,229	-19,960,229	-22,340,229	-24,900,229
225	-8,203,704	-8,203,704	-17,633,704	-20,783,704	-23,163,704	-25,723,704
235	-8,533,095	-8,533,095	-17,963,095	-21,113,095	-23,493,095	-26,053,095
250	-9,032,558	-9,032,558	-18,462,558	-21,612,558	-23,992,558	-26,552,558
275	-9,868,599	-9,868,599	-19,298,599	-22,448,599	-24,828,599	-27,388,599

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,791,788	3,791,788	-5,638,212	-8,788,212	-11,168,212	-13,728,212
80	1,174,647	1,174,647	-8,255,353	-11,405,353	-13,785,353	-16,345,353
100	535,082	535,082	-8,894,918	-12,044,918	-14,424,918	-16,984,918
125	-280,228	-280,228	-9,710,228	-12,860,228	-15,240,228	-17,800,228
135	-609,618	-609,618	-10,039,618	-13,189,618	-15,569,618	-18,129,618
150	-1,103,703	-1,103,703	-10,533,703	-13,683,703	-16,063,703	-18,623,703
165	-1,597,789	-1,597,789	-11,027,789	-14,177,789	-16,557,789	-19,117,789
175	-1,927,178	-1,927,178	-11,357,178	-14,507,178	-16,887,178	-19,447,178
185	-2,256,569	-2,256,569	-11,686,569	-14,836,569	-17,216,569	-19,776,569
175	-1,927,178	-1,927,178	-11,357,178	-14,507,178	-16,887,178	-19,447,178
190	-2,421,263	-2,421,263	-11,851,263	-15,001,263	-17,381,263	-19,941,263
200	-2,750,654	-2,750,654	-12,180,654	-15,330,654	-17,710,654	-20,270,654
225	-3,574,129	-3,574,129	-13,004,129	-16,154,129	-18,534,129	-21,094,129
235	-3,903,519	-3,903,519	-13,333,519	-16,483,519	-18,863,519	-21,423,519
250	-4,397,604	-4,397,604	-13,827,604	-16,977,604	-19,357,604	-21,917,604
275	-5,221,079	-5,221,079	-14,651,079	-17,801,079	-20,181,079	-22,741,079

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	8,371,946	8,371,946	-1,058,054	-4,208,054	-6,588,054	-9,148,054
80	5,681,568	5,681,568	-3,748,432	-6,898,432	-9,278,432	-11,838,432
100	5,042,441	5,042,441	-4,387,559	-7,537,559	-9,917,559	-12,477,559
125	4,243,531	4,243,531	-5,186,469	-8,336,469	-10,716,469	-13,276,469
135	3,923,968	3,923,968	-5,506,032	-8,656,032	-11,036,032	-13,596,032
150	3,444,623	3,444,623	-5,985,377	-9,135,377	-11,515,377	-14,075,377
165	2,965,276	2,965,276	-6,464,724	-9,614,724	-11,994,724	-14,554,724
175	2,645,713	2,645,713	-6,784,287	-9,934,287	-12,314,287	-14,874,287
185	2,326,149	2,326,149	-7,103,851	-10,253,851	-12,633,851	-15,193,851
175	2,645,713	2,645,713	-6,784,287	-9,934,287	-12,314,287	-14,874,287
190	2,166,368	2,166,368	-7,263,632	-10,413,632	-12,793,632	-15,353,632
200	1,844,793	1,844,793	-7,585,207	-10,735,207	-13,115,207	-15,675,207
225	1,033,694	1,033,694	-8,396,306	-11,546,306	-13,926,306	-16,486,306
235	709,255	709,255	-8,720,745	-11,870,745	-14,250,745	-16,810,745
250	222,595	222,595	-9,207,405	-12,357,405	-14,737,405	-17,297,405
275	-597,484	-597,484	-10,027,484	-13,177,484	-15,557,484	-18,117,484

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	17,526,663	17,526,663	8,096,663	4,946,663	2,566,663	6,663
80	14,689,899	14,689,899	5,259,899	2,109,899	-270,101	-2,830,101
100	14,050,771	14,050,771	4,620,771	1,470,771	-909,229	-3,469,229
125	13,251,862	13,251,862	3,821,862	671,862	-1,708,138	-4,268,138
135	12,932,299	12,932,299	3,502,299	352,299	-2,027,701	-4,587,701
150	12,452,953	12,452,953	3,022,953	-127,047	-2,507,047	-5,067,047
165	11,973,607	11,973,607	2,543,607	-606,393	-2,986,393	-5,546,393
175	11,654,044	11,654,044	2,224,044	-925,956	-3,305,956	-5,865,956
185	11,334,480	11,334,480	1,904,480	-1,245,520	-3,625,520	-6,185,520
175	11,654,044	11,654,044	2,224,044	-925,956	-3,305,956	-5,865,956
190	11,174,699	11,174,699	1,744,699	-1,405,301	-3,785,301	-6,345,301
200	10,855,134	10,855,134	1,425,134	-1,724,866	-4,104,866	-6,664,866
225	10,056,226	10,056,226	626,226	-2,523,774	-4,903,774	-7,463,774
235	9,736,662	9,736,662	306,662	-2,843,338	-5,223,338	-7,783,338
250	9,257,316	9,257,316	-172,684	-3,322,684	-5,702,684	-8,262,684
275	8,458,407	8,458,407	-971,593	-4,121,593	-6,501,593	-9,061,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£235	£135	£0	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
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	-29,313,170	-29,313,170	-38,743,170	-41,893,170	-44,273,170	-46,833,170
80	-32,302,222	-32,302,222	-41,732,222	-44,882,222	-47,262,222	-49,822,222
100	-33,175,465	-33,175,465	-42,605,465	-45,755,465	-48,135,465	-50,695,465
125	-34,267,017	-34,267,017	-43,697,017	-46,847,017	-49,227,017	-51,787,017
135	-34,703,639	-34,703,639	-44,133,639	-47,283,639	-49,663,639	-52,223,639
150	-35,358,571	-35,358,571	-44,788,571	-47,938,571	-50,318,571	-52,878,571
165	-36,013,502	-36,013,502	-45,443,502	-48,593,502	-50,973,502	-53,533,502
175	-36,450,124	-36,450,124	-45,880,124	-49,030,124	-51,410,124	-53,970,124
185	-36,886,745	-36,886,745	-46,316,745	-49,466,745	-51,846,745	-54,406,745
175	-36,450,124	-36,450,124	-45,880,124	-49,030,124	-51,410,124	-53,970,124
190	-37,105,056	-37,105,056	-46,535,056	-49,685,056	-52,065,056	-54,625,056
200	-37,541,678	-37,541,678	-46,971,678	-50,121,678	-52,501,678	-55,061,678
225	-38,652,257	-38,652,257	-48,082,257	-51,232,257	-53,612,257	-56,172,257
235	-39,102,304	-39,102,304	-48,532,304	-51,682,304	-54,062,304	-56,622,304
250	-39,777,375	-39,777,375	-49,207,375	-52,357,375	-54,737,375	-57,297,375
275	-40,902,493	-40,902,493	-50,332,493	-53,482,493	-55,862,493	-58,422,493

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	-17,130,266	-17,130,266	-26,560,266	-29,710,266	-32,090,266	-34,650,266
80	-20,194,189	-20,194,189	-29,624,189	-32,774,189	-35,154,189	-37,714,189
100	-21,028,649	-21,028,649	-30,458,649	-33,608,649	-35,988,649	-38,548,649
125	-22,071,724	-22,071,724	-31,501,724	-34,651,724	-37,031,724	-39,591,724
135	-22,488,953	-22,488,953	-31,918,953	-35,068,953	-37,448,953	-40,008,953
150	-23,119,356	-23,119,356	-32,549,356	-35,699,356	-38,079,356	-40,639,356
165	-23,754,750	-23,754,750	-33,184,750	-36,334,750	-38,714,750	-41,274,750
175	-24,178,346	-24,178,346	-33,608,346	-36,758,346	-39,138,346	-41,698,346
185	-24,601,942	-24,601,942	-34,031,942	-37,181,942	-39,561,942	-42,121,942
175	-24,178,346	-24,178,346	-33,608,346	-36,758,346	-39,138,346	-41,698,346
190	-24,813,740	-24,813,740	-34,243,740	-37,393,740	-39,773,740	-42,333,740
200	-25,237,336	-25,237,336	-34,667,336	-37,817,336	-40,197,336	-42,757,336
225	-26,296,326	-26,296,326	-35,726,326	-38,876,326	-41,256,326	-43,816,326
235	-26,725,490	-26,725,490	-36,155,490	-39,305,490	-41,685,490	-44,245,490
250	-27,370,578	-27,370,578	-36,800,578	-39,950,578	-42,330,578	-44,890,578
275	-28,445,727	-28,445,727	-37,875,727	-41,025,727	-43,405,727	-45,965,727

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	-5,401,796	-5,401,796	-14,831,796	-17,981,796	-20,361,796	-22,921,796
80	-8,505,418	-8,505,418	-17,935,418	-21,085,418	-23,465,418	-26,025,418
100	-9,314,984	-9,314,984	-18,744,984	-21,894,984	-24,274,984	-26,834,984
125	-10,326,941	-10,326,941	-19,756,941	-22,906,941	-25,286,941	-27,846,941
135	-10,731,725	-10,731,725	-20,161,725	-23,311,725	-25,691,725	-28,251,725
150	-11,338,899	-11,338,899	-20,768,899	-23,918,899	-26,298,899	-28,858,899
165	-11,946,074	-11,946,074	-21,376,074	-24,526,074	-26,906,074	-29,466,074
175	-12,350,857	-12,350,857	-21,780,857	-24,930,857	-27,310,857	-29,870,857
185	-12,760,802	-12,760,802	-22,190,802	-25,340,802	-27,720,802	-30,280,802
175	-12,350,857	-12,350,857	-21,780,857	-24,930,857	-27,310,857	-29,870,857
190	-12,966,282	-12,966,282	-22,396,282	-25,546,282	-27,926,282	-30,486,282
200	-13,377,242	-13,377,242	-22,807,242	-25,957,242	-28,337,242	-30,897,242
225	-14,404,640	-14,404,640	-23,834,640	-26,984,640	-29,364,640	-31,924,640
235	-14,815,600	-14,815,600	-24,245,600	-27,395,600	-29,775,600	-32,335,600
250	-15,432,038	-15,432,038	-24,862,038	-28,012,038	-30,392,038	-32,952,038
275	-16,472,932	-16,472,932	-25,902,932	-29,052,932	-31,432,932	-33,992,932

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,183	244,183	-9,185,817	-12,335,817	-14,715,817	-17,275,817
80	-2,945,652	-2,945,652	-12,375,652	-15,525,652	-17,905,652	-20,465,652
100	-3,743,052	-3,743,052	-13,173,052	-16,323,052	-18,703,052	-21,263,052
125	-4,739,801	-4,739,801	-14,169,801	-17,319,801	-19,699,801	-22,259,801
135	-5,138,500	-5,138,500	-14,568,500	-17,718,500	-20,098,500	-22,658,500
150	-5,736,549	-5,736,549	-15,166,549	-18,316,549	-20,696,549	-23,256,549
165	-6,334,599	-6,334,599	-15,764,599	-18,914,599	-21,294,599	-23,854,599
175	-6,733,299	-6,733,299	-16,163,299	-19,313,299	-21,693,299	-24,253,299
185	-7,131,999	-7,131,999	-16,561,999	-19,711,999	-22,091,999	-24,651,999
175	-6,733,299	-6,733,299	-16,163,299	-19,313,299	-21,693,299	-24,253,299
190	-7,331,349	-7,331,349	-16,761,349	-19,911,349	-22,291,349	-24,851,349
200	-7,730,048	-7,730,048	-17,160,048	-20,310,048	-22,690,048	-25,250,048
225	-8,730,543	-8,730,543	-18,160,543	-21,310,543	-23,690,543	-26,250,543
235	-9,135,326	-9,135,326	-18,565,326	-21,715,326	-24,095,326	-26,655,326
250	-9,742,501	-9,742,501	-19,172,501	-22,322,501	-24,702,501	-27,262,501
275	-10,761,874	-10,761,874	-20,191,874	-23,341,874	-25,721,874	-28,281,874

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	5,763,357	5,763,357	-3,666,643	-6,816,643	-9,196,643	-11,756,643
80	2,567,426	2,567,426	-6,862,574	-10,012,574	-12,392,574	-14,952,574
100	1,782,011	1,782,011	-7,647,989	-10,797,989	-13,177,989	-15,737,989
125	800,242	800,242	-8,629,758	-11,779,758	-14,159,758	-16,719,758
135	407,534	407,534	-9,022,466	-12,172,466	-14,552,466	-17,112,466
150	-184,297	-184,297	-9,614,297	-12,764,297	-15,144,297	-17,704,297
165	-782,347	-782,347	-10,212,347	-13,362,347	-15,742,347	-18,302,347
175	-1,181,046	-1,181,046	-10,611,046	-13,761,046	-16,141,046	-18,701,046
185	-1,579,746	-1,579,746	-11,009,746	-14,159,746	-16,539,746	-19,099,746
175	-1,181,046	-1,181,046	-10,611,046	-13,761,046	-16,141,046	-18,701,046
190	-1,779,096	-1,779,096	-11,209,096	-14,359,096	-16,739,096	-19,299,096
200	-2,177,795	-2,177,795	-11,607,795	-14,757,795	-17,137,795	-19,697,795
225	-3,174,544	-3,174,544	-12,604,544	-15,754,544	-18,134,544	-20,694,544
235	-3,573,244	-3,573,244	-13,003,244	-16,153,244	-18,533,244	-21,093,244
250	-4,171,294	-4,171,294	-13,601,294	-16,751,294	-19,131,294	-21,691,294
275	-5,168,043	-5,168,043	-14,598,043	-17,748,043	-20,128,043	-22,688,043

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	16,784,965	16,784,965	7,354,965	4,204,965	1,824,965	-735,035
80	13,422,125	13,422,125	3,992,125	842,125	-1,537,875	-4,097,875
100	12,648,514	12,648,514	3,218,514	68,514	-2,311,486	-4,871,486
125	11,681,500	11,681,500	2,251,500	-898,500	-3,278,500	-5,838,500
135	11,294,695	11,294,695	1,864,695	-1,285,305	-3,665,305	-6,225,305
150	10,714,485	10,714,485	1,284,485	-1,865,515	-4,245,515	-6,805,515
165	10,134,277	10,134,277	704,277	-2,445,723	-4,825,723	-7,385,723
175	9,747,471	9,747,471	317,471	-2,832,529	-5,212,529	-7,772,529
185	9,360,666	9,360,666	-69,334	-3,219,334	-5,599,334	-8,159,334
175	9,747,471	9,747,471	317,471	-2,832,529	-5,212,529	-7,772,529
190	9,167,263	9,167,263	-262,737	-3,412,737	-5,792,737	-8,352,737
200	8,780,458	8,780,458	-649,542	-3,799,542	-6,179,542	-8,739,542
225	7,804,155	7,804,155	-1,625,845	-4,775,845	-7,155,845	-9,715,845
235	7,411,448	7,411,448	-2,018,552	-5,168,552	-7,548,552	-10,108,552
250	6,822,386	6,822,386	-2,607,614	-5,757,614	-8,137,614	-10,697,614
275	5,840,618	5,840,618	-3,589,382	-6,739,382	-9,119,382	-11,679,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
No of units	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	45,333	45,333	-9,384,667	-12,534,667	-14,914,667	-17,474,667
80	-1,432,541	-1,432,541	-10,862,541	-14,012,541	-16,392,541	-18,952,541
100	-1,801,998	-1,801,998	-11,231,998	-14,381,998	-16,761,998	-19,321,998
125	-2,263,820	-2,263,820	-11,693,820	-14,843,820	-17,223,820	-19,783,820
135	-2,448,549	-2,448,549	-11,878,549	-15,028,549	-17,408,549	-19,968,549
150	-2,725,641	-2,725,641	-12,155,641	-15,305,641	-17,685,641	-20,245,641
165	-3,002,734	-3,002,734	-12,432,734	-15,582,734	-17,962,734	-20,522,734
175	-3,187,463	-3,187,463	-12,617,463	-15,767,463	-18,147,463	-20,707,463
185	-3,372,192	-3,372,192	-12,802,192	-15,952,192	-18,332,192	-20,892,192
175	-3,187,463	-3,187,463	-12,617,463	-15,767,463	-18,147,463	-20,707,463
190	-3,464,556	-3,464,556	-12,894,556	-16,044,556	-18,424,556	-20,984,556
200	-3,649,285	-3,649,285	-13,079,285	-16,229,285	-18,609,285	-21,169,285
225	-4,111,106	-4,111,106	-13,541,106	-16,691,106	-19,071,106	-21,631,106
235	-4,295,835	-4,295,835	-13,725,835	-16,875,835	-19,255,835	-21,815,835
250	-4,572,928	-4,572,928	-14,002,928	-17,152,928	-19,532,928	-22,092,928
275	-5,034,750	-5,034,750	-14,464,750	-17,614,750	-19,994,750	-22,554,750

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	£5,484,904	5,484,904	-3,945,096	-7,095,096	-9,475,096	-12,035,096
80	3,963,457	3,963,457	-5,466,543	-8,616,543	-10,996,543	-13,556,543
100	3,605,021	3,605,021	-5,824,979	-8,974,979	-11,354,979	-13,914,979
125	3,156,977	3,156,977	-6,273,023	-9,423,023	-11,803,023	-14,363,023
135	2,977,759	2,977,759	-6,452,241	-9,602,241	-11,982,241	-14,542,241
150	2,708,932	2,708,932	-6,721,068	-9,871,068	-12,251,068	-14,811,068
165	2,440,105	2,440,105	-6,989,895	-10,139,895	-12,519,895	-15,079,895
175	2,260,887	2,260,887	-7,169,113	-10,319,113	-12,699,113	-15,259,113
185	2,081,670	2,081,670	-7,348,330	-10,498,330	-12,878,330	-15,438,330
175	2,260,887	2,260,887	-7,169,113	-10,319,113	-12,699,113	-15,259,113
190	1,992,061	1,992,061	-7,437,939	-10,587,939	-12,967,939	-15,527,939
200	1,812,843	1,812,843	-7,617,157	-10,767,157	-13,147,157	-15,707,157
225	1,359,908	1,359,908	-8,070,092	-11,220,092	-13,600,092	-16,160,092
235	1,177,956	1,177,956	-8,252,044	-11,402,044	-13,782,044	-16,342,044
250	905,027	905,027	-8,524,973	-11,674,973	-14,054,973	-16,614,973
275	450,147	450,147	-8,979,853	-12,129,853	-14,509,853	-17,069,853

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	10,891,999	10,891,999	1,461,999	-1,688,001	-4,068,001	-6,628,001
80	9,284,092	9,284,092	-145,908	-3,295,908	-5,675,908	-8,235,908
100	8,925,656	8,925,656	-504,344	-3,654,344	-6,034,344	-8,594,344
125	8,477,611	8,477,611	-952,389	-4,102,389	-6,482,389	-9,042,389
135	8,298,393	8,298,393	-1,131,607	-4,281,607	-6,661,607	-9,221,607
150	8,029,567	8,029,567	-1,400,433	-4,550,433	-6,930,433	-9,490,433
165	7,760,740	7,760,740	-1,669,260	-4,819,260	-7,199,260	-9,759,260
175	7,581,522	7,581,522	-1,848,478	-4,998,478	-7,378,478	-9,938,478
185	7,402,304	7,402,304	-2,027,696	-5,177,696	-7,557,696	-10,117,696
175	7,581,522	7,581,522	-1,848,478	-4,998,478	-7,378,478	-9,938,478
190	7,312,695	7,312,695	-2,117,305	-5,267,305	-7,647,305	-10,207,305
200	7,133,477	7,133,477	-2,296,523	-5,446,523	-7,826,523	-10,386,523
225	6,685,433	6,685,433	-2,744,567	-5,894,567	-8,274,567	-10,834,567
235	6,506,215	6,506,215	-2,923,785	-6,073,785	-8,453,785	-11,013,785
250	6,237,388	6,237,388	-3,192,612	-6,342,612	-8,722,612	-11,282,612
275	5,789,343	5,789,343	-3,640,657	-6,790,657	-9,170,657	-11,730,657

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,539,564	13,539,564	4,109,564	959,564	-1,420,436	-3,980,436
80	11,910,869	11,910,869	2,480,869	-669,131	-3,049,131	-5,609,131
100	11,554,249	11,554,249	2,124,249	-1,025,751	-3,405,751	-5,965,751
125	11,106,204	11,106,204	1,676,204	-1,473,796	-3,853,796	-6,413,796
135	10,926,986	10,926,986	1,496,986	-1,653,014	-4,033,014	-6,593,014
150	10,658,159	10,658,159	1,228,159	-1,921,841	-4,301,841	-6,861,841
165	10,389,333	10,389,333	959,333	-2,190,667	-4,570,667	-7,130,667
175	10,210,115	10,210,115	780,115	-2,369,885	-4,749,885	-7,309,885
185	10,030,897	10,030,897	600,897	-2,549,103	-4,929,103	-7,489,103
175	10,210,115	10,210,115	780,115	-2,369,885	-4,749,885	-7,309,885
190	9,941,288	9,941,288	511,288	-2,638,712	-5,018,712	-7,578,712
200	9,762,070	9,762,070	332,070	-2,817,930	-5,197,930	-7,757,930
225	9,314,025	9,314,025	-115,975	-3,265,975	-5,645,975	-8,205,975
235	9,134,808	9,134,808	-295,192	-3,445,192	-5,825,192	-8,385,192
250	8,865,981	8,865,981	-564,019	-3,714,019	-6,094,019	-8,654,019
275	8,417,936	8,417,936	-1,012,064	-4,162,064	-6,542,064	-9,102,064

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£0	#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	16,174,553	16,174,553	6,744,553	3,594,553	1,214,553	-1,345,447
80	14,503,724	14,503,724	5,073,724	1,923,724	-456,276	-3,016,276
100	14,150,675	14,150,675	4,720,675	1,570,675	-809,325	-3,369,325
125	13,709,364	13,709,364	4,279,364	1,129,364	-1,250,636	-3,810,636
135	13,532,839	13,532,839	4,102,839	952,839	-1,427,161	-3,987,161
150	13,268,053	13,268,053	3,838,053	688,053	-1,691,947	-4,251,947
165	13,003,267	13,003,267	3,573,267	423,267	-1,956,733	-4,516,733
175	12,826,742	12,826,742	3,396,742	246,742	-2,133,258	-4,693,258
185	12,650,218	12,650,218	3,220,218	70,218	-2,309,782	-4,869,782
175	12,826,742	12,826,742	3,396,742	246,742	-2,133,258	-4,693,258
190	12,561,955	12,561,955	3,131,955	-18,045	-2,398,045	-4,958,045
200	12,385,431	12,385,431	2,955,431	-194,569	-2,574,569	-5,134,569
225	11,940,991	11,940,991	2,510,991	-639,009	-3,019,009	-5,579,009
235	11,761,773	11,761,773	2,331,773	-818,227	-3,198,227	-5,758,227
250	11,492,946	11,492,946	2,062,946	-1,087,054	-3,467,054	-6,027,054
275	11,044,901	11,044,901	1,614,901	-1,535,099	-3,915,099	-6,475,099

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£185	£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	21,442,990	21,442,990	12,012,990	8,862,990	6,482,990	3,922,990
80	19,687,918	19,687,918	10,257,918	7,107,918	4,727,918	2,167,918
100	19,334,868	19,334,868	9,904,868	6,754,868	4,374,868	1,814,868
125	18,893,557	18,893,557	9,463,557	6,313,557	3,933,557	1,373,557
135	18,717,033	18,717,033	9,287,033	6,137,033	3,757,033	1,197,033
150	18,452,247	18,452,247	9,022,247	5,872,247	3,492,247	932,247
165	18,187,460	18,187,460	8,757,460	5,607,460	3,227,460	667,460
175	18,010,935	18,010,935	8,580,935	5,430,935	3,050,935	490,935
185	17,834,411	17,834,411	8,404,411	5,254,411	2,874,411	314,411
175	18,010,935	18,010,935	8,580,935	5,430,935	3,050,935	490,935
190	17,746,149	17,746,149	8,316,149	5,166,149	2,786,149	226,149
200	17,569,624	17,569,624	8,139,624	4,989,624	2,609,624	49,624
225	17,128,313	17,128,313	7,698,313	4,548,313	2,168,313	-391,687
235	16,951,789	16,951,789	7,521,789	4,371,789	1,991,789	-568,211
250	16,687,002	16,687,002	7,257,002	4,107,002	1,727,002	-832,998
275	16,245,691	16,245,691	6,815,691	3,665,691	1,285,691	-1,274,309

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-2,934,866	-2,934,866	-12,364,866	-15,514,866	-17,894,866	-20,454,866
80	-4,851,041	-4,851,041	-14,281,041	-17,431,041	-19,811,041	-22,371,041
100	-5,342,210	-5,342,210	-14,772,210	-17,922,210	-20,302,210	-22,862,210
125	-5,956,172	-5,956,172	-15,386,172	-18,536,172	-20,916,172	-23,476,172
135	-6,201,756	-6,201,756	-15,631,756	-18,781,756	-21,161,756	-23,721,756
150	-6,570,133	-6,570,133	-16,000,133	-19,150,133	-21,530,133	-24,090,133
165	-6,938,510	-6,938,510	-16,368,510	-19,518,510	-21,898,510	-24,458,510
175	-7,184,094	-7,184,094	-16,614,094	-19,764,094	-22,144,094	-24,704,094
185	-7,429,678	-7,429,678	-16,859,678	-20,009,678	-22,389,678	-24,949,678
175	-7,184,094	-7,184,094	-16,614,094	-19,764,094	-22,144,094	-24,704,094
190	-7,552,471	-7,552,471	-16,982,471	-20,132,471	-22,512,471	-25,072,471
200	-7,798,055	-7,798,055	-17,228,055	-20,378,055	-22,758,055	-25,318,055
225	-8,412,017	-8,412,017	-17,842,017	-20,992,017	-23,372,017	-25,932,017
235	-8,657,602	-8,657,602	-18,087,602	-21,237,602	-23,617,602	-26,177,602
250	-9,025,978	-9,025,978	-18,455,978	-21,605,978	-23,985,978	-26,545,978
275	-9,639,939	-9,639,939	-19,069,939	-22,219,939	-24,599,939	-27,159,939

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	4,177,392	4,177,392	-5,252,608	-8,402,608	-10,782,608	-13,342,608
80	2,204,529	2,204,529	-7,225,471	-10,375,471	-12,755,471	-15,315,471
100	1,728,012	1,728,012	-7,701,988	-10,851,988	-13,231,988	-15,791,988
125	1,132,367	1,132,367	-8,297,633	-11,447,633	-13,827,633	-16,387,633
135	894,109	894,109	-8,535,891	-11,685,891	-14,065,891	-16,625,891
150	536,721	536,721	-8,893,279	-12,043,279	-14,423,279	-16,983,279
165	179,334	179,334	-9,250,666	-12,400,666	-14,780,666	-17,340,666
175	-59,823	-59,823	-9,489,823	-12,639,823	-15,019,823	-17,579,823
185	-301,717	-301,717	-9,731,717	-12,881,717	-15,261,717	-17,821,717
175	-59,823	-59,823	-9,489,823	-12,639,823	-15,019,823	-17,579,823
190	-422,664	-422,664	-9,852,664	-13,002,664	-15,382,664	-17,942,664
200	-664,558	-664,558	-10,094,558	-13,244,558	-15,624,558	-18,184,558
225	-1,269,292	-1,269,292	-10,699,292	-13,849,292	-16,229,292	-18,789,292
235	-1,511,185	-1,511,185	-10,941,185	-14,091,185	-16,471,185	-19,031,185
250	-1,874,026	-1,874,026	-11,304,026	-14,454,026	-16,834,026	-19,394,026
275	-2,478,760	-2,478,760	-11,908,760	-15,058,760	-17,438,760	-19,998,760

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	11,157,230	11,157,230	1,727,230	-1,422,770	-3,802,770	-6,362,770
80	9,101,404	9,101,404	-328,596	-3,478,596	-5,858,596	-8,418,596
100	8,632,049	8,632,049	-797,951	-3,947,951	-6,327,951	-8,887,951
125	8,045,356	8,045,356	-1,384,644	-4,534,644	-6,914,644	-9,474,644
135	7,810,678	7,810,678	-1,619,322	-4,769,322	-7,149,322	-9,709,322
150	7,458,662	7,458,662	-1,971,338	-5,121,338	-7,501,338	-10,061,338
165	7,106,645	7,106,645	-2,323,355	-5,473,355	-7,853,355	-10,413,355
175	6,871,968	6,871,968	-2,558,032	-5,708,032	-8,088,032	-10,648,032
185	6,637,291	6,637,291	-2,792,709	-5,942,709	-8,322,709	-10,882,709
175	6,871,968	6,871,968	-2,558,032	-5,708,032	-8,088,032	-10,648,032
190	6,519,952	6,519,952	-2,910,048	-6,060,048	-8,440,048	-11,000,048
200	6,285,275	6,285,275	-3,144,725	-6,294,725	-8,674,725	-11,234,725
225	5,693,210	5,693,210	-3,736,790	-6,886,790	-9,266,790	-11,826,790
235	5,454,951	5,454,951	-3,975,049	-7,125,049	-9,505,049	-12,065,049
250	5,097,564	5,097,564	-4,332,436	-7,482,436	-9,862,436	-12,422,436
275	4,501,918	4,501,918	-4,928,082	-8,078,082	-10,458,082	-13,018,082

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,593,871	14,593,871	5,163,871	2,013,871	-366,129	-2,926,129
80	12,483,093	12,483,093	3,053,093	-96,907	-2,476,907	-5,036,907
100	12,013,738	12,013,738	2,583,738	-566,262	-2,946,262	-5,506,262
125	11,427,045	11,427,045	1,997,045	-1,152,955	-3,532,955	-6,092,955
135	11,192,368	11,192,368	1,762,368	-1,387,632	-3,767,632	-6,327,632
150	10,840,351	10,840,351	1,410,351	-1,739,649	-4,119,649	-6,679,649
165	10,488,335	10,488,335	1,058,335	-2,091,665	-4,471,665	-7,031,665
175	10,253,657	10,253,657	823,657	-2,326,343	-4,706,343	-7,266,343
185	10,018,979	10,018,979	588,979	-2,561,021	-4,941,021	-7,501,021
175	10,253,657	10,253,657	823,657	-2,326,343	-4,706,343	-7,266,343
190	9,901,642	9,901,642	471,642	-2,678,358	-5,058,358	-7,618,358
200	9,666,964	9,666,964	236,964	-2,913,036	-5,293,036	-7,853,036
225	9,080,270	9,080,270	-349,730	-3,499,730	-5,879,730	-8,439,730
235	8,845,592	8,845,592	-584,408	-3,734,408	-6,114,408	-8,674,408
250	8,493,576	8,493,576	-936,424	-4,086,424	-6,466,424	-9,026,424
275	7,906,883	7,906,883	-1,523,117	-4,673,117	-7,053,117	-9,613,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£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	18,008,456	18,008,456	8,578,456	5,428,456	3,048,456	488,456
80	15,862,695	15,862,695	6,432,695	3,282,695	902,695	-1,657,305
100	15,393,340	15,393,340	5,963,340	2,813,340	433,340	-2,126,660
125	14,806,646	14,806,646	5,376,646	2,226,646	-153,354	-2,713,354
135	14,571,968	14,571,968	5,141,968	1,991,968	-388,032	-2,948,032
150	14,219,953	14,219,953	4,789,953	1,639,953	-740,047	-3,300,047
165	13,867,936	13,867,936	4,437,936	1,287,936	-1,092,064	-3,652,064
175	13,633,259	13,633,259	4,203,259	1,053,259	-1,326,741	-3,886,741
185	13,398,581	13,398,581	3,968,581	818,581	-1,561,419	-4,121,419
175	13,633,259	13,633,259	4,203,259	1,053,259	-1,326,741	-3,886,741
190	13,281,242	13,281,242	3,851,242	701,242	-1,678,758	-4,238,758
200	13,046,565	13,046,565	3,616,565	466,565	-1,913,435	-4,473,435
225	12,459,872	12,459,872	3,029,872	-120,128	-2,500,128	-5,060,128
235	12,225,194	12,225,194	2,795,194	-354,806	-2,734,806	-5,294,806
250	11,873,178	11,873,178	2,443,178	-706,822	-3,086,822	-5,646,822
275	11,286,484	11,286,484	1,856,484	-1,293,516	-3,673,516	-6,233,516

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£200	£100	£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	24,787,050	24,787,050	15,357,050	12,207,050	9,827,050	7,267,050
80	22,541,496	22,541,496	13,111,496	9,961,496	7,581,496	5,021,496
100	22,079,196	22,079,196	12,649,196	9,499,196	7,119,196	4,559,196
125	21,501,319	21,501,319	12,071,319	8,921,319	6,541,319	3,981,319
135	21,270,169	21,270,169	11,840,169	8,690,169	6,310,169	3,750,169
150	20,923,443	20,923,443	11,493,443	8,343,443	5,963,443	3,403,443
165	20,576,717	20,576,717	11,146,717	7,996,717	5,616,717	3,056,717
175	20,345,567	20,345,567	10,915,567	7,765,567	5,385,567	2,825,567
185	20,114,417	20,114,417	10,684,417	7,534,417	5,154,417	2,594,417
175	20,345,567	20,345,567	10,915,567	7,765,567	5,385,567	2,825,567
190	19,998,841	19,998,841	10,568,841	7,418,841	5,038,841	2,478,841
200	19,767,690	19,767,690	10,337,690	7,187,690	4,807,690	2,247,690
225	19,189,814	19,189,814	9,759,814	6,609,814	4,229,814	1,669,814
235	18,958,664	18,958,664	9,528,664	6,378,664	3,998,664	1,438,664
250	18,611,937	18,611,937	9,181,937	6,031,937	3,651,937	1,091,937
275	18,034,061	18,034,061	8,604,061	5,454,061	3,074,061	514,061

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-16,369,030	-16,369,030	-25,799,030	-28,949,030	-31,329,030	-33,889,030
80	-18,759,046	-18,759,046	-28,189,046	-31,339,046	-33,719,046	-36,279,046
100	-19,421,985	-19,421,985	-28,851,985	-32,001,985	-34,381,985	-36,941,985
125	-20,250,660	-20,250,660	-29,680,660	-32,830,660	-35,210,660	-37,770,660
135	-20,582,131	-20,582,131	-30,012,131	-33,162,131	-35,542,131	-38,102,131
150	-21,079,335	-21,079,335	-30,509,335	-33,659,335	-36,039,335	-38,599,335
165	-21,576,540	-21,576,540	-31,006,540	-34,156,540	-36,536,540	-39,096,540
175	-21,908,010	-21,908,010	-31,338,010	-34,488,010	-36,868,010	-39,428,010
185	-22,239,480	-22,239,480	-31,669,480	-34,819,480	-37,199,480	-39,759,480
175	-21,908,010	-21,908,010	-31,338,010	-34,488,010	-36,868,010	-39,428,010
190	-22,405,215	-22,405,215	-31,835,215	-34,985,215	-37,365,215	-39,925,215
200	-22,736,684	-22,736,684	-32,166,684	-35,316,684	-37,696,684	-40,256,684
225	-23,565,359	-23,565,359	-32,995,359	-36,145,359	-38,525,359	-41,085,359
235	-23,896,829	-23,896,829	-33,326,829	-36,476,829	-38,856,829	-41,416,829
250	-24,394,034	-24,394,034	-33,824,034	-36,974,034	-39,354,034	-41,914,034
275	-25,222,709	-25,222,709	-34,652,709	-37,802,709	-40,182,709	-42,742,709

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	-7,439,557	-7,439,557	-16,869,557	-20,019,557	-22,399,557	-24,959,557
80	-9,924,883	-9,924,883	-19,354,883	-22,504,883	-24,884,883	-27,444,883
100	-10,577,860	-10,577,860	-20,007,860	-23,157,860	-25,537,860	-28,097,860
125	-11,394,080	-11,394,080	-20,824,080	-23,974,080	-26,354,080	-28,914,080
135	-11,720,568	-11,720,568	-21,150,568	-24,300,568	-26,680,568	-29,240,568
150	-12,210,301	-12,210,301	-21,640,301	-24,790,301	-27,170,301	-29,730,301
165	-12,700,033	-12,700,033	-22,130,033	-25,280,033	-27,660,033	-30,220,033
175	-13,026,521	-13,026,521	-22,456,521	-25,606,521	-27,986,521	-30,546,521
185	-13,353,009	-13,353,009	-22,783,009	-25,933,009	-28,313,009	-30,873,009
175	-13,026,521	-13,026,521	-22,456,521	-25,606,521	-27,986,521	-30,546,521
190	-13,516,254	-13,516,254	-22,946,254	-26,096,254	-28,476,254	-31,036,254
200	-13,842,742	-13,842,742	-23,272,742	-26,422,742	-28,802,742	-31,362,742
225	-14,658,962	-14,658,962	-24,088,962	-27,238,962	-29,618,962	-32,178,962
235	-14,985,451	-14,985,451	-24,415,451	-27,565,451	-29,945,451	-32,505,451
250	-15,475,183	-15,475,183	-24,905,183	-28,055,183	-30,435,183	-32,995,183
275	-16,291,404	-16,291,404	-25,721,404	-28,871,404	-31,251,404	-33,811,404

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	1,303,940	1,303,940	-8,126,060	-11,276,060	-13,656,060	-16,216,060
80	-1,264,005	-1,264,005	-10,694,005	-13,844,005	-16,224,005	-18,784,005
100	-1,907,168	-1,907,168	-11,337,168	-14,487,168	-16,867,168	-19,427,168
125	-2,711,122	-2,711,122	-12,141,122	-15,291,122	-17,671,122	-20,231,122
135	-3,032,704	-3,032,704	-12,462,704	-15,612,704	-17,992,704	-20,552,704
150	-3,515,076	-3,515,076	-12,945,076	-16,095,076	-18,475,076	-21,035,076
165	-3,997,448	-3,997,448	-13,427,448	-16,577,448	-18,957,448	-21,517,448
175	-4,319,030	-4,319,030	-13,749,030	-16,899,030	-19,279,030	-21,839,030
185	-4,640,611	-4,640,611	-14,070,611	-17,220,611	-19,600,611	-22,160,611
175	-4,319,030	-4,319,030	-13,749,030	-16,899,030	-19,279,030	-21,839,030
190	-4,801,402	-4,801,402	-14,231,402	-17,381,402	-19,761,402	-22,321,402
200	-5,122,983	-5,122,983	-14,552,983	-17,702,983	-20,082,983	-22,642,983
225	-5,926,937	-5,926,937	-15,356,937	-18,506,937	-20,886,937	-23,446,937
235	-6,248,519	-6,248,519	-15,678,519	-18,828,519	-21,208,519	-23,768,519
250	-6,730,891	-6,730,891	-16,160,891	-19,310,891	-21,690,891	-24,250,891
275	-7,534,844	-7,534,844	-16,964,844	-20,114,844	-22,494,844	-25,054,844

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,507,811	5,507,811	-3,922,189	-7,072,189	-9,452,189	-12,012,189
80	2,923,836	2,923,836	-6,506,164	-9,656,164	-12,036,164	-14,596,164
100	2,299,859	2,299,859	-7,130,141	-10,280,141	-12,660,141	-15,220,141
125	1,519,889	1,519,889	-7,910,111	-11,060,111	-13,440,111	-16,000,111
135	1,207,901	1,207,901	-8,222,099	-11,372,099	-13,752,099	-16,312,099
150	737,093	737,093	-8,692,907	-11,842,907	-14,222,907	-16,782,907
165	261,969	261,969	-9,168,031	-12,318,031	-14,698,031	-17,258,031
175	-55,614	-55,614	-9,485,614	-12,635,614	-15,015,614	-17,575,614
185	-377,196	-377,196	-9,807,196	-12,957,196	-15,337,196	-17,897,196
175	-55,614	-55,614	-9,485,614	-12,635,614	-15,015,614	-17,575,614
190	-537,987	-537,987	-9,967,987	-13,117,987	-15,497,987	-18,057,987
200	-859,569	-859,569	-10,289,569	-13,439,569	-15,819,569	-18,379,569
225	-1,663,522	-1,663,522	-11,093,522	-14,243,522	-16,623,522	-19,183,522
235	-1,985,103	-1,985,103	-11,415,103	-14,565,103	-16,945,103	-19,505,103
250	-2,467,476	-2,467,476	-11,897,476	-15,047,476	-17,427,476	-19,987,476
275	-3,271,429	-3,271,429	-12,701,429	-15,851,429	-18,231,429	-20,791,429

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	9,709,091	9,709,091	279,091	-2,870,909	-5,250,909	-7,810,909
80	7,057,936	7,057,936	-2,372,064	-5,522,064	-7,902,064	-10,462,064
100	6,433,960	6,433,960	-2,996,040	-6,146,040	-8,526,040	-11,086,040
125	5,653,990	5,653,990	-3,776,010	-6,926,010	-9,306,010	-11,866,010
135	5,342,002	5,342,002	-4,087,998	-7,237,998	-9,617,998	-12,177,998
150	4,874,020	4,874,020	-4,555,980	-7,705,980	-10,085,980	-12,645,980
165	4,406,038	4,406,038	-5,023,962	-8,173,962	-10,553,962	-13,113,962
175	4,094,049	4,094,049	-5,335,951	-8,485,951	-10,865,951	-13,425,951
185	3,782,062	3,782,062	-5,647,938	-8,797,938	-11,177,938	-13,737,938
175	4,094,049	4,094,049	-5,335,951	-8,485,951	-10,865,951	-13,425,951
190	3,626,068	3,626,068	-5,803,932	-8,953,932	-11,333,932	-13,893,932
200	3,314,080	3,314,080	-6,115,920	-9,265,920	-11,645,920	-14,205,920
225	2,534,110	2,534,110	-6,895,890	-10,045,890	-12,425,890	-14,985,890
235	2,222,121	2,222,121	-7,207,879	-10,357,879	-12,737,879	-15,297,879
250	1,754,140	1,754,140	-7,675,860	-10,825,860	-13,205,860	-15,765,860
275	974,169	974,169	-8,455,831	-11,605,831	-13,985,831	-16,545,831

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	18,009,039	18,009,039	8,579,039	5,429,039	3,049,039	489,039
80	15,262,677	15,262,677	5,832,677	2,682,677	302,677	-2,257,323
100	14,648,079	14,648,079	5,218,079	2,068,079	-311,921	-2,871,921
125	13,879,830	13,879,830	4,449,830	1,299,830	-1,080,170	-3,640,170
135	13,572,531	13,572,531	4,142,531	992,531	-1,387,469	-3,947,469
150	13,111,583	13,111,583	3,681,583	531,583	-1,848,417	-4,408,417
165	12,650,633	12,650,633	3,220,633	70,633	-2,309,367	-4,869,367
175	12,343,334	12,343,334	2,913,334	-236,666	-2,616,666	-5,176,666
185	12,036,035	12,036,035	2,606,035	-643,965	-2,923,965	-5,483,965
175	12,343,334	12,343,334	2,913,334	-236,666	-2,616,666	-5,176,666
190	11,882,386	11,882,386	2,452,386	-697,614	-3,077,614	-5,637,614
200	11,575,087	11,575,087	2,145,087	-1,004,913	-3,384,913	-5,944,913
225	10,799,900	10,799,900	1,369,900	-1,780,100	-4,160,100	-6,720,100
235	10,487,913	10,487,913	1,057,913	-2,092,087	-4,472,087	-7,032,087
250	10,019,930	10,019,930	589,930	-2,560,070	-4,940,070	-7,500,070
275	9,239,960	9,239,960	-190,040	-3,340,040	-5,720,040	-8,280,040

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£165	£80	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	4
Flats	
No of units	600 units
Density:	600 dph

Affordable %	10%
% 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	-14,853,646	-14,853,646	-24,283,646	-27,433,646	-29,813,646	-32,373,646
80	-17,718,423	-17,718,423	-27,148,423	-30,298,423	-32,678,423	-35,238,423
100	-18,493,997	-18,493,997	-27,923,997	-31,073,997	-33,453,997	-36,013,997
125	-19,463,462	-19,463,462	-28,893,462	-32,043,462	-34,423,462	-36,983,462
135	-19,851,249	-19,851,249	-29,281,249	-32,431,249	-34,811,249	-37,371,249
150	-20,432,929	-20,432,929	-29,862,929	-33,012,929	-35,392,929	-37,952,929
165	-21,014,607	-21,014,607	-30,444,607	-33,594,607	-35,974,607	-38,534,607
175	-21,402,394	-21,402,394	-30,832,394	-33,982,394	-36,362,394	-38,922,394
185	-21,790,562	-21,790,562	-31,220,562	-34,370,562	-36,750,562	-39,310,562
175	-21,402,394	-21,402,394	-30,832,394	-33,982,394	-36,362,394	-38,922,394
190	-21,987,414	-21,987,414	-31,417,414	-34,567,414	-36,947,414	-39,507,414
200	-22,381,117	-22,381,117	-31,811,117	-34,961,117	-37,341,117	-39,901,117
225	-23,365,375	-23,365,375	-32,795,375	-35,945,375	-38,325,375	-40,885,375
235	-23,759,078	-23,759,078	-33,189,078	-36,339,078	-38,719,078	-41,279,078
250	-24,349,633	-24,349,633	-33,779,633	-36,929,633	-39,309,633	-41,869,633
275	-25,333,891	-25,333,891	-34,763,891	-37,913,891	-40,293,891	-42,853,891

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	-4,068,996	-4,068,996	-16,648,996	-19,028,996	-21,588,996	-24,533,996
80	-7,013,676	-7,013,676	-16,443,676	-19,593,676	-21,973,676	-24,533,676
100	-7,766,112	-7,766,112	-17,196,112	-20,346,112	-22,726,112	-25,286,112
125	-8,707,837	-8,707,837	-18,137,837	-21,287,837	-23,667,837	-26,227,837
135	-9,089,796	-9,089,796	-18,519,796	-21,669,796	-24,049,796	-26,609,796
150	-9,662,733	-9,662,733	-19,092,733	-22,242,733	-24,622,733	-27,182,733
165	-10,235,670	-10,235,670	-19,665,670	-22,815,670	-25,195,670	-27,755,670
175	-10,617,629	-10,617,629	-20,047,629	-23,197,629	-25,577,629	-28,137,629
185	-10,999,587	-10,999,587	-20,429,587	-23,579,587	-25,959,587	-28,519,587
175	-10,617,629	-10,617,629	-20,047,629	-23,197,629	-25,577,629	-28,137,629
190	-11,190,567	-11,190,567	-20,620,567	-23,770,567	-26,150,567	-28,710,567
200	-11,576,165	-11,576,165	-21,006,165	-24,156,165	-26,536,165	-29,096,165
225	-12,545,632	-12,545,632	-21,975,632	-25,125,632	-27,505,632	-30,065,632
235	-12,933,418	-12,933,418	-22,363,418	-25,513,418	-27,893,418	-30,453,418
250	-13,515,097	-13,515,097	-22,945,097	-26,095,097	-28,475,097	-31,035,097
275	-14,484,563	-14,484,563	-23,914,563	-27,064,563	-29,444,563	-32,004,563

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	6,405,186	6,405,186	-3,024,814	-6,174,814	-8,554,814	-11,114,814
80	3,382,809	3,382,809	-6,047,191	-9,197,191	-11,577,191	-14,137,191
100	2,652,820	2,652,820	-6,777,180	-9,927,180	-12,307,180	-14,867,180
125	1,740,333	1,740,333	-7,689,667	-10,839,667	-13,219,667	-15,779,667
135	1,375,111	1,375,111	-8,054,889	-11,204,889	-13,584,889	-16,144,889
150	819,265	819,265	-8,610,735	-11,760,735	-14,140,735	-16,700,735
165	263,420	263,420	-9,166,580	-12,316,580	-14,696,580	-17,256,580
175	-108,779	-108,779	-9,538,779	-12,688,779	-15,068,779	-17,628,779
185	-484,997	-484,997	-9,914,997	-13,064,997	-15,444,997	-18,004,997
175	-108,779	-108,779	-9,538,779	-12,688,779	-15,068,779	-17,628,779
190	-673,106	-673,106	-10,103,106	-13,253,106	-15,633,106	-18,193,106
200	-1,049,324	-1,049,324	-10,479,324	-13,629,324	-16,009,324	-18,569,324
225	-1,989,868	-1,989,868	-11,419,868	-14,569,868	-16,949,868	-19,509,868
235	-2,366,087	-2,366,087	-11,796,087	-14,946,087	-17,326,087	-19,886,087
250	-2,930,414	-2,930,414	-12,360,414	-15,510,414	-17,890,414	-20,450,414
275	-3,870,959	-3,870,959	-13,300,959	-16,450,959	-18,830,959	-21,390,959

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,532,805	11,532,805	2,102,805	-1,047,195	-3,427,195	-5,987,195
80	8,428,437	8,428,437	-1,001,563	-4,151,563	-6,531,563	-9,091,563
100	7,698,448	7,698,448	-1,731,552	-4,881,552	-7,261,552	-9,821,552
125	6,785,961	6,785,961	-2,644,039	-5,794,039	-8,174,039	-10,734,039
135	6,420,966	6,420,966	-3,009,034	-6,159,034	-8,539,034	-11,099,034
150	5,873,474	5,873,474	-3,556,526	-6,706,526	-9,086,526	-11,646,526
165	5,325,982	5,325,982	-4,104,018	-7,254,018	-9,634,018	-12,194,018
175	4,960,988	4,960,988	-4,469,012	-7,619,012	-9,999,012	-12,559,012
185	4,595,993	4,595,993	-4,834,007	-7,984,007	-10,364,007	-12,924,007
175	4,960,988	4,960,988	-4,469,012	-7,619,012	-9,999,012	-12,559,012
190	4,413,496	4,413,496	-5,016,504	-8,166,504	-10,546,504	-13,106,504
200	4,048,501	4,048,501	-5,381,499	-8,531,499	-10,911,499	-13,471,499
225	3,136,015	3,136,015	-6,293,985	-9,443,985	-11,823,985	-14,383,985
235	2,771,021	2,771,021	-6,658,979	-9,808,979	-12,188,979	-14,748,979
250	2,216,288	2,216,288	-7,213,712	-10,363,712	-12,743,712	-15,303,712
275	1,289,878	1,289,878	-8,140,122	-11,290,122	-13,670,122	-16,230,122

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#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	16,655,547	16,655,547	7,225,547	4,075,547	1,695,547	-864,453
80	13,471,120	13,471,120	4,041,120	891,120	-1,488,880	-4,048,880
100	12,741,130	12,741,130	3,311,130	161,130	-2,218,870	-4,778,870
125	11,828,644	11,828,644	2,398,644	-751,356	-3,131,356	-5,691,356
135	11,463,649	11,463,649	2,033,649	-1,116,351	-3,496,351	-6,056,351
150	10,916,157	10,916,157	1,486,157	-1,663,843	-4,043,843	-6,603,843
165	10,368,665	10,368,665	938,665	-2,211,335	-4,591,335	-7,151,335
175	10,003,670	10,003,670	573,670	-2,576,330	-4,956,330	-7,516,330
185	9,638,676	9,638,676	208,676	-2,941,324	-5,321,324	-7,881,324
175	10,003,670	10,003,670	573,670	-2,576,330	-4,956,330	-7,516,330
190	9,456,178	9,456,178	26,178	-3,123,822	-5,503,822	-8,063,822
200	9,091,184	9,091,184	-338,816	-3,488,816	-5,868,816	-8,428,816
225	8,178,697	8,178,697	-1,251,303	-4,401,303	-6,781,303	-9,341,303
235	7,813,703	7,813,703	-1,616,297	-4,766,297	-7,146,297	-9,706,297
250	7,266,211	7,266,211	-2,163,789	-5,313,789	-7,693,789	-10,253,789
275	6,353,725	6,353,725	-3,076,275	-6,226,275	-8,606,275	-11,166,275

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£100	£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	26,806,086	26,806,086	17,376,086	14,226,086	11,846,086	9,286,086
80	23,501,379	23,501,379	14,071,379	10,921,379	8,541,379	5,981,379
100	22,782,361	22,782,361	13,352,361	10,202,361	7,822,361	5,262,361
125	21,883,588	21,883,588	12,453,588	9,303,588	6,923,588	4,363,588
135	21,524,079	21,524,079	12,094,079	8,944,079	6,564,079	4,004,079
150	20,984,815	20,984,815	11,554,815	8,404,815	6,024,815	3,464,815
165	20,445,551	20,445,551	11,015,551	7,865,551	5,485,551	2,925,551
175	20,086,043	20,086,043	10,656,043	7,506,043	5,126,043	2,566,043
185	19,721,255	19,721,255	10,291,255	7,141,255	4,761,255	2,201,255
175	20,086,043	20,086,043	10,656,043	7,506,043	5,126,043	2,566,043
190	19,538,758	19,538,758	10,108,758	6,958,758	4,578,758	2,018,758
200	19,173,764	19,173,764	9,743,764	6,593,764	4,213,764	1,653,764
225	18,261,277	18,261,277	8,831,277	5,681,277	3,301,277	741,277
235	17,896,283	17,896,283	8,466,283	5,316,283	2,936,283	376,283
250	17,348,790	17,348,790	7,918,790	4,768,790	2,388,790	-171,210
275	16,436,304	16,436,304	7,006,304	3,856,304	1,476,304	-1,083,696

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£235

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
No of units	800 units
Density:	800 dph

Affordable %	10%
% 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	-22,047,768	-22,047,768	-31,477,768	-34,627,768	-37,007,768	-39,567,768
80	-25,535,972	-25,535,972	-34,965,972	-38,115,972	-40,495,972	-43,055,972
100	-26,503,606	-26,503,606	-35,933,606	-39,083,606	-41,463,606	-44,023,606
125	-27,715,679	-27,715,679	-37,145,679	-40,295,679	-42,675,679	-45,235,679
135	-28,206,878	-28,206,878	-37,636,878	-40,786,878	-43,166,878	-45,726,878
150	-28,943,677	-28,943,677	-38,373,677	-41,523,677	-43,903,677	-46,463,677
165	-29,680,475	-29,680,475	-39,110,475	-42,260,475	-44,640,475	-47,200,475
175	-30,171,674	-30,171,674	-39,601,674	-42,751,674	-45,131,674	-47,691,674
185	-30,662,873	-30,662,873	-40,092,873	-43,242,873	-45,622,873	-48,182,873
175	-30,171,674	-30,171,674	-39,601,674	-42,751,674	-45,131,674	-47,691,674
190	-30,908,472	-30,908,472	-40,338,472	-43,488,472	-45,868,472	-48,428,472
200	-31,399,672	-31,399,672	-40,829,672	-43,979,672	-46,359,672	-48,919,672
225	-32,644,460	-32,644,460	-42,074,460	-45,224,460	-47,604,460	-50,164,460
235	-33,143,154	-33,143,154	-42,573,154	-45,723,154	-48,103,154	-50,663,154
250	-33,891,195	-33,891,195	-43,321,195	-46,471,195	-48,851,195	-51,411,195
275	-35,137,929	-35,137,929	-44,567,929	-47,717,929	-50,097,929	-52,657,929

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	-8,932,252	-8,932,252	-18,362,252	-21,512,252	-23,892,252	-26,452,252
80	-12,488,058	-12,488,058	-21,918,058	-25,068,058	-27,448,058	-30,008,058
100	-13,412,716	-13,412,716	-22,842,716	-25,992,716	-28,372,716	-30,932,716
125	-14,568,539	-14,568,539	-23,998,539	-27,148,539	-29,528,539	-32,088,539
135	-15,034,661	-15,034,661	-24,464,661	-27,614,661	-29,994,661	-32,554,661
150	-15,738,736	-15,738,736	-25,168,736	-28,318,736	-30,698,736	-33,258,736
165	-16,451,421	-16,451,421	-25,881,421	-29,031,421	-31,411,421	-33,971,421
175	-16,927,966	-16,927,966	-26,357,966	-29,507,966	-31,887,966	-34,447,966
185	-17,404,512	-17,404,512	-26,834,512	-29,984,512	-32,364,512	-34,924,512
175	-16,927,966	-16,927,966	-26,357,966	-29,507,966	-31,887,966	-34,447,966
190	-17,642,785	-17,642,785	-27,072,785	-30,222,785	-32,602,785	-35,162,785
200	-18,119,331	-18,119,331	-27,549,331	-30,699,331	-33,079,331	-35,639,331
225	-19,310,694	-19,310,694	-28,740,694	-31,890,694	-34,270,694	-36,830,694
235	-19,787,240	-19,787,240	-29,217,240	-32,367,240	-34,747,240	-37,307,240
250	-20,502,058	-20,502,058	-29,932,058	-33,082,058	-35,462,058	-38,022,058
275	-21,693,422	-21,693,422	-31,123,422	-34,273,422	-36,653,422	-39,213,422

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	3,732,047	3,732,047	-5,697,953	-8,847,953	-11,227,953	-13,787,953
80	138,002	138,002	-9,291,998	-12,441,998	-14,821,998	-17,381,998
100	-767,249	-767,249	-10,197,249	-13,347,249	-15,727,249	-18,287,249
125	-1,905,702	-1,905,702	-11,335,702	-14,485,702	-16,865,702	-19,425,702
135	-2,361,083	-2,361,083	-11,791,083	-14,941,083	-17,321,083	-19,881,083
150	-3,044,154	-3,044,154	-12,474,154	-15,624,154	-18,004,154	-20,564,154
165	-3,727,225	-3,727,225	-13,157,225	-16,307,225	-18,687,225	-21,247,225
175	-4,182,606	-4,182,606	-13,612,606	-16,762,606	-19,142,606	-21,702,606
185	-4,637,988	-4,637,988	-14,067,988	-17,217,988	-19,597,988	-22,157,988
175	-4,182,606	-4,182,606	-13,612,606	-16,762,606	-19,142,606	-21,702,606
190	-4,865,678	-4,865,678	-14,295,678	-17,445,678	-19,825,678	-22,385,678
200	-5,321,059	-5,321,059	-14,751,059	-17,901,059	-20,281,059	-22,841,059
225	-6,459,511	-6,459,511	-15,889,511	-19,039,511	-21,419,511	-23,979,511
235	-6,914,893	-6,914,893	-16,344,893	-19,494,893	-21,874,893	-24,434,893
250	-7,597,964	-7,597,964	-17,027,964	-20,177,964	-22,557,964	-25,117,964
275	-8,743,822	-8,743,822	-18,173,822	-21,323,822	-23,703,822	-26,263,822

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,898,135	9,898,135	468,135	-2,681,865	-5,061,865	-7,621,865
80	6,205,495	6,205,495	-3,224,505	-6,374,505	-8,754,505	-11,314,505
100	5,321,902	5,321,902	-4,108,098	-7,258,098	-9,638,098	-12,198,098
125	4,217,412	4,217,412	-5,212,588	-8,362,588	-10,742,588	-13,302,588
135	3,775,616	3,775,616	-5,654,384	-8,804,384	-11,184,384	-13,744,384
150	3,112,922	3,112,922	-6,317,078	-9,467,078	-11,847,078	-14,407,078
165	2,449,369	2,449,369	-6,980,631	-10,130,631	-12,510,631	-15,070,631
175	2,000,832	2,000,832	-7,429,168	-10,579,168	-12,959,168	-15,519,168
185	1,552,294	1,552,294	-7,877,706	-11,027,706	-13,407,706	-15,967,706
175	2,000,832	2,000,832	-7,429,168	-10,579,168	-12,959,168	-15,519,168
190	1,328,026	1,328,026	-8,101,974	-11,251,974	-13,631,974	-16,191,974
200	879,489	879,489	-8,550,511	-11,700,511	-14,080,511	-16,640,511
225	-245,544	-245,544	-9,675,544	-12,825,544	-15,205,544	-17,765,544
235	-700,925	-700,925	-10,130,925	-13,280,925	-15,660,925	-18,220,925
250	-1,383,996	-1,383,996	-10,813,996	-13,963,996	-16,343,996	-18,903,996
275	-2,522,449	-2,522,449	-11,952,449	-15,102,449	-17,482,449	-20,042,449

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	16,060,664	16,060,664	6,630,664	3,480,664	1,100,664	-1,459,336
80	12,269,483	12,269,483	2,839,483	-310,517	-2,690,517	-5,250,517
100	11,385,891	11,385,891	1,955,891	-1,194,109	-3,574,109	-6,134,109
125	10,281,401	10,281,401	851,401	-2,298,599	-4,678,599	-7,238,599
135	9,839,605	9,839,605	409,605	-2,740,395	-5,120,395	-7,680,395
150	9,176,911	9,176,911	-253,089	-3,403,089	-5,783,089	-8,343,089
165	8,514,216	8,514,216	-915,784	-4,065,784	-6,445,784	-9,005,784
175	8,072,420	8,072,420	-1,357,580	-4,507,580	-6,887,580	-9,447,580
185	7,630,624	7,630,624	-1,799,376	-4,949,376	-7,329,376	-9,889,376
175	8,072,420	8,072,420	-1,357,580	-4,507,580	-6,887,580	-9,447,580
190	7,409,726	7,409,726	-2,020,274	-5,170,274	-7,550,274	-10,110,274
200	6,967,930	6,967,930	-2,462,070	-5,612,070	-7,992,070	-10,552,070
225	5,863,440	5,863,440	-3,566,560	-6,716,560	-9,096,560	-11,656,560
235	5,421,644	5,421,644	-4,008,356	-7,158,356	-9,538,356	-12,098,356
250	4,753,848	4,753,848	-4,676,152	-7,826,152	-10,206,152	-12,766,152
275	3,632,505	3,632,505	-5,797,495	-8,947,495	-11,327,495	-13,887,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£135	£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	28,303,243	28,303,243	18,873,243	15,723,243	13,343,243	10,783,243
80	24,369,420	24,369,420	14,939,420	11,789,420	9,409,420	6,849,420
100	23,499,107	23,499,107	14,069,107	10,919,107	8,539,107	5,979,107
125	22,406,065	22,406,065	12,976,065	9,826,065	7,446,065	4,896,065
135	21,964,269	21,964,269	12,534,269	9,384,269	7,004,269	4,444,269
150	21,301,575	21,301,575	11,871,575	8,721,575	6,341,575	3,781,575
165	20,638,881	20,638,881	11,208,881	8,058,881	5,678,881	3,118,881
175	20,197,084	20,197,084	10,767,084	7,617,084	5,237,084	2,677,084
185	19,755,288	19,755,288	10,325,288	7,175,288	4,795,288	2,235,288
175	20,197,084	20,197,084	10,767,084	7,617,084	5,237,084	2,677,084
190	19,534,390	19,534,390	10,104,390	6,954,390	4,574,390	2,014,390
200	19,092,594	19,092,594	9,662,594	6,512,594	4,132,594	1,572,594
225	17,988,104	17,988,104	8,558,104	5,408,104	3,028,104	468,104
235	17,546,308	17,546,308	8,116,308	4,966,308	2,586,308	26,308
250	16,883,614	16,883,614	7,453,614	4,303,614	1,923,614	-636,386
275	15,779,123	15,779,123	6,349,123	3,199,123	819,123	-1,740,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£235

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	1
Flats	
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	2,125,346	2,125,346	-7,304,654	-10,454,654	-12,834,654	-15,394,654
80	499,868	499,868	-8,930,132	-12,080,132	-14,460,132	-17,020,132
100	101,994	101,994	-9,328,006	-12,478,006	-14,858,006	-17,418,006
125	-408,177	-408,177	-9,838,177	-12,988,177	-15,368,177	-17,928,177
135	-613,230	-613,230	-10,043,230	-13,193,230	-15,573,230	-18,133,230
150	-920,810	-920,810	-10,350,810	-13,500,810	-15,880,810	-18,440,810
165	-1,228,392	-1,228,392	-10,658,392	-13,808,392	-16,188,392	-18,748,392
175	-1,433,445	-1,433,445	-10,863,445	-14,013,445	-16,393,445	-18,953,445
185	-1,638,499	-1,638,499	-11,068,499	-14,218,499	-16,598,499	-19,158,499
175	-1,433,445	-1,433,445	-10,863,445	-14,013,445	-16,393,445	-18,953,445
190	-1,741,026	-1,741,026	-11,171,026	-14,321,026	-16,701,026	-19,261,026
200	-1,946,079	-1,946,079	-11,376,079	-14,526,079	-16,906,079	-19,466,079
225	-2,458,714	-2,458,714	-11,888,714	-15,038,714	-17,418,714	-19,978,714
235	-2,663,768	-2,663,768	-12,093,768	-15,243,768	-17,623,768	-20,183,768
250	-2,971,348	-2,971,348	-12,401,348	-15,551,348	-17,931,348	-20,491,348
275	-3,483,983	-3,483,983	-12,913,983	-16,063,983	-18,443,983	-21,003,983

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	£7,950,423	7,950,423	-1,479,577	-4,629,577	-7,009,577	-9,569,577
80	6,231,801	6,231,801	-3,198,199	-6,348,199	-8,728,199	-11,288,199
100	5,833,928	5,833,928	-3,596,072	-6,746,072	-9,126,072	-11,686,072
125	5,336,586	5,336,586	-4,093,414	-7,243,414	-9,623,414	-12,183,414
135	5,137,650	5,137,650	-4,292,350	-7,442,350	-9,822,350	-12,382,350
150	4,839,245	4,839,245	-4,590,755	-7,740,755	-10,120,755	-12,680,755
165	4,540,840	4,540,840	-4,889,160	-8,039,160	-10,419,160	-12,979,160
175	4,341,904	4,341,904	-5,088,096	-8,238,096	-10,618,096	-13,178,096
185	4,142,966	4,142,966	-5,287,034	-8,437,034	-10,817,034	-13,377,034
175	4,341,904	4,341,904	-5,088,096	-8,238,096	-10,618,096	-13,178,096
190	4,043,499	4,043,499	-5,386,501	-8,536,501	-10,916,501	-13,476,501
200	3,844,561	3,844,561	-5,585,439	-8,735,439	-11,115,439	-13,675,439
225	3,347,220	3,347,220	-6,082,780	-9,232,780	-11,612,780	-14,172,780
235	3,148,284	3,148,284	-6,281,716	-9,431,716	-11,811,716	-14,371,716
250	2,849,879	2,849,879	-6,580,121	-9,730,121	-12,110,121	-14,670,121
275	2,352,537	2,352,537	-7,077,463	-10,227,463	-12,607,463	-15,167,463

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	13,715,524	13,715,524	4,285,524	1,135,524	-1,244,476	-3,804,476
80	11,928,636	11,928,636	2,498,636	-651,364	-3,031,364	-5,591,364
100	11,536,742	11,536,742	2,106,742	-1,043,258	-3,423,258	-5,983,258
125	11,046,875	11,046,875	1,616,875	-1,533,125	-3,913,125	-6,473,125
135	10,850,928	10,850,928	1,420,928	-1,729,072	-4,109,072	-6,669,072
150	10,557,008	10,557,008	1,127,008	-2,022,992	-4,402,992	-6,962,992
165	10,263,088	10,263,088	833,088	-2,316,912	-4,696,912	-7,256,912
175	10,067,141	10,067,141	637,141	-2,512,859	-4,892,859	-7,452,859
185	9,871,194	9,871,194	441,194	-2,708,806	-5,088,806	-7,648,806
175	10,067,141	10,067,141	637,141	-2,512,859	-4,892,859	-7,452,859
190	9,773,220	9,773,220	343,220	-2,806,780	-5,186,780	-7,746,780
200	9,576,495	9,576,495	146,495	-3,003,505	-5,383,505	-7,943,505
225	9,079,153	9,079,153	-350,847	-3,500,847	-5,880,847	-8,440,847
235	8,880,217	8,880,217	-549,783	-3,699,783	-6,079,783	-8,639,783
250	8,581,812	8,581,812	-848,188	-3,998,188	-6,378,188	-8,938,188
275	8,084,471	8,084,471	-1,345,529	-4,495,529	-6,875,529	-9,435,529

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£0	#N/A	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,588,886	16,588,886	7,158,886	4,008,886	1,628,886	-931,114
80	14,756,052	14,756,052	5,326,052	2,176,052	-203,948	-2,763,948
100	14,364,158	14,364,158	4,934,158	1,784,158	-595,842	-3,155,842
125	13,874,292	13,874,292	4,444,292	1,294,292	-1,085,708	-3,645,708
135	13,678,344	13,678,344	4,248,344	1,098,344	-1,281,656	-3,841,656
150	13,384,424	13,384,424	3,954,424	804,424	-1,575,576	-4,135,576
165	13,090,504	13,090,504	3,660,504	510,504	-1,869,496	-4,429,496
175	12,894,557	12,894,557	3,464,557	314,557	-2,065,443	-4,625,443
185	12,698,611	12,698,611	3,268,611	118,611	-2,261,389	-4,821,389
175	12,894,557	12,894,557	3,464,557	314,557	-2,065,443	-4,625,443
190	12,600,637	12,600,637	3,170,637	20,637	-2,359,363	-4,919,363
200	12,404,691	12,404,691	2,974,691	-175,309	-2,555,309	-5,115,309
225	11,914,823	11,914,823	2,484,823	-665,177	-3,045,177	-5,605,177
235	11,718,877	11,718,877	2,288,877	-861,123	-3,241,123	-5,801,123
250	11,424,957	11,424,957	1,994,957	-1,155,043	-3,535,043	-6,095,043
275	10,935,089	10,935,089	1,505,089	-1,644,911	-4,024,911	-6,584,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£190	£0	#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	19,462,248	19,462,248	10,032,248	6,882,248	4,502,248	1,942,248
80	17,583,469	17,583,469	8,153,469	5,003,469	2,623,469	63,469
100	17,191,575	17,191,575	7,761,575	4,611,575	2,231,575	-328,425
125	16,701,707	16,701,707	7,271,707	4,121,707	1,741,707	-818,293
135	16,505,761	16,505,761	7,075,761	3,925,761	1,545,761	-1,014,239
150	16,211,841	16,211,841	6,781,841	3,631,841	1,251,841	-1,308,159
165	15,917,921	15,917,921	6,487,921	3,337,921	957,921	-1,602,079
175	15,721,974	15,721,974	6,291,974	3,141,974	761,974	-1,798,026
185	15,526,027	15,526,027	6,096,027	2,946,027	566,027	-1,993,973
175	15,721,974	15,721,974	6,291,974	3,141,974	761,974	-1,798,026
190	15,428,053	15,428,053	5,998,053	2,848,053	468,053	-2,091,947
200	15,232,107	15,232,107	5,802,107	2,652,107	272,107	-2,287,893
225	14,742,240	14,742,240	5,312,240	2,162,240	-217,760	-2,777,760
235	14,546,293	14,546,293	5,116,293	1,966,293	-413,707	-2,973,707
250	14,252,372	14,252,372	4,822,372	1,672,372	-707,628	-3,267,628
275	13,762,506	13,762,506	4,332,506	1,182,506	-1,197,494	-3,757,494

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£200	£80

£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	25,160,128	25,160,128	15,730,128	12,580,128	10,200,128	7,640,128
80	23,213,797	23,213,797	13,783,797	10,633,797	8,253,797	5,693,797
100	22,827,794	22,827,794	13,397,794	10,247,794	7,867,794	5,307,794
125	22,345,289	22,345,289	12,915,289	9,765,289	7,385,289	4,825,289
135	22,152,287	22,152,287	12,722,287	9,572,287	7,192,287	4,632,287
150	21,862,784	21,862,784	12,432,784	9,282,784	6,902,784	4,342,784
165	21,572,753	21,572,753	12,142,753	8,992,753	6,612,753	4,052,753
175	21,376,807	21,376,807	11,946,807	8,796,807	6,416,807	3,856,807
185	21,180,859	21,180,859	11,750,859	8,600,859	6,220,859	3,660,859
175	21,376,807	21,376,807	11,946,807	8,796,807	6,416,807	3,856,807
190	21,082,887	21,082,887	11,652,887	8,502,887	6,122,887	3,562,887
200	20,886,939	20,886,939	11,456,939	8,306,939	5,926,939	3,366,939
225	20,397,073	20,397,073	10,967,073	7,817,073	5,437,073	2,877,073
235	20,201,125	20,201,125	10,771,125	7,621,125	5,241,125	2,681,125
250	19,907,205	19,907,205	10,477,205	7,327,205	4,947,205	2,387,205
275	19,417,338	19,417,338	9,987,338	6,837,338	4,457,338	1,897,338

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	2
Flats	
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	-150,833	-150,833	-9,580,833	-12,730,833	-15,110,833	-17,670,833
80	-2,296,488	-2,296,488	-11,726,488	-14,876,488	-17,256,488	-19,816,488
100	-2,833,506	-2,833,506	-12,263,506	-15,413,506	-17,793,506	-20,353,506
125	-3,504,776	-3,504,776	-12,934,776	-16,084,776	-18,464,776	-21,024,776
135	-3,773,285	-3,773,285	-13,203,285	-16,353,285	-18,733,285	-21,293,285
150	-4,176,047	-4,176,047	-13,606,047	-16,756,047	-19,136,047	-21,696,047
165	-4,578,840	-4,578,840	-14,008,840	-17,158,840	-19,538,840	-22,098,840
175	-4,851,445	-4,851,445	-14,281,445	-17,431,445	-19,811,445	-22,371,445
185	-5,124,050	-5,124,050	-14,554,050	-17,704,050	-20,084,050	-22,644,050
175	-4,851,445	-4,851,445	-14,281,445	-17,431,445	-19,811,445	-22,371,445
190	-5,260,352	-5,260,352	-14,690,352	-17,840,352	-20,220,352	-22,780,352
200	-5,532,958	-5,532,958	-14,962,958	-18,112,958	-20,492,958	-23,052,958
225	-6,214,472	-6,214,472	-15,644,472	-18,794,472	-21,174,472	-23,734,472
235	-6,487,077	-6,487,077	-15,917,077	-19,067,077	-21,447,077	-24,007,077
250	-6,895,985	-6,895,985	-16,325,985	-19,475,985	-21,855,985	-24,415,985
275	-7,577,498	-7,577,498	-17,007,498	-20,157,498	-22,537,498	-25,097,498

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	7,406,376	7,406,376	-2,023,624	-5,173,624	-7,553,624	-10,113,624
80	5,203,961	5,203,961	-4,226,039	-7,376,039	-9,756,039	-12,316,039
100	4,682,965	4,682,965	-4,747,035	-7,897,035	-10,277,035	-12,837,035
125	4,030,167	4,030,167	-5,399,833	-8,549,833	-10,929,833	-13,489,833
135	3,765,694	3,765,694	-5,664,306	-8,814,306	-11,194,306	-13,754,306
150	3,368,984	3,368,984	-6,061,016	-9,211,016	-11,591,016	-14,151,016
165	2,972,275	2,972,275	-6,457,725	-9,607,725	-11,987,725	-14,547,725
175	2,707,801	2,707,801	-6,722,199	-9,872,199	-12,252,199	-14,812,199
185	2,443,328	2,443,328	-6,986,672	-10,136,672	-12,516,672	-15,076,672
175	2,707,801	2,707,801	-6,722,199	-9,872,199	-12,252,199	-14,812,199
190	2,311,092	2,311,092	-7,118,908	-10,268,908	-12,648,908	-15,208,908
200	2,046,619	2,046,619	-7,383,381	-10,533,381	-12,913,381	-15,473,381
225	1,385,437	1,385,437	-8,044,563	-11,194,563	-13,574,563	-16,134,563
235	1,120,963	1,120,963	-8,309,037	-11,459,037	-13,839,037	-16,399,037
250	724,253	724,253	-8,705,747	-11,855,747	-14,235,747	-16,795,747
275	63,071	63,071	-9,366,929	-12,516,929	-14,896,929	-17,456,929

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	14,889,598	14,889,598	5,459,598	2,309,598	-70,402	-2,630,402
80	12,577,922	12,577,922	3,147,922	-2,078	-2,382,078	-4,942,078
100	12,056,925	12,056,925	2,626,925	-523,075	-2,903,075	-5,463,075
125	11,405,679	11,405,679	1,975,679	-1,174,321	-3,554,321	-6,114,321
135	11,145,181	11,145,181	1,715,181	-1,434,819	-3,814,819	-6,374,819
150	10,754,434	10,754,434	1,324,434	-1,825,566	-4,205,566	-6,765,566
165	10,363,686	10,363,686	933,686	-2,216,314	-4,596,314	-7,156,314
175	10,103,188	10,103,188	673,188	-2,476,812	-4,856,812	-7,416,812
185	9,842,690	9,842,690	412,690	-2,737,310	-5,117,310	-7,677,310
175	10,103,188	10,103,188	673,188	-2,476,812	-4,856,812	-7,416,812
190	9,712,441	9,712,441	282,441	-2,867,559	-5,247,559	-7,807,559
200	9,451,942	9,451,942	21,942	-3,128,058	-5,508,058	-8,068,058
225	8,800,697	8,800,697	-629,303	-3,779,303	-6,159,303	-8,719,303
235	8,540,198	8,540,198	-889,802	-4,039,802	-6,419,802	-8,979,802
250	8,149,451	8,149,451	-1,280,549	-4,430,549	-6,810,549	-9,370,549
275	7,498,206	7,498,206	-1,931,794	-5,081,794	-7,461,794	-10,021,794

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£0	#N/A	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,586,847	18,586,847	9,156,847	6,006,847	3,626,847	1,066,847
80	16,236,974	16,236,974	6,806,974	3,656,974	1,276,974	-1,283,026
100	15,723,808	15,723,808	6,293,808	3,143,808	763,808	-1,796,192
125	15,082,350	15,082,350	5,652,350	2,502,350	122,350	-2,437,650
135	14,825,767	14,825,767	5,395,767	2,245,767	-134,233	-2,694,233
150	14,440,892	14,440,892	5,010,892	1,860,892	-519,108	-3,079,108
165	14,050,667	14,050,667	4,620,667	1,470,667	-909,333	-3,469,333
175	13,790,168	13,790,168	4,360,168	1,210,168	-1,169,832	-3,729,832
185	13,529,670	13,529,670	4,099,670	949,670	-1,430,330	-3,990,330
175	13,790,168	13,790,168	4,360,168	1,210,168	-1,169,832	-3,729,832
190	13,399,421	13,399,421	3,969,421	819,421	-1,560,579	-4,120,579
200	13,138,923	13,138,923	3,708,923	558,923	-1,821,077	-4,381,077
225	12,487,677	12,487,677	3,057,677	-92,323	-2,472,323	-5,032,323
235	12,227,178	12,227,178	2,797,178	-352,822	-2,732,822	-5,292,822
250	11,836,432	11,836,432	2,406,432	-743,568	-3,123,568	-5,683,568
275	11,185,185	11,185,185	1,755,185	-1,394,815	-3,774,815	-6,334,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£200	£125	£0

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	22,284,097	22,284,097	12,854,097	9,704,097	7,324,097	4,764,097
80	19,875,105	19,875,105	10,445,105	7,295,105	4,915,105	2,355,105
100	19,361,938	19,361,938	9,931,938	6,781,938	4,401,938	1,841,938
125	18,720,480	18,720,480	9,290,480	6,140,480	3,760,480	1,200,480
135	18,463,897	18,463,897	9,033,897	5,883,897	3,503,897	943,897
150	18,079,022	18,079,022	8,649,022	5,499,022	3,119,022	559,022
165	17,694,147	17,694,147	8,264,147	5,114,147	2,734,147	174,147
175	17,437,563	17,437,563	8,007,563	4,857,563	2,477,563	-82,437
185	17,180,980	17,180,980	7,750,980	4,600,980	2,220,980	-339,020
175	17,437,563	17,437,563	8,007,563	4,857,563	2,477,563	-82,437
190	17,052,688	17,052,688	7,622,688	4,472,688	2,092,688	-467,312
200	16,796,105	16,796,105	7,366,105	4,216,105	1,836,105	-723,895
225	16,154,648	16,154,648	6,724,648	3,574,648	1,194,648	-1,365,352
235	15,898,064	15,898,064	6,468,064	3,318,064	938,064	-1,621,936
250	15,513,189	15,513,189	6,083,189	2,933,189	553,189	-2,006,811
275	14,871,731	14,871,731	5,441,731	2,291,731	-88,269	-2,648,269

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£250	£165

£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	29,636,879	29,636,879	20,206,879	17,056,879	14,676,879	12,116,879
80	27,141,163	27,141,163	17,711,163	14,561,163	12,181,163	9,621,163
100	26,635,709	26,635,709	17,205,709	14,055,709	11,675,709	9,115,709
125	25,996,740	25,996,740	16,566,740	13,416,740	11,036,740	8,476,740
135	25,740,157	25,740,157	16,310,157	13,160,157	10,780,157	8,220,157
150	25,355,283	25,355,283	15,925,283	12,775,283	10,395,283	7,835,283
165	24,970,408	24,970,408	15,540,408	12,390,408	10,010,408	7,450,408
175	24,713,824	24,713,824	15,283,824	12,133,824	9,753,824	7,193,824
185	24,457,241	24,457,241	15,027,241	11,877,241	9,497,241	6,937,241
175	24,713,824	24,713,824	15,283,824	12,133,824	9,753,824	7,193,824
190	24,328,949	24,328,949	14,898,949	11,748,949	9,368,949	6,808,949
200	24,072,366	24,072,366	14,642,366	11,492,366	9,112,366	6,552,366
225	23,430,908	23,430,908	14,000,908	10,850,908	8,470,908	5,910,908
235	23,174,324	23,174,324	13,744,324	10,594,324	8,214,324	5,654,324
250	22,789,449	22,789,449	13,359,449	10,209,449	7,829,449	5,269,449
275	22,147,991	22,147,991	12,717,991	9,567,991	7,187,991	4,627,991

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-13,576,094	-13,576,094	-23,006,094	-26,156,094	-28,536,094	-31,096,094
80	-16,255,465	-16,255,465	-25,685,465	-28,835,465	-31,215,465	-33,775,465
100	-16,979,580	-16,979,580	-26,409,580	-29,559,580	-31,939,580	-34,499,580
125	-17,890,136	-17,890,136	-27,320,136	-30,470,136	-32,850,136	-35,410,136
135	-18,257,717	-18,257,717	-27,687,717	-30,837,717	-33,217,717	-35,777,717
150	-18,809,089	-18,809,089	-28,239,089	-31,389,089	-33,769,089	-36,329,089
165	-19,360,461	-19,360,461	-28,790,461	-31,940,461	-34,320,461	-36,880,461
175	-19,728,042	-19,728,042	-29,158,042	-32,308,042	-34,688,042	-37,248,042
185	-20,095,624	-20,095,624	-29,525,624	-32,675,624	-35,055,624	-37,615,624
175	-19,728,042	-19,728,042	-29,158,042	-32,308,042	-34,688,042	-37,248,042
190	-20,279,414	-20,279,414	-29,709,414	-32,859,414	-35,239,414	-37,799,414
200	-20,646,996	-20,646,996	-30,076,996	-33,226,996	-35,606,996	-38,166,996
225	-21,565,949	-21,565,949	-30,995,949	-34,145,949	-36,525,949	-39,085,949
235	-21,933,530	-21,933,530	-31,363,530	-34,513,530	-36,893,530	-39,453,530
250	-22,484,903	-22,484,903	-31,914,903	-35,064,903	-37,444,903	-40,004,903
275	-23,403,856	-23,403,856	-32,833,856	-35,983,856	-38,363,856	-40,923,856

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	-4,134,190	-4,134,190	-13,564,190	-16,714,190	-19,094,190	-21,654,190
80	-6,921,009	-6,921,009	-16,351,009	-19,501,009	-21,881,009	-24,441,009
100	-7,634,240	-7,634,240	-17,064,240	-20,214,240	-22,594,240	-25,154,240
125	-8,525,779	-8,525,779	-17,955,779	-21,105,779	-23,485,779	-26,045,779
135	-8,882,395	-8,882,395	-18,312,395	-21,462,395	-23,842,395	-26,402,395
150	-9,417,319	-9,417,319	-18,847,319	-21,997,319	-24,377,319	-26,937,319
165	-9,952,242	-9,952,242	-19,382,242	-22,532,242	-24,912,242	-27,472,242
175	-10,308,858	-10,308,858	-19,738,858	-22,888,858	-25,268,858	-27,828,858
185	-10,668,197	-10,668,197	-20,098,197	-23,248,197	-25,628,197	-28,188,197
175	-10,308,858	-10,308,858	-19,738,858	-22,888,858	-25,268,858	-27,828,858
190	-10,849,225	-10,849,225	-20,279,225	-23,429,225	-25,809,225	-28,369,225
200	-11,211,282	-11,211,282	-20,641,282	-23,791,282	-26,171,282	-28,731,282
225	-12,116,425	-12,116,425	-21,546,425	-24,696,425	-27,076,425	-29,636,425
235	-12,478,482	-12,478,482	-21,908,482	-25,058,482	-27,438,482	-29,998,482
250	-13,021,567	-13,021,567	-22,451,567	-25,601,567	-27,981,567	-30,541,567
275	-13,926,709	-13,926,709	-23,356,709	-26,506,709	-28,886,709	-31,446,709

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	5,061,286	5,061,286	-4,368,714	-7,518,714	-9,898,714	-12,458,714
80	2,212,538	2,212,538	-7,217,462	-10,367,462	-12,747,462	-15,307,462
100	1,520,584	1,520,584	-7,909,416	-11,059,416	-13,439,416	-15,999,416
125	655,641	655,641	-8,774,359	-11,924,359	-14,304,359	-16,864,359
135	309,664	309,664	-9,120,336	-12,270,336	-14,650,336	-17,210,336
150	-212,496	-212,496	-9,642,496	-12,792,496	-15,172,496	-17,732,496
165	-739,380	-739,380	-10,169,380	-13,319,380	-15,699,380	-18,259,380
175	-1,090,636	-1,090,636	-10,520,636	-13,670,636	-16,050,636	-18,610,636
185	-1,441,892	-1,441,892	-10,871,892	-14,021,892	-16,401,892	-18,961,892
175	-1,090,636	-1,090,636	-10,520,636	-13,670,636	-16,050,636	-18,610,636
190	-1,617,521	-1,617,521	-11,047,521	-14,197,521	-16,577,521	-19,137,521
200	-1,968,776	-1,968,776	-11,398,776	-14,548,776	-16,928,776	-19,488,776
225	-2,854,681	-2,854,681	-12,284,681	-15,434,681	-17,814,681	-20,374,681
235	-3,211,296	-3,211,296	-12,641,296	-15,791,296	-18,171,296	-20,731,296
250	-3,746,220	-3,746,220	-13,176,220	-16,326,220	-18,706,220	-21,266,220
275	-4,637,759	-4,637,759	-14,067,759	-17,217,759	-19,597,759	-22,157,759

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,570,354	9,570,354	140,354	-3,009,646	-5,389,646	-7,949,646
80	6,691,102	6,691,102	-2,738,898	-5,888,898	-8,268,898	-10,828,898
100	6,000,347	6,000,347	-3,429,653	-6,579,653	-8,959,653	-11,519,653
125	5,135,405	5,135,405	-4,294,595	-7,444,595	-9,824,595	-12,384,595
135	4,789,427	4,789,427	-4,640,573	-7,790,573	-10,170,573	-12,730,573
150	4,270,461	4,270,461	-5,159,539	-8,309,539	-10,689,539	-13,249,539
165	3,751,496	3,751,496	-5,678,504	-8,828,504	-11,208,504	-13,768,504
175	3,405,519	3,405,519	-6,024,481	-9,174,481	-11,554,481	-14,114,481
185	3,059,542	3,059,542	-6,370,458	-9,520,458	-11,900,458	-14,460,458
175	3,405,519	3,405,519	-6,024,481	-9,174,481	-11,554,481	-14,114,481
190	2,886,553	2,886,553	-6,543,447	-9,693,447	-12,073,447	-14,633,447
200	2,540,576	2,540,576	-6,889,424	-10,039,424	-12,419,424	-14,979,424
225	1,675,633	1,675,633	-7,754,367	-10,904,367	-13,284,367	-15,844,367
235	1,329,655	1,329,655	-8,100,345	-11,250,345	-13,630,345	-16,190,345
250	810,690	810,690	-8,619,310	-11,769,310	-14,149,310	-16,709,310
275	-55,080	-55,080	-9,485,080	-12,635,080	-15,015,080	-17,575,080

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	14,057,554	14,057,554	4,627,554	1,477,554	-902,446	-3,462,446
80	11,106,551	11,106,551	1,676,551	-1,473,449	-3,853,449	-6,413,449
100	10,424,996	10,424,996	994,996	-2,155,004	-4,535,004	-7,095,004
125	9,573,053	9,573,053	143,053	-3,006,947	-5,386,947	-7,946,947
135	9,232,276	9,232,276	-197,724	-3,347,724	-5,727,724	-8,287,724
150	8,721,109	8,721,109	-708,891	-3,858,891	-6,238,891	-8,798,891
165	8,209,942	8,209,942	-1,220,058	-4,370,058	-6,750,058	-9,310,058
175	7,869,165	7,869,165	-1,560,835	-4,710,835	-7,090,835	-9,650,835
185	7,528,387	7,528,387	-1,901,613	-5,051,613	-7,431,613	-9,991,613
175	7,869,165	7,869,165	-1,560,835	-4,710,835	-7,090,835	-9,650,835
190	7,357,999	7,357,999	-2,072,001	-5,222,001	-7,602,001	-10,162,001
200	7,017,222	7,017,222	-2,412,778	-5,562,778	-7,942,778	-10,502,778
225	6,155,397	6,155,397	-3,274,603	-6,424,603	-8,804,603	-11,364,603
235	5,809,420	5,809,420	-3,620,580	-6,770,580	-9,150,580	-11,710,580
250	5,290,453	5,290,453	-4,139,547	-7,289,547	-9,669,547	-12,229,547
275	4,425,511	4,425,511	-5,004,489	-8,154,489	-10,534,489	-13,094,489

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£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	22,945,728	22,945,728	13,515,728	10,365,728	7,985,728	5,425,728
80	19,893,574	19,893,574	10,463,574	7,313,574	4,933,574	2,373,574
100	19,222,262	19,222,262	9,792,262	6,642,262	4,262,262	1,702,262
125	18,383,123	18,383,123	8,953,123	5,803,123	3,423,123	863,123
135	18,047,467	18,047,467	8,617,467	5,467,467	3,087,467	527,467
150	17,543,983	17,543,983	8,113,983	4,963,983	2,583,983	23,983
165	17,040,499	17,040,499	7,610,499	4,460,499	2,080,499	-479,501
175	16,700,063	16,700,063	7,270,063	4,120,063	1,740,063	-819,937
185	16,359,286	16,359,286	6,929,286	3,779,286	1,399,286	-1,160,714
175	16,700,063	16,700,063	7,270,063	4,120,063	1,740,063	-819,937
190	16,188,897	16,188,897	6,758,897	3,608,897	1,228,897	-1,331,103
200	15,848,119	15,848,119	6,418,119	3,268,119	888,119	-1,671,881
225	14,996,176	14,996,176	5,566,176	2,416,176	36,176	-2,523,824
235	14,655,398	14,655,398	5,225,398	2,075,398	-304,602	-2,864,602
250	14,144,232	14,144,232	4,714,232	1,564,232	-815,768	-3,375,768
275	13,292,288	13,292,288	3,862,288	712,288	-1,667,712	-4,227,712

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£225	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
% 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	-9,702,038	-9,702,038	-19,132,038	-22,282,038	-24,662,038	-27,222,038
80	-12,993,890	-12,993,890	-22,423,890	-25,573,890	-27,953,890	-30,513,890
100	-13,855,638	-13,855,638	-23,285,638	-26,435,638	-28,815,638	-31,375,638
125	-14,932,822	-14,932,822	-24,362,822	-27,512,822	-29,892,822	-32,452,822
135	-15,363,696	-15,363,696	-24,793,696	-27,943,696	-30,323,696	-32,883,696
150	-16,010,006	-16,010,006	-25,440,006	-28,590,006	-30,970,006	-33,530,006
165	-16,656,316	-16,656,316	-26,086,316	-29,236,316	-31,616,316	-34,176,316
175	-17,087,190	-17,087,190	-26,517,190	-29,667,190	-32,047,190	-34,607,190
185	-17,524,297	-17,524,297	-26,954,297	-30,104,297	-32,484,297	-35,044,297
175	-17,087,190	-17,087,190	-26,517,190	-29,667,190	-32,047,190	-34,607,190
190	-17,743,021	-17,743,021	-27,173,021	-30,323,021	-32,703,021	-35,263,021
200	-18,180,469	-18,180,469	-27,610,469	-30,760,469	-33,140,469	-35,700,469
225	-19,274,089	-19,274,089	-28,704,089	-31,854,089	-34,234,089	-36,794,089
235	-19,711,537	-19,711,537	-29,141,537	-32,291,537	-34,671,537	-37,231,537
250	-20,367,709	-20,367,709	-29,797,709	-32,947,709	-35,327,709	-37,887,709
275	-21,461,329	-21,461,329	-30,891,329	-34,041,329	-36,421,329	-38,981,329

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	1,950,111	1,950,111	-7,479,889	-10,629,889	-13,009,889	-15,569,889
80	-1,446,977	-1,446,977	-10,876,977	-14,026,977	-16,406,977	-18,966,977
100	-2,295,773	-2,295,773	-11,725,773	-14,875,773	-17,255,773	-19,815,773
125	-3,356,769	-3,356,769	-12,786,769	-15,936,769	-18,316,769	-20,876,769
135	-3,781,167	-3,781,167	-13,211,167	-16,361,167	-18,741,167	-21,301,167
150	-4,417,764	-4,417,764	-13,847,764	-16,997,764	-19,377,764	-21,937,764
165	-5,054,361	-5,054,361	-14,484,361	-17,634,361	-20,014,361	-22,574,361
175	-5,478,759	-5,478,759	-14,908,759	-18,058,759	-20,438,759	-22,998,759
185	-5,903,158	-5,903,158	-15,333,158	-18,483,158	-20,863,158	-23,423,158
175	-5,478,759	-5,478,759	-14,908,759	-18,058,759	-20,438,759	-22,998,759
190	-6,115,356	-6,115,356	-15,545,356	-18,695,356	-21,075,356	-23,635,356
200	-6,539,755	-6,539,755	-15,969,755	-19,119,755	-21,499,755	-24,059,755
225	-7,602,774	-7,602,774	-17,032,774	-20,182,774	-22,562,774	-25,122,774
235	-8,033,647	-8,033,647	-17,463,647	-20,613,647	-22,993,647	-25,553,647
250	-8,679,958	-8,679,958	-18,109,958	-21,259,958	-23,639,958	-26,199,958
275	-9,757,142	-9,757,142	-19,187,142	-22,337,142	-24,717,142	-27,277,142

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	13,310,787	13,310,787	3,880,787	730,787	-1,649,213	-4,209,213
80	9,804,044	9,804,044	374,044	-2,775,956	-5,155,956	-7,715,956
100	8,980,569	8,980,569	-449,431	-3,599,431	-5,979,431	-8,539,431
125	7,951,226	7,951,226	-1,478,774	-4,628,774	-7,008,774	-9,568,774
135	7,539,489	7,539,489	-1,890,511	-5,040,511	-7,420,511	-9,980,511
150	6,921,882	6,921,882	-2,508,118	-5,658,118	-8,038,118	-10,598,118
165	6,304,275	6,304,275	-3,125,725	-6,275,725	-8,655,725	-11,215,725
175	5,892,538	5,892,538	-3,537,462	-6,687,462	-9,067,462	-11,627,462
185	5,480,800	5,480,800	-3,949,200	-7,099,200	-9,479,200	-12,039,200
175	5,892,538	5,892,538	-3,537,462	-6,687,462	-9,067,462	-11,627,462
190	5,274,932	5,274,932	-4,155,068	-7,305,068	-9,685,068	-12,245,068
200	4,863,195	4,863,195	-4,566,805	-7,716,805	-10,096,805	-12,656,805
225	3,823,147	3,823,147	-5,606,853	-8,756,853	-11,136,853	-13,696,853
235	3,405,126	3,405,126	-6,024,874	-9,174,874	-11,554,874	-14,114,874
250	2,778,096	2,778,096	-6,651,904	-9,801,904	-12,181,904	-14,741,904
275	1,733,047	1,733,047	-7,696,953	-10,846,953	-13,226,953	-15,786,953

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£0	#N/A	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,964,069	18,964,069	9,534,069	6,384,069	4,004,069	1,444,069
80	15,391,932	15,391,932	5,961,932	2,811,932	431,932	-2,128,068
100	14,568,457	14,568,457	5,138,457	1,988,457	-391,543	-2,951,543
125	13,539,114	13,539,114	4,109,114	959,114	-1,420,886	-3,980,886
135	13,127,377	13,127,377	3,697,377	547,377	-1,832,623	-4,392,623
150	12,509,770	12,509,770	3,079,770	-70,230	-2,450,230	-5,010,230
165	11,892,163	11,892,163	2,462,163	-687,837	-3,067,837	-5,627,837
175	11,480,426	11,480,426	2,050,426	-1,099,574	-3,479,574	-6,039,574
185	11,068,688	11,068,688	1,638,688	-1,511,312	-3,891,312	-6,451,312
175	11,480,426	11,480,426	2,050,426	-1,099,574	-3,479,574	-6,039,574
190	10,862,820	10,862,820	1,432,820	-1,717,180	-4,097,180	-6,657,180
200	10,451,083	10,451,083	1,021,083	-2,128,917	-4,508,917	-7,068,917
225	9,421,739	9,421,739	-8,261	-3,158,261	-5,538,261	-8,098,261
235	9,010,001	9,010,001	-419,999	-3,569,999	-5,949,999	-8,509,999
250	8,392,394	8,392,394	-1,037,606	-4,187,606	-6,567,606	-9,127,606
275	7,363,051	7,363,051	-2,066,949	-5,216,949	-7,596,949	-10,156,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£135	£80	£0

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	24,584,893	24,584,893	15,154,893	12,004,893	9,624,893	7,064,893
80	20,947,380	20,947,380	11,517,380	8,367,380	5,987,380	3,427,380
100	20,136,281	20,136,281	10,706,281	7,556,281	5,176,281	2,616,281
125	19,122,407	19,122,407	9,692,407	6,542,407	4,162,407	1,602,407
135	18,715,265	18,715,265	9,285,265	6,135,265	3,755,265	1,195,265
150	18,097,658	18,097,658	8,667,658	5,517,658	3,137,658	577,658
165	17,480,051	17,480,051	8,050,051	4,900,051	2,520,051	-39,949
175	17,068,314	17,068,314	7,638,314	4,488,314	2,108,314	-451,686
185	16,656,576	16,656,576	7,226,576	4,076,576	1,696,576	-863,424
175	17,068,314	17,068,314	7,638,314	4,488,314	2,108,314	-451,686
190	16,450,708	16,450,708	7,020,708	3,870,708	1,490,708	-1,069,292
200	16,038,971	16,038,971	6,608,971	3,458,971	1,078,971	-1,481,029
225	15,009,627	15,009,627	5,579,627	2,429,627	49,627	-2,510,373
235	14,597,889	14,597,889	5,167,889	2,017,889	-362,111	-2,922,111
250	13,980,282	13,980,282	4,550,282	1,400,282	-979,718	-3,539,718
275	12,950,939	12,950,939	3,520,939	370,939	-2,009,061	-4,569,061

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£225	£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	35,826,542	35,826,542	26,396,542	23,246,542	20,866,542	18,306,542
80	32,009,274	32,009,274	22,579,274	19,429,274	17,049,274	14,489,274
100	31,198,175	31,198,175	21,768,175	18,618,175	16,238,175	13,678,175
125	30,184,301	30,184,301	20,754,301	17,604,301	15,224,301	12,664,301
135	29,778,751	29,778,751	20,348,751	17,198,751	14,818,751	12,258,751
150	29,170,427	29,170,427	19,740,427	16,590,427	14,210,427	11,650,427
165	28,562,103	28,562,103	19,132,103	15,982,103	13,602,103	11,042,103
175	28,156,553	28,156,553	18,726,553	15,576,553	13,196,553	10,636,553
185	27,751,004	27,751,004	18,321,004	15,171,004	12,791,004	10,231,004
175	28,156,553	28,156,553	18,726,553	15,576,553	13,196,553	10,636,553
190	27,548,228	27,548,228	18,118,228	14,968,228	12,588,228	10,028,228
200	27,142,679	27,142,679	17,712,679	14,562,679	12,182,679	9,622,679
225	26,128,805	26,128,805	16,698,805	13,548,805	11,168,805	8,608,805
235	25,723,256	25,723,256	16,293,256	13,143,256	10,763,256	8,203,256
250	25,114,931	25,114,931	15,684,931	12,534,931	10,154,931	7,594,931
275	24,101,058	24,101,058	14,671,058	11,521,058	9,141,058	6,581,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	5
Flats	
No of units	800 units
Density:	800 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	-15,270,796	-15,270,796	-24,700,796	-27,850,796	-30,230,796	-32,790,796
80	-19,287,735	-19,287,735	-28,717,735	-31,867,735	-34,247,735	-36,807,735
100	-20,362,884	-20,362,884	-29,792,884	-32,942,884	-35,322,884	-37,882,884
125	-21,706,819	-21,706,819	-31,136,819	-34,286,819	-36,666,819	-39,226,819
135	-22,244,394	-22,244,394	-31,674,394	-34,824,394	-37,204,394	-39,764,394
150	-23,050,754	-23,050,754	-32,480,754	-35,630,754	-38,010,754	-40,570,754
165	-23,857,116	-23,857,116	-33,287,116	-36,437,116	-38,817,116	-41,377,116
175	-24,394,690	-24,394,690	-33,824,690	-36,974,690	-39,354,690	-41,914,690
185	-24,940,821	-24,940,821	-34,370,821	-37,520,821	-39,900,821	-42,460,821
175	-24,394,690	-24,394,690	-33,824,690	-36,974,690	-39,354,690	-41,914,690
190	-25,217,873	-25,217,873	-34,647,873	-37,797,873	-40,177,873	-42,737,873
200	-25,771,977	-25,771,977	-35,201,977	-38,351,977	-40,731,977	-43,291,977
225	-27,157,238	-27,157,238	-36,587,238	-39,737,238	-42,117,238	-44,677,238
235	-27,711,342	-27,711,342	-37,141,342	-40,291,342	-42,671,342	-45,231,342
250	-28,542,498	-28,542,498	-37,972,498	-41,122,498	-43,502,498	-46,062,498
275	-29,927,759	-29,927,759	-39,357,759	-42,507,759	-44,887,759	-47,447,759

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	-1,208,969	-1,208,969	-10,638,969	-13,788,969	-16,168,969	-18,728,969
80	-5,271,732	-5,271,732	-14,701,732	-17,851,732	-20,231,732	-22,791,732
100	-6,299,130	-6,299,130	-15,729,130	-18,879,130	-21,259,130	-23,819,130
125	-7,583,378	-7,583,378	-17,013,378	-20,163,378	-22,543,378	-25,103,378
135	-8,098,018	-8,098,018	-17,528,018	-20,678,018	-23,058,018	-25,618,018
150	-8,880,324	-8,880,324	-18,310,324	-21,460,324	-23,840,324	-26,400,324
165	-9,662,630	-9,662,630	-19,092,630	-22,242,630	-24,622,630	-27,182,630
175	-10,184,167	-10,184,167	-19,614,167	-22,764,167	-25,144,167	-27,704,167
185	-10,705,705	-10,705,705	-20,135,705	-23,285,705	-25,665,705	-28,225,705
175	-10,184,167	-10,184,167	-19,614,167	-22,764,167	-25,144,167	-27,704,167
190	-10,966,473	-10,966,473	-20,396,473	-23,546,473	-25,926,473	-28,486,473
200	-11,488,011	-11,488,011	-20,918,011	-24,068,011	-26,448,011	-29,008,011
225	-12,798,399	-12,798,399	-22,228,399	-25,378,399	-27,758,399	-30,318,399
235	-13,327,895	-13,327,895	-22,757,895	-25,907,895	-28,287,895	-30,847,895
250	-14,122,137	-14,122,137	-23,552,137	-26,702,137	-29,082,137	-31,642,137
275	-15,445,875	-15,445,875	-24,875,875	-28,025,875	-30,405,875	-32,965,875

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	12,452,642	12,452,642	3,022,642	-127,358	-2,507,358	-5,067,358
80	8,266,526	8,266,526	-1,163,474	-4,313,474	-6,693,474	-9,253,474
100	7,269,777	7,269,777	-2,160,223	-5,310,223	-7,690,223	-10,250,223
125	6,023,841	6,023,841	-3,406,159	-6,556,159	-8,936,159	-11,496,159
135	5,525,466	5,525,466	-3,904,534	-7,054,534	-9,434,534	-11,994,534
150	4,777,905	4,777,905	-4,652,095	-7,802,095	-10,182,095	-12,742,095
165	4,030,343	4,030,343	-5,399,657	-8,549,657	-10,929,657	-13,489,657
175	3,531,969	3,531,969	-5,898,031	-9,048,031	-11,428,031	-13,988,031
185	3,033,594	3,033,594	-6,396,406	-9,546,406	-11,926,406	-14,486,406
175	3,531,969	3,531,969	-5,898,031	-9,048,031	-11,428,031	-13,988,031
190	2,784,407	2,784,407	-6,645,593	-9,795,593	-12,175,593	-14,735,593
200	2,286,032	2,286,032	-7,143,968	-10,293,968	-12,673,968	-15,233,968
225	1,023,419	1,023,419	-8,406,581	-11,556,581	-13,936,581	-16,496,581
235	517,440	517,440	-8,912,560	-12,062,560	-14,442,560	-17,002,560
250	-245,213	-245,213	-9,675,213	-12,825,213	-15,205,213	-17,765,213
275	-1,529,461	-1,529,461	-10,959,461	-14,109,461	-16,489,461	-19,049,461

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,222,145	19,222,145	9,792,145	6,642,145	4,262,145	1,702,145
80	14,979,167	14,979,167	5,549,167	2,399,167	19,167	-2,540,833
100	13,982,418	13,982,418	4,552,418	1,402,418	-977,582	-3,537,582
125	12,736,482	12,736,482	3,306,482	156,482	-2,223,518	-4,783,518
135	12,238,107	12,238,107	2,808,107	-341,893	-2,721,893	-5,281,893
150	11,490,545	11,490,545	2,060,545	-1,089,455	-3,469,455	-6,029,455
165	10,742,983	10,742,983	1,312,983	-1,837,017	-4,217,017	-6,777,017
175	10,244,609	10,244,609	814,609	-2,335,391	-4,715,391	-7,275,391
185	9,746,234	9,746,234	316,234	-2,833,766	-5,213,766	-7,773,766
175	10,244,609	10,244,609	814,609	-2,335,391	-4,715,391	-7,275,391
190	9,497,047	9,497,047	67,047	-3,082,953	-5,462,953	-8,022,953
200	8,998,672	8,998,672	-431,328	-3,581,328	-5,961,328	-8,521,328
225	7,752,737	7,752,737	-1,677,263	-4,827,263	-7,207,263	-9,767,263
235	7,254,362	7,254,362	-2,175,638	-5,325,638	-7,705,638	-10,265,638
250	6,506,800	6,506,800	-2,923,200	-6,073,200	-8,453,200	-11,013,200
275	5,260,863	5,260,863	-4,169,137	-7,319,137	-9,699,137	-12,259,137

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£125	£80	£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	25,988,833	25,988,833	16,558,833	13,408,833	11,028,833	8,468,833
80	21,646,191	21,646,191	12,216,191	9,066,191	6,686,191	4,126,191
100	20,664,422	20,664,422	11,234,422	8,084,422	5,704,422	3,144,422
125	19,437,210	19,437,210	10,007,210	6,857,210	4,477,210	1,917,210
135	18,946,326	18,946,326	9,516,326	6,366,326	3,986,326	1,426,326
150	18,203,186	18,203,186	8,773,186	5,623,186	3,243,186	683,186
165	17,455,624	17,455,624	8,025,624	4,875,624	2,495,624	-64,376
175	16,957,250	16,957,250	7,527,250	4,377,250	1,997,250	-562,750
185	16,458,875	16,458,875	7,028,875	3,878,875	1,498,875	-1,061,125
175	16,957,250	16,957,250	7,527,250	4,377,250	1,997,250	-562,750
190	16,209,688	16,209,688	6,779,688	3,629,688	1,249,688	-1,310,312
200	15,711,313	15,711,313	6,281,313	3,131,313	751,313	-1,808,687
225	14,465,377	14,465,377	5,035,377	1,885,377	-494,623	-3,054,623
235	13,967,002	13,967,002	4,537,002	1,387,002	-992,998	-3,552,998
250	13,219,440	13,219,440	3,789,440	639,440	-1,740,560	-4,300,560
275	11,973,505	11,973,505	2,543,505	-606,495	-2,986,495	-5,546,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£250	£200	£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	39,500,325	39,500,325	30,070,325	26,920,325	24,540,325	21,980,325
80	34,963,165	34,963,165	25,533,165	22,383,165	20,003,165	17,443,165
100	33,981,396	33,981,396	24,551,396	21,401,396	19,021,396	16,461,396
125	32,754,185	32,754,185	23,324,185	20,174,185	17,794,185	15,234,185
135	32,263,300	32,263,300	22,833,300	19,683,300	17,303,300	14,743,300
150	31,526,974	31,526,974	22,096,974	18,946,974	16,566,974	14,006,974
165	30,790,647	30,790,647	21,360,647	18,210,647	15,830,647	13,270,647
175	30,299,763	30,299,763	20,869,763	17,719,763	15,339,763	12,779,763
185	29,808,877	29,808,877	20,378,877	17,228,877	14,848,877	12,288,877
175	30,299,763	30,299,763	20,869,763	17,719,763	15,339,763	12,779,763
190	29,563,435	29,563,435	20,133,435	16,983,435	14,603,435	12,043,435
200	29,072,551	29,072,551	19,642,551	16,492,551	14,112,551	11,552,551
225	27,845,340	27,845,340	18,415,340	15,265,340	12,885,340	10,325,340
235	27,354,455	27,354,455	17,924,455	14,774,455	12,394,455	9,834,455
250	26,618,129	26,618,129	17,188,129	14,038,129	11,658,129	9,098,129
275	25,390,917	25,390,917	15,960,917	12,810,917	10,430,917	7,870,917

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

Appendix 4 - 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%

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
£825 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	150	#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
£825 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	200	0	#N/A	#N/A
£900 per sq ft	275	275	150	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
£825 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	80	#N/A	#N/A	#N/A
£800 per sq ft	275	165	80	#N/A
£825 per sq ft	275	250	165	0
£850 per sq ft	275	275	250	165
£900 per sq ft	275	275	275	275

Site type	T5 - High Density			
	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	275	275	275	275
£750 per sq ft	275	275	275	275
£800 per sq ft	275	275	275	275
£825 per sq ft	275	275	275	275
£850 per sq ft	275	275	275	275
£900 per sq ft	275	275	275	275



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
£825 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	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
£825 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	#N/A	#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
£825 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	0	#N/A	#N/A	#N/A
£800 per sq ft	275	135	0	#N/A
£825 per sq ft	275	235	100	0
£850 per sq ft	275	275	200	80
£900 per sq ft	275	275	275	275

Site type	T5 - High Density			
	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	275	275	275	275
£750 per sq ft	275	275	275	275
£800 per sq ft	275	275	275	275
£825 per sq ft	275	275	275	275
£850 per sq ft	275	275	275	275
£900 per sq ft	275	275	275	275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 1

Flats	
No of units	300 units
Density:	300 dph

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

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Private values £7535 psm

£700 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,373,107	-6,373,107	-15,803,107	-18,953,107	-21,333,107	-23,893,107
80	-7,357,985	-7,357,985	-16,787,985	-19,937,985	-22,317,985	-24,877,985
100	-7,629,682	-7,629,682	-17,059,682	-20,209,682	-22,589,682	-25,149,682
125	-7,969,302	-7,969,302	-17,399,302	-20,549,302	-22,929,302	-25,489,302
135	-8,105,150	-8,105,150	-17,535,150	-20,685,150	-23,065,150	-25,625,150
150	-8,308,923	-8,308,923	-17,738,923	-20,888,923	-23,268,923	-25,828,923
165	-8,512,695	-8,512,695	-17,942,695	-21,092,695	-23,472,695	-26,032,695
175	-8,648,543	-8,648,543	-18,078,543	-21,228,543	-23,608,543	-26,168,543
185	-8,784,392	-8,784,392	-18,214,392	-21,364,392	-23,744,392	-26,304,392
175	-8,648,543	-8,648,543	-18,078,543	-21,228,543	-23,608,543	-26,168,543
190	-8,852,316	-8,852,316	-18,282,316	-21,432,316	-23,812,316	-26,372,316
200	-8,988,163	-8,988,163	-18,418,163	-21,568,163	-23,948,163	-26,508,163
225	-9,327,784	-9,327,784	-18,757,784	-21,907,784	-24,287,784	-26,847,784
235	-9,463,632	-9,463,632	-18,893,632	-22,043,632	-24,423,632	-26,983,632
250	-9,667,405	-9,667,405	-19,097,405	-22,247,405	-24,627,405	-27,187,405
275	-10,007,025	-10,007,025	-19,437,025	-22,587,025	-24,967,025	-27,527,025

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	-£1,605,854	-1,605,854	-11,035,854	-14,185,854	-16,565,854	-19,125,854
80	-2,650,629	-2,650,629	-12,080,629	-15,230,629	-17,610,629	-20,170,629
100	-2,922,084	-2,922,084	-12,352,084	-15,502,084	-17,882,084	-20,442,084
125	-3,261,705	-3,261,705	-12,691,705	-15,841,705	-18,221,705	-20,781,705
135	-3,397,552	-3,397,552	-12,827,552	-15,977,552	-18,357,552	-20,917,552
150	-3,601,324	-3,601,324	-13,031,324	-16,181,324	-18,561,324	-21,121,324
165	-3,805,097	-3,805,097	-13,235,097	-16,385,097	-18,765,097	-21,325,097
175	-3,940,945	-3,940,945	-13,370,945	-16,520,945	-18,900,945	-21,460,945
185	-4,076,794	-4,076,794	-13,506,794	-16,656,794	-19,036,794	-21,596,794
175	-3,940,945	-3,940,945	-13,370,945	-16,520,945	-18,900,945	-21,460,945
190	-4,144,718	-4,144,718	-13,574,718	-16,724,718	-19,104,718	-21,664,718
200	-4,280,566	-4,280,566	-13,710,566	-16,860,566	-19,240,566	-21,800,566
225	-4,620,186	-4,620,186	-14,050,186	-17,200,186	-19,580,186	-22,140,186
235	-4,756,034	-4,756,034	-14,186,034	-17,336,034	-19,716,034	-22,276,034
250	-4,959,807	-4,959,807	-14,389,807	-17,539,807	-19,919,807	-22,479,807
275	-5,299,427	-5,299,427	-14,729,427	-17,879,427	-20,259,427	-22,819,427

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	3,024,429	3,024,429	-6,405,571	-9,555,571	-11,935,571	-14,495,571
80	1,921,704	1,921,704	-7,508,296	-10,658,296	-13,038,296	-15,598,296
100	1,658,113	1,658,113	-7,771,887	-10,921,887	-13,301,887	-15,861,887
125	1,328,624	1,328,624	-8,101,376	-11,251,376	-13,631,376	-16,191,376
135	1,196,829	1,196,829	-8,233,171	-11,383,171	-13,763,171	-16,323,171
150	999,135	999,135	-8,430,865	-11,580,865	-13,960,865	-16,520,865
165	801,442	801,442	-8,628,558	-11,778,558	-14,158,558	-16,718,558
175	669,646	669,646	-8,760,354	-11,910,354	-14,290,354	-16,850,354
185	537,851	537,851	-8,892,149	-12,042,149	-14,422,149	-16,982,149
175	669,646	669,646	-8,760,354	-11,910,354	-14,290,354	-16,850,354
190	471,953	471,953	-8,958,047	-12,108,047	-14,488,047	-17,048,047
200	340,157	340,157	-9,089,843	-12,239,843	-14,619,843	-17,179,843
225	10,669	10,669	-9,419,331	-12,569,331	-14,949,331	-17,509,331
235	-122,976	-122,976	-9,552,976	-12,702,976	-15,082,976	-17,642,976
250	-323,685	-323,685	-9,753,685	-12,903,685	-15,283,685	-17,843,685
275	-658,202	-658,202	-10,088,202	-13,238,202	-15,618,202	-18,178,202

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,212,607	5,212,607	-4,217,393	-7,367,393	-9,747,393	-12,307,393
80	4,074,892	4,074,892	-5,355,108	-8,505,108	-10,885,108	-13,445,108
100	3,811,301	3,811,301	-5,618,699	-8,768,699	-11,148,699	-13,708,699
125	3,481,812	3,481,812	-5,948,188	-9,098,188	-11,478,188	-14,038,188
135	3,350,016	3,350,016	-6,079,984	-9,229,984	-11,609,984	-14,169,984
150	3,152,323	3,152,323	-6,277,677	-9,427,677	-11,807,677	-14,367,677
165	2,954,630	2,954,630	-6,475,370	-9,625,370	-12,005,370	-14,565,370
175	2,822,834	2,822,834	-6,607,166	-9,757,166	-12,137,166	-14,697,166
185	2,691,038	2,691,038	-6,738,962	-9,888,962	-12,268,962	-14,828,962
175	2,822,834	2,822,834	-6,607,166	-9,757,166	-12,137,166	-14,697,166
190	2,625,141	2,625,141	-6,804,859	-9,954,859	-12,334,859	-14,894,859
200	2,493,345	2,493,345	-6,936,655	-10,086,655	-12,466,655	-15,026,655
225	2,163,856	2,163,856	-7,266,144	-10,416,144	-12,796,144	-15,356,144
235	2,032,061	2,032,061	-7,397,939	-10,547,939	-12,927,939	-15,487,939
250	1,834,367	1,834,367	-7,595,633	-10,745,633	-13,125,633	-15,685,633
275	1,504,878	1,504,878	-7,925,122	-11,075,122	-13,455,122	-16,015,122

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	7,394,889	7,394,889	-2,035,111	-5,185,111	-7,565,111	-10,125,111
80	6,222,279	6,222,279	-3,207,721	-6,357,721	-8,737,721	-11,297,721
100	5,958,687	5,958,687	-3,471,313	-6,621,313	-9,001,313	-11,561,313
125	5,629,199	5,629,199	-3,800,801	-6,950,801	-9,330,801	-11,890,801
135	5,497,403	5,497,403	-3,932,597	-7,082,597	-9,462,597	-12,022,597
150	5,299,710	5,299,710	-4,130,290	-7,280,290	-9,660,290	-12,220,290
165	5,102,016	5,102,016	-4,327,984	-7,477,984	-9,857,984	-12,417,984
175	4,970,221	4,970,221	-4,459,779	-7,609,779	-9,989,779	-12,549,779
185	4,838,425	4,838,425	-4,591,575	-7,741,575	-10,121,575	-12,681,575
175	4,970,221	4,970,221	-4,459,779	-7,609,779	-9,989,779	-12,549,779
190	4,772,527	4,772,527	-4,657,473	-7,807,473	-10,187,473	-12,747,473
200	4,640,732	4,640,732	-4,789,268	-7,939,268	-10,319,268	-12,879,268
225	4,311,243	4,311,243	-5,118,757	-8,268,757	-10,648,757	-13,208,757
235	4,179,447	4,179,447	-5,250,553	-8,400,553	-10,780,553	-13,340,553
250	3,981,754	3,981,754	-5,448,246	-8,598,246	-10,978,246	-13,538,246
275	3,652,265	3,652,265	-5,777,735	-8,927,735	-11,307,735	-13,867,735

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	11,720,302	11,720,302	2,290,302	-859,698	-3,239,698	-5,799,698
80	10,494,373	10,494,373	1,064,373	-2,085,627	-4,465,627	-7,025,627
100	10,234,744	10,234,744	804,744	-2,345,256	-4,725,256	-7,285,256
125	9,910,207	9,910,207	480,207	-2,668,793	-5,049,793	-7,609,793
135	9,780,392	9,780,392	350,392	-2,799,608	-5,179,608	-7,739,608
150	9,585,669	9,585,669	155,669	-2,994,331	-5,374,331	-7,934,331
165	9,390,948	9,390,948	-39,052	-3,189,052	-5,569,052	-8,129,052
175	9,259,506	9,259,506	-170,494	-3,320,494	-5,700,494	-8,260,494
185	9,127,710	9,127,710	-302,290	-3,452,290	-5,832,290	-8,392,290
175	9,259,506	9,259,506	-170,494	-3,320,494	-5,700,494	-8,260,494
190	9,061,813	9,061,813	-368,187	-3,518,187	-5,898,187	-8,458,187
200	8,930,017	8,930,017	-499,983	-3,649,983	-6,029,983	-8,589,983
225	8,600,528	8,600,528	-829,472	-3,979,472	-6,359,472	-8,919,472
235	8,468,733	8,468,733	-961,267	-4,111,267	-6,491,267	-9,051,267
250	8,271,039	8,271,039	-1,158,961	-4,308,961	-6,688,961	-9,248,961
275	7,941,550	7,941,550	-1,488,450	-4,638,450	-7,018,450	-9,578,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
Private values	£7535 psm

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,002,727	-1,002,727	-10,432,727	-13,582,727	-15,962,727	-18,522,727
80	-2,413,963	-2,413,963	-11,843,963	-14,993,963	-17,373,963	-19,933,963
100	-2,773,679	-2,773,679	-12,203,679	-15,353,679	-17,733,679	-20,293,679
125	-3,226,507	-3,226,507	-12,656,507	-15,806,507	-18,186,507	-20,746,507
135	-3,407,637	-3,407,637	-12,837,637	-15,987,637	-18,367,637	-20,927,637
150	-3,679,334	-3,679,334	-13,109,334	-16,259,334	-18,639,334	-21,199,334
165	-3,951,029	-3,951,029	-13,381,029	-16,531,029	-18,911,029	-21,471,029
175	-4,132,161	-4,132,161	-13,562,161	-16,712,161	-19,092,161	-21,652,161
185	-4,313,291	-4,313,291	-13,743,291	-16,893,291	-19,273,291	-21,833,291
175	-4,132,161	-4,132,161	-13,562,161	-16,712,161	-19,092,161	-21,652,161
190	-4,403,858	-4,403,858	-13,833,858	-16,983,858	-19,363,858	-21,923,858
200	-4,584,988	-4,584,988	-14,014,988	-17,164,988	-19,544,988	-22,104,988
225	-5,037,815	-5,037,815	-14,467,815	-17,617,815	-19,997,815	-22,557,815
235	-5,218,947	-5,218,947	-14,648,947	-17,798,947	-20,178,947	-22,738,947
250	-5,490,642	-5,490,642	-14,920,642	-18,070,642	-20,450,642	-23,010,642
275	-5,943,470	-5,943,470	-15,373,470	-18,523,470	-20,903,470	-23,463,470

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	3,952,833	3,952,833	-5,477,167	-8,627,167	-11,007,167	-13,567,167
80	2,483,807	2,483,807	-6,946,193	-10,096,193	-12,476,193	-15,036,193
100	2,132,352	2,132,352	-7,297,648	-10,447,648	-12,827,648	-15,387,648
125	1,693,033	1,693,033	-7,736,967	-10,886,967	-13,266,967	-15,826,967
135	1,517,306	1,517,306	-7,912,694	-11,062,694	-13,442,694	-16,002,694
150	1,253,714	1,253,714	-8,176,286	-11,326,286	-13,706,286	-16,266,286
165	990,123	990,123	-8,439,877	-11,589,877	-13,969,877	-16,529,877
175	814,397	814,397	-8,615,603	-11,765,603	-14,145,603	-16,705,603
185	638,669	638,669	-8,791,331	-11,941,331	-14,321,331	-16,881,331
175	814,397	814,397	-8,615,603	-11,765,603	-14,145,603	-16,705,603
190	550,805	550,805	-8,879,195	-12,029,195	-14,409,195	-16,969,195
200	375,078	375,078	-9,054,922	-12,204,922	-14,584,922	-17,144,922
225	-65,221	-65,221	-9,495,221	-12,645,221	-15,025,221	-17,585,221
235	-243,630	-243,630	-9,673,630	-12,823,630	-15,203,630	-17,763,630
250	-511,243	-511,243	-9,941,243	-13,091,243	-15,471,243	-18,031,243
275	-957,265	-957,265	-10,387,265	-13,537,265	-15,917,265	-18,477,265

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	8,849,677	8,849,677	-580,323	-3,730,323	-6,110,323	-8,670,323
80	7,303,461	7,303,461	-2,126,539	-5,276,539	-7,656,539	-10,216,539
100	6,952,007	6,952,007	-2,477,993	-5,627,993	-8,007,993	-10,567,993
125	6,512,688	6,512,688	-2,917,312	-6,067,312	-8,447,312	-11,007,312
135	6,336,961	6,336,961	-3,093,039	-6,243,039	-8,623,039	-11,183,039
150	6,073,370	6,073,370	-3,356,630	-6,506,630	-8,886,630	-11,446,630
165	5,809,779	5,809,779	-3,620,221	-6,770,221	-9,150,221	-11,710,221
175	5,634,051	5,634,051	-3,795,949	-6,945,949	-9,325,949	-11,885,949
185	5,458,324	5,458,324	-3,971,676	-7,121,676	-9,501,676	-12,061,676
175	5,634,051	5,634,051	-3,795,949	-6,945,949	-9,325,949	-11,885,949
190	5,370,460	5,370,460	-4,059,540	-7,209,540	-9,589,540	-12,149,540
200	5,194,732	5,194,732	-4,235,268	-7,385,268	-9,765,268	-12,325,268
225	4,755,414	4,755,414	-4,674,586	-7,824,586	-10,204,586	-12,764,586
235	4,579,687	4,579,687	-4,850,313	-8,000,313	-10,380,313	-12,940,313
250	4,316,096	4,316,096	-5,113,904	-8,263,904	-10,643,904	-13,203,904
275	3,876,777	3,876,777	-5,553,223	-8,703,223	-11,083,223	-13,643,223

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,118,183	11,118,183	1,688,183	-1,461,817	-3,841,817	-6,401,817
80	9,555,710	9,555,710	125,710	-3,024,290	-5,404,290	-7,964,290
100	9,209,538	9,209,538	-220,462	-3,370,462	-5,750,462	-8,310,462
125	8,774,863	8,774,863	-655,137	-3,805,137	-6,185,137	-8,745,137
135	8,599,135	8,599,135	-830,865	-3,980,865	-6,360,865	-8,920,865
150	8,335,544	8,335,544	-1,094,456	-4,244,456	-6,624,456	-9,184,456
165	8,071,953	8,071,953	-1,358,047	-4,508,047	-6,888,047	-9,448,047
175	7,896,226	7,896,226	-1,533,774	-4,683,774	-7,063,774	-9,623,774
185	7,720,499	7,720,499	-1,709,501	-4,859,501	-7,239,501	-9,799,501
175	7,896,226	7,896,226	-1,533,774	-4,683,774	-7,063,774	-9,623,774
190	7,632,634	7,632,634	-1,797,366	-4,947,366	-7,327,366	-9,887,366
200	7,456,907	7,456,907	-1,973,093	-5,123,093	-7,503,093	-10,063,093
225	7,017,589	7,017,589	-2,412,411	-5,562,411	-7,942,411	-10,502,411
235	6,841,861	6,841,861	-2,588,139	-5,738,139	-8,118,139	-10,678,139
250	6,578,270	6,578,270	-2,851,730	-6,001,730	-8,381,730	-10,941,730
275	6,138,952	6,138,952	-3,291,048	-6,441,048	-8,821,048	-11,381,048

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	13,379,105	13,379,105	3,949,105	799,105	-1,580,895	-4,140,895
80	11,780,479	11,780,479	2,350,479	-799,521	-3,179,521	-5,739,521
100	11,434,306	11,434,306	2,004,306	-1,145,694	-3,525,694	-6,085,694
125	11,001,591	11,001,591	1,571,591	-1,578,409	-3,958,409	-6,518,409
135	10,828,504	10,828,504	1,398,504	-1,751,496	-4,131,496	-6,691,496
150	10,568,874	10,568,874	1,138,874	-2,011,126	-4,391,126	-6,951,126
165	10,309,244	10,309,244	879,244	-2,270,756	-4,650,756	-7,210,756
175	10,136,158	10,136,158	706,158	-2,443,842	-4,823,842	-7,383,842
185	9,963,072	9,963,072	533,072	-2,616,928	-4,996,928	-7,556,928
175	10,136,158	10,136,158	706,158	-2,443,842	-4,823,842	-7,383,842
190	9,876,529	9,876,529	446,529	-2,703,471	-5,083,471	-7,643,471
200	9,703,443	9,703,443	273,443	-2,876,557	-5,256,557	-7,816,557
225	9,270,726	9,270,726	-159,274	-3,309,274	-5,689,274	-8,249,274
235	9,096,459	9,096,459	-333,541	-3,483,541	-5,863,541	-8,423,541
250	8,832,868	8,832,868	-597,132	-3,747,132	-6,127,132	-8,687,132
275	8,393,549	8,393,549	-1,036,451	-4,186,451	-6,566,451	-9,126,451

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£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	17,893,775	17,893,775	8,463,775	5,313,775	2,933,775	373,775
80	16,222,959	16,222,959	6,792,959	3,642,959	1,262,959	-1,297,041
100	15,876,786	15,876,786	6,446,786	3,296,786	916,786	-1,643,214
125	15,444,069	15,444,069	6,014,069	2,864,069	484,069	-2,075,931
135	15,270,983	15,270,983	5,840,983	2,690,983	310,983	-2,249,017
150	15,011,354	15,011,354	5,581,354	2,431,354	51,354	-2,608,646
165	14,751,724	14,751,724	5,321,724	2,171,724	-208,276	-2,769,276
175	14,578,638	14,578,638	5,148,638	1,998,638	-361,362	-2,941,362
185	14,405,551	14,405,551	4,975,551	1,825,551	-554,449	-3,114,449
175	14,578,638	14,578,638	5,148,638	1,998,638	-361,362	-2,941,362
190	14,319,008	14,319,008	4,889,008	1,739,008	-640,992	-3,200,992
200	14,145,921	14,145,921	4,715,921	1,565,921	-814,079	-3,374,079
225	13,713,206	13,713,206	4,283,206	1,133,206	-1,246,794	-3,806,794
235	13,540,119	13,540,119	4,110,119	960,119	-1,419,881	-3,979,881
250	13,280,489	13,280,489	3,850,489	700,489	-1,679,511	-4,239,511
275	12,847,773	12,847,773	3,417,773	267,773	-2,112,227	-4,672,227

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£150	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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%
Private values	£7535 psm

Site area	1.00 ha
Net to gross	100%
Growth	
Sales	0%
Build	0%

£700 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,046,642	-8,046,642	-17,476,642	-20,626,642	-23,006,642	-25,566,642
80	-9,848,152	-9,848,152	-19,278,152	-22,428,152	-24,808,152	-27,368,152
100	-10,330,697	-10,330,697	-19,760,697	-22,910,697	-25,290,697	-27,850,697
125	-10,933,877	-10,933,877	-20,363,877	-23,513,877	-25,893,877	-28,453,877
135	-11,175,160	-11,175,160	-20,605,160	-23,755,160	-26,135,160	-28,695,160
150	-11,537,058	-11,537,058	-20,967,058	-24,117,058	-26,497,058	-29,057,058
165	-11,898,966	-11,898,966	-21,328,966	-24,478,966	-26,858,966	-29,418,966
175	-12,140,239	-12,140,239	-21,570,239	-24,720,239	-27,100,239	-29,660,239
185	-12,381,511	-12,381,511	-21,811,511	-24,961,511	-27,341,511	-29,901,511
175	-12,140,239	-12,140,239	-21,570,239	-24,720,239	-27,100,239	-29,660,239
190	-12,502,147	-12,502,147	-21,932,147	-25,082,147	-27,462,147	-30,022,147
200	-12,743,419	-12,743,419	-22,173,419	-25,323,419	-27,703,419	-30,263,419
225	-13,346,600	-13,346,600	-22,776,600	-25,926,600	-28,306,600	-30,866,600
235	-13,587,871	-13,587,871	-23,017,871	-26,167,871	-28,547,871	-31,107,871
250	-13,949,780	-13,949,780	-23,379,780	-26,529,780	-28,909,780	-31,469,780
275	-14,552,960	-14,552,960	-23,982,960	-27,132,960	-29,512,960	-32,072,960

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	-3,087,930	-3,087,930	-12,517,930	-15,667,930	-18,047,930	-20,607,930
80	-4,968,732	-4,968,732	-14,398,732	-17,548,732	-19,928,732	-22,488,732
100	-5,451,275	-5,451,275	-14,881,275	-18,031,275	-20,411,275	-22,971,275
125	-6,054,456	-6,054,456	-15,484,456	-18,634,456	-21,014,456	-23,574,456
135	-6,295,728	-6,295,728	-15,725,728	-18,875,728	-21,255,728	-23,815,728
150	-6,657,637	-6,657,637	-16,087,637	-19,237,637	-21,617,637	-24,177,637
165	-7,019,544	-7,019,544	-16,449,544	-19,599,544	-21,979,544	-24,539,544
175	-7,260,817	-7,260,817	-16,690,817	-19,840,817	-22,220,817	-24,780,817
185	-7,502,089	-7,502,089	-16,932,089	-20,082,089	-22,462,089	-25,022,089
175	-7,260,817	-7,260,817	-16,690,817	-19,840,817	-22,220,817	-24,780,817
190	-7,622,725	-7,622,725	-17,052,725	-20,202,725	-22,582,725	-25,142,725
200	-7,863,998	-7,863,998	-17,293,998	-20,443,998	-22,823,998	-25,383,998
225	-8,467,178	-8,467,178	-17,897,178	-21,047,178	-23,427,178	-25,987,178
235	-8,708,451	-8,708,451	-18,138,451	-21,288,451	-23,668,451	-26,228,451
250	-9,070,358	-9,070,358	-18,500,358	-21,650,358	-24,030,358	-26,590,358
275	-9,673,539	-9,673,539	-19,103,539	-22,253,539	-24,633,539	-27,193,539

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	1,733,263	1,733,263	-7,696,737	-10,846,737	-13,226,737	-15,786,737
80	-146,371	-146,371	-9,576,371	-12,726,371	-15,106,371	-17,666,371
100	-624,606	-624,606	-10,054,606	-13,204,606	-15,584,606	-18,144,606
125	-1,227,787	-1,227,787	-10,657,787	-13,807,787	-16,187,787	-18,747,787
135	-1,469,059	-1,469,059	-10,899,059	-14,049,059	-16,429,059	-18,989,059
150	-1,830,967	-1,830,967	-11,260,967	-14,410,967	-16,790,967	-19,350,967
165	-2,192,876	-2,192,876	-11,622,876	-14,772,876	-17,152,876	-19,712,876
175	-2,434,148	-2,434,148	-11,864,148	-15,014,148	-17,394,148	-19,954,148
185	-2,675,420	-2,675,420	-12,105,420	-15,255,420	-17,635,420	-20,195,420
175	-2,434,148	-2,434,148	-11,864,148	-15,014,148	-17,394,148	-19,954,148
190	-2,796,056	-2,796,056	-12,226,056	-15,376,056	-17,756,056	-20,316,056
200	-3,037,328	-3,037,328	-12,467,328	-15,617,328	-17,997,328	-20,557,328
225	-3,640,508	-3,640,508	-13,070,508	-16,220,508	-18,600,508	-21,160,508
235	-3,881,781	-3,881,781	-13,311,781	-16,461,781	-18,841,781	-21,401,781
250	-4,243,690	-4,243,690	-13,673,690	-16,823,690	-19,203,690	-21,763,690
275	-4,846,870	-4,846,870	-14,276,870	-17,426,870	-19,806,870	-22,366,870

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,895,010	3,895,010	-5,534,990	-8,684,990	-11,064,990	-13,624,990
80	1,988,274	1,988,274	-7,441,726	-10,591,726	-12,971,726	-15,531,726
100	1,527,160	1,527,160	-7,902,840	-11,052,840	-13,432,840	-15,992,840
125	950,769	950,769	-8,479,231	-11,629,231	-14,009,231	-16,569,231
135	720,212	720,212	-8,709,788	-11,859,788	-14,239,788	-16,799,788
150	374,377	374,377	-9,055,623	-12,205,623	-14,585,623	-17,145,623
165	25,815	25,815	-9,404,185	-12,554,185	-14,934,185	-17,494,185
175	-211,436	-211,436	-9,641,436	-12,791,436	-15,171,436	-17,731,436
185	-449,082	-449,082	-9,879,082	-13,029,082	-15,409,082	-17,969,082
175	-211,436	-211,436	-9,641,436	-12,791,436	-15,171,436	-17,731,436
190	-568,905	-568,905	-9,998,905	-13,148,905	-15,528,905	-18,088,905
200	-810,176	-810,176	-10,240,176	-13,390,176	-15,770,176	-18,330,176
225	-1,413,358	-1,413,358	-10,843,358	-13,993,358	-16,373,358	-18,933,358
235	-1,654,629	-1,654,629	-11,084,629	-14,234,629	-16,614,629	-19,174,629
250	-2,016,538	-2,016,538	-11,446,538	-14,596,538	-16,976,538	-19,536,538
275	-2,619,718	-2,619,718	-12,049,718	-15,199,718	-17,579,718	-20,139,718

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	6,047,467	6,047,467	-3,382,533	-6,532,533	-8,912,533	-11,472,533
80	4,106,315	4,106,315	-5,323,685	-8,473,685	-10,853,685	-13,413,685
100	3,645,201	3,645,201	-5,784,799	-8,934,799	-11,314,799	-13,874,799
125	3,068,809	3,068,809	-6,361,191	-9,511,191	-11,891,191	-14,451,191
135	2,838,252	2,838,252	-6,591,748	-9,741,748	-12,121,748	-14,681,748
150	2,492,418	2,492,418	-6,937,582	-10,087,582	-12,467,582	-15,027,582
165	2,146,582	2,146,582	-7,283,418	-10,433,418	-12,813,418	-15,373,418
175	1,916,026	1,916,026	-7,513,974	-10,663,974	-13,043,974	-15,603,974
185	1,685,469	1,685,469	-7,744,531	-10,894,531	-13,274,531	-15,834,531
175	1,916,026	1,916,026	-7,513,974	-10,663,974	-13,043,974	-15,603,974
190	1,570,191	1,570,191	-7,859,809	-11,009,809	-13,389,809	-15,949,809
200	1,339,633	1,339,633	-8,090,367	-11,240,367	-13,620,367	-16,180,367
225	763,242	763,242	-8,666,758	-11,816,758	-14,196,758	-16,756,758
235	532,686	532,686	-8,897,314	-12,047,314	-14,427,314	-16,987,314
250	186,524	186,524	-9,243,476	-12,393,476	-14,773,476	-17,333,476
275	-404,746	-404,746	-9,834,746	-12,984,746	-15,364,746	-17,924,746

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	10,343,598	10,343,598	913,598	-2,236,402	-4,616,402	-7,176,402
80	8,333,748	8,333,748	-1,096,252	-4,246,252	-6,626,252	-9,186,252
100	7,872,635	7,872,635	-1,557,365	-4,707,365	-7,087,365	-9,647,365
125	7,296,243	7,296,243	-2,133,757	-5,283,757	-7,663,757	-10,223,757
135	7,065,687	7,065,687	-2,364,313	-5,514,313	-7,894,313	-10,454,313
150	6,719,851	6,719,851	-2,710,149	-5,860,149	-8,240,149	-10,800,149
165	6,374,017	6,374,017	-3,055,983	-6,205,983	-8,585,983	-11,145,983
175	6,143,460	6,143,460	-3,286,540	-6,436,540	-8,816,540	-11,376,540
185	5,912,903	5,912,903	-3,517,097	-6,667,097	-9,047,097	-11,607,097
175	6,143,460	6,143,460	-3,286,540	-6,436,540	-8,816,540	-11,376,540
190	5,797,624	5,797,624	-3,632,376	-6,782,376	-9,162,376	-11,722,376
200	5,567,068	5,567,068	-3,862,932	-7,012,932	-9,392,932	-11,952,932
225	4,990,676	4,990,676	-4,439,324	-7,589,324	-9,969,324	-12,529,324
235	4,760,120	4,760,120	-4,669,880	-7,819,880	-10,199,880	-12,759,880
250	4,414,285	4,414,285	-5,015,715	-8,165,715	-10,545,715	-13,105,715
275	3,837,893	3,837,893	-5,592,107	-8,742,107	-11,122,107	-13,682,107

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 4

Flats	
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%

Private values £7535 psm

£700 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,625,997	6,625,997	-2,804,003	-5,954,003	-8,334,003	-10,894,003
80	4,391,076	4,391,076	-5,038,924	-8,188,924	-10,568,924	-13,128,924
100	3,847,650	3,847,650	-5,582,350	-8,732,350	-11,112,350	-13,672,350
125	3,161,813	3,161,813	-6,268,187	-9,418,187	-11,798,187	-14,358,187
135	2,885,954	2,885,954	-6,544,046	-9,694,046	-12,074,046	-14,634,046
150	2,472,165	2,472,165	-6,957,835	-10,107,835	-12,487,835	-15,047,835
165	2,058,378	2,058,378	-7,371,622	-10,521,622	-12,901,622	-15,461,622
175	1,782,519	1,782,519	-7,647,481	-10,797,481	-13,177,481	-15,737,481
185	1,503,343	1,503,343	-7,926,657	-11,076,657	-13,456,657	-16,016,657
175	1,782,519	1,782,519	-7,647,481	-10,797,481	-13,177,481	-15,737,481
190	1,363,309	1,363,309	-8,066,691	-11,216,691	-13,596,691	-16,156,691
200	1,083,241	1,083,241	-8,346,759	-11,496,759	-13,876,759	-16,436,759
225	383,072	383,072	-9,046,928	-12,196,928	-14,576,928	-17,136,928
235	103,004	103,004	-9,326,996	-12,476,996	-14,856,996	-17,416,996
250	-324,526	-324,526	-9,754,526	-12,904,526	-15,284,526	-17,844,526
275	-1,046,226	-1,046,226	-10,476,226	-13,626,226	-16,006,226	-18,566,226

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	12,029,946	12,029,946	2,599,946	-550,054	-2,930,054	-5,490,054
80	9,728,727	9,728,727	298,727	-2,851,273	-5,231,273	-7,791,273
100	9,201,512	9,201,512	-228,488	-3,378,488	-5,758,488	-8,318,488
125	8,542,495	8,542,495	-887,505	-4,037,505	-6,417,505	-8,977,505
135	8,278,887	8,278,887	-1,151,113	-4,301,113	-6,681,113	-9,241,113
150	7,883,477	7,883,477	-1,549,523	-4,696,523	-7,076,523	-9,636,523
165	7,488,065	7,488,065	-1,941,935	-5,091,935	-7,471,935	-10,031,935
175	7,224,459	7,224,459	-2,205,541	-5,355,541	-7,735,541	-10,295,541
185	6,960,851	6,960,851	-2,469,149	-5,619,149	-7,999,149	-10,559,149
175	7,224,459	7,224,459	-2,205,541	-5,355,541	-7,735,541	-10,295,541
190	6,829,047	6,829,047	-2,600,953	-5,750,953	-8,130,953	-10,690,953
200	6,565,440	6,565,440	-2,864,560	-6,014,560	-8,394,560	-10,954,560
225	5,906,422	5,906,422	-3,523,578	-6,673,578	-9,053,578	-11,613,578
235	5,642,815	5,642,815	-3,787,185	-6,937,185	-9,317,185	-11,877,185
250	5,241,907	5,241,907	-4,188,093	-7,338,093	-9,718,093	-12,278,093
275	4,571,796	4,571,796	-4,858,204	-8,008,204	-10,388,204	-12,948,204

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#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	17,376,054	17,376,054	7,946,054	4,796,054	2,416,054	-143,946
80	14,989,350	14,989,350	5,559,350	2,409,350	29,350	-2,530,650
100	14,462,136	14,462,136	5,032,136	1,882,136	-497,864	-3,057,864
125	13,803,118	13,803,118	4,373,118	1,223,118	-1,156,882	-3,716,882
135	13,539,511	13,539,511	4,109,511	959,511	-1,420,489	-3,980,489
150	13,144,099	13,144,099	3,714,099	564,099	-1,815,901	-4,375,901
165	12,748,689	12,748,689	3,318,689	168,689	-2,211,311	-4,771,311
175	12,485,081	12,485,081	3,055,081	-94,919	-2,474,919	-5,034,919
185	12,221,474	12,221,474	2,791,474	-358,526	-2,738,526	-5,298,526
175	12,485,081	12,485,081	3,055,081	-94,919	-2,474,919	-5,034,919
190	12,089,671	12,089,671	2,659,671	-490,329	-2,870,329	-5,430,329
200	11,826,064	11,826,064	2,396,064	-753,936	-3,133,936	-5,693,936
225	11,167,046	11,167,046	1,737,046	-1,412,954	-3,792,954	-6,352,954
235	10,903,438	10,903,438	1,473,438	-1,676,562	-4,056,562	-6,616,562
250	10,508,028	10,508,028	1,078,028	-2,071,972	-4,451,972	-7,011,972
275	9,849,010	9,849,010	419,010	-2,730,990	-5,110,990	-7,670,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£165	£80	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,838,543	19,838,543	10,408,543	7,258,543	4,878,543	2,318,543
80	17,418,788	17,418,788	7,988,788	4,838,788	2,458,788	-101,212
100	16,891,574	16,891,574	7,461,574	4,311,574	1,931,574	-628,426
125	16,232,555	16,232,555	6,802,555	3,652,555	1,272,555	-1,287,445
135	15,968,949	15,968,949	6,538,949	3,388,949	1,008,949	-1,551,051
150	15,573,537	15,573,537	6,143,537	2,993,537	613,537	-1,946,463
165	15,178,127	15,178,127	5,748,127	2,598,127	218,127	-2,341,873
175	14,914,519	14,914,519	5,484,519	2,334,519	-45,481	-2,605,481
185	14,650,912	14,650,912	5,220,912	2,070,912	-309,088	-2,869,088
175	14,914,519	14,914,519	5,484,519	2,334,519	-45,481	-2,605,481
190	14,519,109	14,519,109	5,089,109	1,939,109	-440,891	-3,000,891
200	14,255,501	14,255,501	4,825,501	1,675,501	-704,499	-3,264,499
225	13,596,483	13,596,483	4,166,483	1,016,483	-1,363,517	-3,923,517
235	13,332,876	13,332,876	3,902,876	752,876	-1,627,124	-4,187,124
250	12,937,465	12,937,465	3,507,465	357,465	-2,022,535	-4,582,535
275	12,278,448	12,278,448	2,848,448	-301,552	-2,681,552	-5,241,552

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£250	£165	£0

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	22,265,139	22,265,139	12,835,139	9,685,139	7,305,139	4,745,139
80	19,831,952	19,831,952	10,401,952	7,251,952	4,871,952	2,311,952
100	19,310,704	19,310,704	9,880,704	6,730,704	4,350,704	1,790,704
125	18,651,685	18,651,685	9,221,685	6,071,685	3,691,685	1,131,685
135	18,388,079	18,388,079	8,958,079	5,808,079	3,428,079	868,079
150	17,992,667	17,992,667	8,562,667	5,412,667	3,032,667	472,667
165	17,597,256	17,597,256	8,167,256	5,017,256	2,637,256	77,256
175	17,333,649	17,333,649	7,903,649	4,753,649	2,373,649	-186,351
185	17,070,042	17,070,042	7,640,042	4,490,042	2,110,042	-449,958
175	17,333,649	17,333,649	7,903,649	4,753,649	2,373,649	-186,351
190	16,938,239	16,938,239	7,508,239	4,358,239	1,978,239	-581,761
200	16,674,631	16,674,631	7,244,631	4,094,631	1,714,631	-845,369
225	16,015,613	16,015,613	6,585,613	3,435,613	1,055,613	-1,504,387
235	15,752,006	15,752,006	6,322,006	3,172,006	792,006	-1,767,994
250	15,356,595	15,356,595	5,926,595	2,776,595	396,595	-2,163,405
275	14,697,577	14,697,577	5,267,577	2,117,577	-262,423	-2,822,423

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£250	£165

£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	27,108,530	27,108,530	17,678,530	14,528,530	12,148,530	9,588,530
80	24,597,898	24,597,898	15,167,898	12,017,898	9,637,898	7,077,898
100	24,078,606	24,078,606	14,648,606	11,498,606	9,118,606	6,558,606
125	23,429,492	23,429,492	13,999,492	10,849,492	8,469,492	5,909,492
135	23,169,847	23,169,847	13,739,847	10,589,847	8,209,847	5,649,847
150	22,780,378	22,780,378	13,350,378	10,200,378	7,820,378	5,260,378
165	22,390,910	22,390,910	12,960,910	9,810,910	7,430,910	4,870,910
175	22,131,265	22,131,265	12,701,265	9,551,265	7,171,265	4,611,265
185	21,871,620	21,871,620	12,441,620	9,291,620	6,911,620	4,351,620
175	22,131,265	22,131,265	12,701,265	9,551,265	7,171,265	4,611,265
190	21,741,797	21,741,797	12,311,797	9,161,797	6,781,797	4,221,797
200	21,482,152	21,482,152	12,052,152	8,902,152	6,522,152	3,962,152
225	20,833,038	20,833,038	11,403,038	8,253,038	5,873,038	3,313,038
235	20,573,392	20,573,392	11,143,392	7,993,392	5,613,392	3,053,392
250	20,183,924	20,183,924	10,753,924	7,603,924	5,223,924	2,663,924
275	19,526,086	19,526,086	10,096,086	6,946,086	4,566,086	2,006,086

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 5

Flats	
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	57,487,390	57,487,390	48,057,390	44,907,390	42,527,390	39,967,390
80	54,091,707	54,091,707	44,661,707	41,511,707	39,131,707	36,571,707
100	53,472,594	53,472,594	44,042,594	40,892,594	38,512,594	35,952,594
125	52,698,703	52,698,703	43,268,703	40,118,703	37,738,703	35,178,703
135	52,389,147	52,389,147	42,959,147	39,809,147	37,429,147	34,869,147
150	51,924,812	51,924,812	42,494,812	39,344,812	36,964,812	34,404,812
165	51,460,478	51,460,478	42,030,478	38,880,478	36,500,478	33,940,478
175	51,150,921	51,150,921	41,720,921	38,570,921	36,190,921	33,630,921
185	50,841,365	50,841,365	41,411,365	38,261,365	35,881,365	33,321,365
175	51,150,921	51,150,921	41,720,921	38,570,921	36,190,921	33,630,921
190	50,686,587	50,686,587	41,256,587	38,106,587	35,726,587	33,166,587
200	50,377,031	50,377,031	40,947,031	37,797,031	35,417,031	32,857,031
225	49,601,401	49,601,401	40,171,401	37,021,401	34,641,401	32,081,401
235	49,287,121	49,287,121	39,857,121	36,707,121	34,327,121	31,767,121
250	48,815,701	48,815,701	39,385,701	36,235,701	33,855,701	31,295,701
275	48,030,002	48,030,002	38,600,002	35,450,002	33,070,002	30,510,002

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£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	65,655,754	65,655,754	56,225,754	53,075,754	50,695,754	48,135,754
80	62,129,457	62,129,457	52,699,457	49,549,457	47,169,457	44,609,457
100	61,510,345	61,510,345	52,080,345	48,930,345	46,550,345	43,990,345
125	60,736,454	60,736,454	51,306,454	48,156,454	45,776,454	43,216,454
135	60,426,898	60,426,898	50,996,898	47,846,898	45,466,898	42,906,898
150	59,962,563	59,962,563	50,532,563	47,382,563	45,002,563	42,442,563
165	59,498,229	59,498,229	50,068,229	46,918,229	44,538,229	41,978,229
175	59,188,672	59,188,672	49,758,672	46,608,672	44,228,672	41,668,672
185	58,879,116	58,879,116	49,449,116	46,299,116	43,919,116	41,359,116
175	59,188,672	59,188,672	49,758,672	46,608,672	44,228,672	41,668,672
190	58,724,338	58,724,338	49,294,338	46,144,338	43,764,338	41,204,338
200	58,414,781	58,414,781	48,984,781	45,834,781	43,454,781	40,894,781
225	57,640,890	57,640,890	48,210,890	45,060,890	42,680,890	40,120,890
235	57,331,335	57,331,335	47,901,335	44,751,335	42,371,335	39,811,335
250	56,867,001	56,867,001	47,437,001	44,287,001	41,907,001	39,347,001
275	56,093,110	56,093,110	46,663,110	43,513,110	41,133,110	38,573,110

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£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	73,756,419	73,756,419	64,326,419	61,176,419	58,796,419	56,236,419
80	70,100,592	70,100,592	60,670,592	57,520,592	55,140,592	52,580,592
100	69,481,480	69,481,480	60,051,480	56,901,480	54,521,480	51,961,480
125	68,707,589	68,707,589	59,277,589	56,127,589	53,747,589	51,187,589
135	68,398,033	68,398,033	58,968,033	55,818,033	53,438,033	50,878,033
150	67,933,698	67,933,698	58,503,698	55,353,698	52,973,698	50,413,698
165	67,469,364	67,469,364	58,039,364	54,889,364	52,509,364	49,949,364
175	67,159,807	67,159,807	57,729,807	54,579,807	52,199,807	49,639,807
185	66,850,251	66,850,251	57,420,251	54,270,251	51,890,251	49,330,251
175	67,159,807	67,159,807	57,729,807	54,579,807	52,199,807	49,639,807
190	66,695,473	66,695,473	57,265,473	54,115,473	51,735,473	49,175,473
200	66,385,916	66,385,916	56,955,916	53,805,916	51,425,916	48,865,916
225	65,612,026	65,612,026	56,182,026	53,032,026	50,652,026	48,092,026
235	65,302,469	65,302,469	55,872,469	52,722,469	50,342,469	47,782,469
250	64,838,135	64,838,135	55,408,135	52,258,135	49,878,135	47,318,135
275	64,064,244	64,064,244	54,634,244	51,484,244	49,104,244	46,544,244

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	77,567,817	77,567,817	68,137,817	64,987,817	62,607,817	60,047,817
80	73,851,045	73,851,045	64,421,045	61,271,045	58,891,045	56,331,045
100	73,231,933	73,231,933	63,801,933	60,651,933	58,271,933	55,711,933
125	72,458,042	72,458,042	63,028,042	59,878,042	57,498,042	54,938,042
135	72,148,485	72,148,485	62,718,485	59,568,485	57,188,485	54,628,485
150	71,684,151	71,684,151	62,254,151	59,104,151	56,724,151	54,164,151
165	71,219,816	71,219,816	61,789,816	58,639,816	56,259,816	53,699,816
175	70,910,260	70,910,260	61,480,260	58,330,260	55,950,260	53,390,260
185	70,600,704	70,600,704	61,170,704	58,020,704	55,640,704	53,080,704
175	70,910,260	70,910,260	61,480,260	58,330,260	55,950,260	53,390,260
190	70,445,926	70,445,926	61,015,926	57,865,926	55,485,926	52,925,926
200	70,136,370	70,136,370	60,706,370	57,556,370	55,176,370	52,616,370
225	69,362,479	69,362,479	59,932,479	56,782,479	54,402,479	51,842,479
235	69,052,923	69,052,923	59,622,923	56,472,923	54,092,923	51,532,923
250	68,588,588	68,588,588	59,158,588	56,008,588	53,628,588	51,068,588
275	67,814,698	67,814,698	58,384,698	55,234,698	52,854,698	50,294,698

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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	81,358,031	81,358,031	71,928,031	68,778,031	66,398,031	63,838,031
80	77,589,434	77,589,434	68,159,434	65,009,434	62,629,434	60,069,434
100	76,970,322	76,970,322	67,540,322	64,390,322	62,010,322	59,450,322
125	76,196,431	76,196,431	66,766,431	63,616,431	61,236,431	58,676,431
135	75,886,874	75,886,874	66,456,874	63,306,874	60,926,874	58,366,874
150	75,422,540	75,422,540	65,992,540	62,842,540	60,462,540	57,902,540
165	74,958,205	74,958,205	65,528,205	62,378,205	59,998,205	57,438,205
175	74,648,649	74,648,649	65,218,649	62,068,649	59,688,649	57,128,649
185	74,339,093	74,339,093	64,909,093	61,759,093	59,379,093	56,819,093
175	74,648,649	74,648,649	65,218,649	62,068,649	59,688,649	57,128,649
190	74,184,315	74,184,315	64,754,315	61,604,315	59,224,315	56,664,315
200	73,874,758	73,874,758	64,444,758	61,294,758	58,914,758	56,354,758
225	73,100,867	73,100,867	63,670,867	60,520,867	58,140,867	55,580,867
235	72,791,311	72,791,311	63,361,311	60,211,311	57,831,311	55,271,311
250	72,326,976	72,326,976	62,896,976	59,746,976	57,366,976	54,806,976
275	71,553,087	71,553,087	62,123,087	58,973,087	56,593,087	54,033,087

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£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	88,885,177	88,885,177	79,455,177	76,305,177	73,925,177	71,365,177
80	85,024,657	85,024,657	75,594,657	72,444,657	70,064,657	67,504,657
100	84,414,850	84,414,850	74,984,850	71,834,850	69,454,850	66,894,850
125	83,652,589	83,652,589	74,222,589	71,072,589	68,692,589	66,132,589
135	83,347,685	83,347,685	73,917,685	70,767,685	68,387,685	65,827,685
150	82,887,905	82,887,905	73,457,905	70,307,905	67,927,905	65,367,905
165	82,423,570	82,423,570	72,993,570	69,843,570	67,463,570	64,903,570
175	82,114,014	82,114,014	72,684,014	69,534,014	67,154,014	64,594,014
185	81,804,457	81,804,457	72,374,457	69,224,457	66,844,457	64,284,457
175	82,114,014	82,114,014	72,684,014	69,534,014	67,154,014	64,594,014
190	81,649,679	81,649,679	72,219,679	69,069,679	66,689,679	64,129,679
200	81,340,123	81,340,123	71,910,123	68,760,123	66,380,123	63,820,123
225	80,566,233	80,566,233	71,136,233	67,986,233	65,606,233	63,046,233
235	80,256,677	80,256,677	70,826,677	67,676,677	65,296,677	62,736,677
250	79,792,342	79,792,342	70,362,342	67,212,342	64,832,342	62,272,342
275	79,018,451	79,018,451	69,588,451	66,438,451	64,058,451	61,498,451

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	6
	Flats
No of units	units
Density:	dph

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

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£750 per sq ft

Private values £8073 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£800 per sq ft

Private values £8611 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£825 per sq ft

Private values £8880 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 6

£850 per sq ft Private values £9149 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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£900 per sq ft Private values £9688 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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 1

Flats	
No of units	300 units
Density:	300 dph

Affordable %	50%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared 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	-12,032,608	-12,032,608	-21,462,608	-24,612,608	-26,992,608	-29,552,608
80	-12,676,194	-12,676,194	-22,106,194	-25,256,194	-27,636,194	-30,196,194
100	-12,885,191	-12,885,191	-22,315,191	-25,465,191	-27,845,191	-30,405,191
125	-13,146,438	-13,146,438	-22,576,438	-25,726,438	-28,106,438	-30,666,438
135	-13,250,936	-13,250,936	-22,680,936	-25,830,936	-28,210,936	-30,770,936
150	-13,407,684	-13,407,684	-22,837,684	-25,987,684	-28,367,684	-30,927,684
165	-13,564,432	-13,564,432	-22,994,432	-26,144,432	-28,524,432	-31,084,432
175	-13,668,931	-13,668,931	-23,098,931	-26,248,931	-28,628,931	-31,188,931
185	-13,773,430	-13,773,430	-23,203,430	-26,353,430	-28,733,430	-31,293,430
175	-13,668,931	-13,668,931	-23,098,931	-26,248,931	-28,628,931	-31,188,931
190	-13,825,678	-13,825,678	-23,255,678	-26,405,678	-28,785,678	-31,345,678
200	-13,930,177	-13,930,177	-23,360,177	-26,510,177	-28,890,177	-31,450,177
225	-14,191,424	-14,191,424	-23,621,424	-26,771,424	-29,151,424	-31,711,424
235	-14,295,922	-14,295,922	-23,725,922	-26,875,922	-29,255,922	-31,815,922
250	-14,452,670	-14,452,670	-23,882,670	-27,032,670	-29,412,670	-31,972,670
275	-14,713,916	-14,713,916	-24,143,916	-27,293,916	-29,673,916	-32,233,916

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	-£8,024,060	-8,024,060	-17,454,060	-20,604,060	-22,984,060	-25,544,060
80	-8,731,742	-8,731,742	-18,161,742	-21,311,742	-23,691,742	-26,251,742
100	-8,940,739	-8,940,739	-18,370,739	-21,520,739	-23,900,739	-26,460,739
125	-9,201,986	-9,201,986	-18,631,986	-21,781,986	-24,161,986	-26,721,986
135	-9,306,485	-9,306,485	-18,736,485	-21,886,485	-24,266,485	-26,826,485
150	-9,463,233	-9,463,233	-18,893,233	-22,043,233	-24,423,233	-26,983,233
165	-9,619,981	-9,619,981	-19,049,981	-22,199,981	-24,579,981	-27,139,981
175	-9,724,480	-9,724,480	-19,154,480	-22,304,480	-24,684,480	-27,244,480
185	-9,828,978	-9,828,978	-19,258,978	-22,408,978	-24,788,978	-27,348,978
175	-9,724,480	-9,724,480	-19,154,480	-22,304,480	-24,684,480	-27,244,480
190	-9,881,227	-9,881,227	-19,311,227	-22,461,227	-24,841,227	-27,401,227
200	-9,985,726	-9,985,726	-19,415,726	-22,565,726	-24,945,726	-27,505,726
225	-10,246,972	-10,246,972	-19,676,972	-22,826,972	-25,206,972	-27,766,972
235	-10,351,470	-10,351,470	-19,781,470	-22,931,470	-25,311,470	-27,871,470
250	-10,508,219	-10,508,219	-19,938,219	-23,088,219	-25,468,219	-28,028,219
275	-10,769,465	-10,769,465	-20,199,465	-23,349,465	-25,729,465	-28,289,465

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	-4,063,447	-4,063,447	-13,493,447	-16,643,447	-19,023,447	-21,583,447
80	-4,834,461	-4,834,461	-14,264,461	-17,414,461	-19,794,461	-22,354,461
100	-5,043,458	-5,043,458	-14,473,458	-17,623,458	-20,003,458	-22,563,458
125	-5,304,704	-5,304,704	-14,734,704	-17,884,704	-20,264,704	-22,824,704
135	-5,409,203	-5,409,203	-14,839,203	-17,989,203	-20,369,203	-22,929,203
150	-5,565,951	-5,565,951	-14,995,951	-18,145,951	-20,525,951	-23,085,951
165	-5,722,699	-5,722,699	-15,152,699	-18,302,699	-20,682,699	-23,242,699
175	-5,827,198	-5,827,198	-15,257,198	-18,407,198	-20,787,198	-23,347,198
185	-5,931,696	-5,931,696	-15,361,696	-18,511,696	-20,891,696	-23,451,696
175	-5,827,198	-5,827,198	-15,257,198	-18,407,198	-20,787,198	-23,347,198
190	-5,983,945	-5,983,945	-15,413,945	-18,563,945	-20,943,945	-23,503,945
200	-6,088,444	-6,088,444	-15,518,444	-18,668,444	-21,048,444	-23,608,444
225	-6,349,691	-6,349,691	-15,779,691	-18,929,691	-21,309,691	-23,869,691
235	-6,454,189	-6,454,189	-15,884,189	-19,034,189	-21,414,189	-23,974,189
250	-6,610,937	-6,610,937	-16,040,937	-19,190,937	-21,570,937	-24,130,937
275	-6,872,184	-6,872,184	-16,302,184	-19,452,184	-21,832,184	-24,392,184

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,252,936	-2,252,936	-11,682,936	-14,832,936	-17,212,936	-19,772,936
80	-3,052,301	-3,052,301	-12,482,301	-15,632,301	-18,012,301	-20,572,301
100	-3,261,298	-3,261,298	-12,691,298	-15,841,298	-18,221,298	-20,781,298
125	-3,522,544	-3,522,544	-12,952,544	-16,102,544	-18,482,544	-21,042,544
135	-3,627,043	-3,627,043	-13,057,043	-16,207,043	-18,587,043	-21,147,043
150	-3,783,790	-3,783,790	-13,213,790	-16,363,790	-18,743,790	-21,303,790
165	-3,940,539	-3,940,539	-13,370,539	-16,520,539	-18,900,539	-21,460,539
175	-4,045,038	-4,045,038	-13,475,038	-16,625,038	-19,005,038	-21,565,038
185	-4,149,536	-4,149,536	-13,579,536	-16,729,536	-19,109,536	-21,669,536
175	-4,045,038	-4,045,038	-13,475,038	-16,625,038	-19,005,038	-21,565,038
190	-4,201,785	-4,201,785	-13,631,785	-16,781,785	-19,161,785	-21,721,785
200	-4,306,284	-4,306,284	-13,736,284	-16,886,284	-19,266,284	-21,826,284
225	-4,567,531	-4,567,531	-13,997,531	-17,147,531	-19,527,531	-22,087,531
235	-4,672,029	-4,672,029	-14,102,029	-17,252,029	-19,632,029	-22,192,029
250	-4,828,777	-4,828,777	-14,258,777	-17,408,777	-19,788,777	-22,348,777
275	-5,090,023	-5,090,023	-14,520,023	-17,670,023	-20,050,023	-22,610,023

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	-478,630	-478,630	-9,908,630	-13,058,630	-15,438,630	-17,998,630
80	-1,294,402	-1,294,402	-10,724,402	-13,874,402	-16,254,402	-18,814,402
100	-1,500,258	-1,500,258	-10,930,258	-14,080,258	-16,460,258	-19,020,258
125	-1,757,578	-1,757,578	-11,187,578	-14,337,578	-16,717,578	-19,277,578
135	-1,860,506	-1,860,506	-11,290,506	-14,440,506	-16,820,506	-19,380,506
150	-2,014,898	-2,014,898	-11,444,898	-14,594,898	-16,974,898	-19,534,898
165	-2,169,291	-2,169,291	-11,599,291	-14,749,291	-17,129,291	-19,689,291
175	-2,272,219	-2,272,219	-11,702,219	-14,852,219	-17,232,219	-19,792,219
185	-2,375,919	-2,375,919	-11,805,919	-14,955,919	-17,335,919	-19,895,919
175	-2,272,219	-2,272,219	-11,702,219	-14,852,219	-17,232,219	-19,792,219
190	-2,428,168	-2,428,168	-11,858,168	-15,008,168	-17,388,168	-19,948,168
200	-2,532,666	-2,532,666	-11,962,666	-15,112,666	-17,492,666	-20,052,666
225	-2,793,913	-2,793,913	-12,223,913	-15,373,913	-17,753,913	-20,313,913
235	-2,898,412	-2,898,412	-12,328,412	-15,478,412	-17,858,412	-20,418,412
250	-3,055,159	-3,055,159	-12,485,159	-15,635,159	-18,015,159	-20,575,159
275	-3,316,405	-3,316,405	-12,746,405	-15,896,405	-18,276,405	-20,836,405

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	3,015,876	3,015,876	-6,414,124	-9,564,124	-11,944,124	-14,504,124
80	2,156,601	2,156,601	-7,273,399	-10,423,399	-12,803,399	-15,363,399
100	1,953,839	1,953,839	-7,476,161	-10,626,161	-13,006,161	-15,566,161
125	1,700,386	1,700,386	-7,729,614	-10,879,614	-13,259,614	-15,819,614
135	1,599,005	1,599,005	-7,830,995	-10,980,995	-13,360,995	-15,920,995
150	1,446,934	1,446,934	-7,983,066	-11,133,066	-13,513,066	-16,073,066
165	1,294,861	1,294,861	-8,135,139	-11,285,139	-13,665,139	-16,225,139
175	1,193,480	1,193,480	-8,236,520	-11,386,520	-13,766,520	-16,326,520
185	1,092,099	1,092,099	-8,337,901	-11,487,901	-13,867,901	-16,427,901
175	1,193,480	1,193,480	-8,236,520	-11,386,520	-13,766,520	-16,326,520
190	1,041,408	1,041,408	-8,388,592	-11,538,592	-13,918,592	-16,478,592
200	940,027	940,027	-8,489,973	-11,639,973	-14,019,973	-16,579,973
225	686,575	686,575	-8,743,425	-11,893,425	-14,273,425	-16,833,425
235	585,194	585,194	-8,844,806	-11,994,806	-14,374,806	-16,934,806
250	433,121	433,121	-8,996,879	-12,146,879	-14,526,879	-17,086,879
275	179,668	179,668	-9,250,332	-12,400,332	-14,780,332	-17,340,332

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 2

Flats	
No of units	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	-4,558,956	-4,558,956	-13,988,956	-17,138,956	-19,518,956	-22,078,956
80	-5,600,710	-5,600,710	-15,030,710	-18,180,710	-20,560,710	-23,120,710
100	-5,879,373	-5,879,373	-15,309,373	-18,459,373	-20,839,373	-23,399,373
125	-6,227,701	-6,227,701	-15,657,701	-18,807,701	-21,187,701	-23,747,701
135	-6,367,033	-6,367,033	-15,797,033	-18,947,033	-21,327,033	-23,887,033
150	-6,576,030	-6,576,030	-16,006,030	-19,156,030	-21,536,030	-24,096,030
165	-6,785,027	-6,785,027	-16,215,027	-19,365,027	-21,745,027	-24,305,027
175	-6,924,359	-6,924,359	-16,354,359	-19,504,359	-21,884,359	-24,444,359
185	-7,063,690	-7,063,690	-16,493,690	-19,643,690	-22,023,690	-24,583,690
175	-6,924,359	-6,924,359	-16,354,359	-19,504,359	-21,884,359	-24,444,359
190	-7,133,357	-7,133,357	-16,563,357	-19,713,357	-22,093,357	-24,653,357
200	-7,272,688	-7,272,688	-16,702,688	-19,852,688	-22,232,688	-24,792,688
225	-7,621,016	-7,621,016	-17,051,016	-20,201,016	-22,581,016	-25,141,016
235	-7,760,347	-7,760,347	-17,190,347	-20,340,347	-22,720,347	-25,280,347
250	-7,969,345	-7,969,345	-17,399,345	-20,549,345	-22,929,345	-25,489,345
275	-8,317,673	-8,317,673	-17,747,673	-20,897,673	-23,277,673	-25,837,673

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	-239,866	-239,866	-9,669,866	-12,819,866	-15,199,866	-17,759,866
80	-1,333,931	-1,333,931	-10,763,931	-13,913,931	-16,293,931	-18,853,931
100	-1,608,406	-1,608,406	-11,038,406	-14,188,406	-16,568,406	-19,128,406
125	-1,951,499	-1,951,499	-11,381,499	-14,531,499	-16,911,499	-19,471,499
135	-2,089,737	-2,089,737	-11,518,737	-14,669,737	-17,048,737	-19,609,737
150	-2,297,150	-2,297,150	-11,727,150	-14,877,150	-17,257,150	-19,817,150
165	-2,506,147	-2,506,147	-11,936,147	-15,086,147	-17,466,147	-20,026,147
175	-2,645,478	-2,645,478	-12,075,478	-15,225,478	-17,605,478	-20,165,478
185	-2,784,809	-2,784,809	-12,214,809	-15,364,809	-17,744,809	-20,304,809
175	-2,645,478	-2,645,478	-12,075,478	-15,225,478	-17,605,478	-20,165,478
190	-2,854,476	-2,854,476	-12,284,476	-15,434,476	-17,814,476	-20,374,476
200	-2,993,807	-2,993,807	-12,423,807	-15,573,807	-17,953,807	-20,513,807
225	-3,342,135	-3,342,135	-12,772,135	-15,922,135	-18,302,135	-20,862,135
235	-3,481,467	-3,481,467	-12,911,467	-16,061,467	-18,441,467	-21,001,467
250	-3,690,465	-3,690,465	-13,120,465	-16,270,465	-18,650,465	-21,210,465
275	-4,038,793	-4,038,793	-13,468,793	-16,618,793	-18,998,793	-21,558,793

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	3,919,561	3,919,561	-5,510,439	-8,660,439	-11,040,439	-13,600,439
80	2,775,487	2,775,487	-6,654,513	-9,804,513	-12,184,513	-14,744,513
100	2,505,137	2,505,137	-6,924,863	-10,074,863	-12,454,863	-15,014,863
125	2,167,199	2,167,199	-7,262,801	-10,412,801	-12,792,801	-15,352,801
135	2,032,024	2,032,024	-7,397,976	-10,547,976	-12,927,976	-15,487,976
150	1,829,262	1,829,262	-7,600,738	-10,750,738	-13,130,738	-15,690,738
165	1,626,499	1,626,499	-7,803,501	-10,953,501	-13,333,501	-15,893,501
175	1,491,324	1,491,324	-7,938,676	-11,088,676	-13,468,676	-16,028,676
185	1,356,149	1,356,149	-8,073,851	-11,223,851	-13,603,851	-16,163,851
175	1,491,324	1,491,324	-7,938,676	-11,088,676	-13,468,676	-16,028,676
190	1,288,562	1,288,562	-8,141,438	-11,291,438	-13,671,438	-16,231,438
200	1,153,387	1,153,387	-8,276,613	-11,426,613	-13,806,613	-16,366,613
225	815,450	815,450	-8,614,550	-11,764,550	-14,144,550	-16,704,550
235	680,274	680,274	-8,749,726	-11,899,726	-14,279,726	-16,839,726
250	477,512	477,512	-8,952,488	-12,102,488	-14,482,488	-17,042,488
275	139,574	139,574	-9,290,426	-12,440,426	-14,820,426	-17,380,426

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,783,110	5,783,110	-3,646,890	-6,796,890	-9,176,890	-11,736,890
80	4,609,239	4,609,239	-4,820,761	-7,970,761	-10,350,761	-12,910,761
100	4,338,889	4,338,889	-5,091,111	-8,241,111	-10,621,111	-13,181,111
125	4,000,951	4,000,951	-5,429,049	-8,579,049	-10,959,049	-13,519,049
135	3,865,776	3,865,776	-5,564,224	-8,714,224	-11,094,224	-13,654,224
150	3,663,013	3,663,013	-5,766,987	-8,916,987	-11,296,987	-13,856,987
165	3,460,251	3,460,251	-5,969,749	-9,119,749	-11,499,749	-14,059,749
175	3,325,076	3,325,076	-6,104,924	-9,254,924	-11,634,924	-14,194,924
185	3,189,901	3,189,901	-6,240,099	-9,390,099	-11,770,099	-14,330,099
175	3,325,076	3,325,076	-6,104,924	-9,254,924	-11,634,924	-14,194,924
190	3,122,314	3,122,314	-6,307,686	-9,457,686	-11,837,686	-14,397,686
200	2,987,139	2,987,139	-6,442,861	-9,592,861	-11,972,861	-14,532,861
225	2,649,202	2,649,202	-6,780,798	-9,930,798	-12,310,798	-14,870,798
235	2,514,026	2,514,026	-6,915,974	-10,065,974	-12,445,974	-15,005,974
250	2,311,264	2,311,264	-7,118,736	-10,268,736	-12,648,736	-15,208,736
275	1,973,326	1,973,326	-7,456,674	-10,606,674	-12,986,674	-15,546,674

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	7,628,699	7,628,699	-1,801,301	-4,951,301	-7,331,301	-9,891,301
80	6,432,166	6,432,166	-2,997,834	-6,147,834	-8,527,834	-11,087,834
100	6,161,816	6,161,816	-3,268,184	-6,418,184	-8,798,184	-11,358,184
125	5,823,879	5,823,879	-3,606,121	-6,756,121	-9,136,121	-11,696,121
135	5,688,704	5,688,704	-3,741,296	-6,891,296	-9,271,296	-11,831,296
150	5,485,942	5,485,942	-3,944,058	-7,094,058	-9,474,058	-12,034,058
165	5,283,179	5,283,179	-4,146,821	-7,296,821	-9,676,821	-12,236,821
175	5,148,005	5,148,005	-4,281,995	-7,431,995	-9,811,995	-12,371,995
185	5,012,829	5,012,829	-4,417,171	-7,567,171	-9,947,171	-12,507,171
175	5,148,005	5,148,005	-4,281,995	-7,431,995	-9,811,995	-12,371,995
190	4,945,242	4,945,242	-4,484,758	-7,634,758	-10,014,758	-12,574,758
200	4,810,067	4,810,067	-4,619,933	-7,769,933	-10,149,933	-12,709,933
225	4,472,129	4,472,129	-4,957,871	-8,107,871	-10,487,871	-13,047,871
235	4,336,955	4,336,955	-5,093,045	-8,243,045	-10,623,045	-13,183,045
250	4,134,193	4,134,193	-5,295,807	-8,445,807	-10,825,807	-13,385,807
275	3,796,255	3,796,255	-5,633,745	-8,783,745	-11,163,745	-13,723,745

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	11,274,208	11,274,208	1,844,208	-1,305,792	-3,685,792	-6,245,792
80	10,028,785	10,028,785	598,785	-2,551,215	-4,931,215	-7,491,215
100	9,762,498	9,762,498	332,498	-2,817,502	-5,197,502	-7,757,502
125	9,429,640	9,429,640	-360	-3,150,360	-5,530,360	-8,090,360
135	9,296,496	9,296,496	-133,504	-3,283,504	-5,663,504	-8,223,504
150	9,096,781	9,096,781	-333,219	-3,483,219	-5,863,219	-8,423,219
165	8,897,066	8,897,066	-532,934	-3,682,934	-6,062,934	-8,622,934
175	8,763,922	8,763,922	-666,078	-3,816,078	-6,196,078	-8,756,078
185	8,630,780	8,630,780	-799,220	-3,949,220	-6,329,220	-8,889,220
175	8,763,922	8,763,922	-666,078	-3,816,078	-6,196,078	-8,756,078
190	8,564,208	8,564,208	-865,792	-4,015,792	-6,395,792	-8,955,792
200	8,431,064	8,431,064	-998,936	-4,148,936	-6,528,936	-9,088,936
225	8,098,206	8,098,206	-1,331,794	-4,481,794	-6,861,794	-9,421,794
235	7,965,062	7,965,062	-1,464,938	-4,614,938	-6,994,938	-9,554,938
250	7,765,347	7,765,347	-1,664,653	-4,814,653	-7,194,653	-9,754,653
275	7,431,872	7,431,872	-1,998,128	-5,148,128	-7,528,128	-10,088,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 3

Flats	
No of units	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	-8,281,883	-8,281,883	-17,711,883	-20,861,883	-23,241,883	-25,801,883
80	-9,634,207	-9,634,207	-19,064,207	-22,214,207	-24,594,207	-27,154,207
100	-10,005,395	-10,005,395	-19,435,395	-22,585,395	-24,965,395	-27,525,395
125	-10,469,380	-10,469,380	-19,899,380	-23,049,380	-25,429,380	-27,989,380
135	-10,654,974	-10,654,974	-20,084,974	-23,234,974	-25,614,974	-28,174,974
150	-10,933,365	-10,933,365	-20,363,365	-23,513,365	-25,893,365	-28,453,365
165	-11,211,756	-11,211,756	-20,641,756	-23,791,756	-26,171,756	-28,731,756
175	-11,397,350	-11,397,350	-20,827,350	-23,977,350	-26,357,350	-28,917,350
185	-11,582,944	-11,582,944	-21,012,944	-24,162,944	-26,542,944	-29,102,944
175	-11,397,350	-11,397,350	-20,827,350	-23,977,350	-26,357,350	-28,917,350
190	-11,675,741	-11,675,741	-21,105,741	-24,255,741	-26,635,741	-29,195,741
200	-11,861,335	-11,861,335	-21,291,335	-24,441,335	-26,821,335	-29,381,335
225	-12,325,320	-12,325,320	-21,755,320	-24,905,320	-27,285,320	-29,845,320
235	-12,510,914	-12,510,914	-21,940,914	-25,090,914	-27,470,914	-30,030,914
250	-12,789,305	-12,789,305	-22,219,305	-25,369,305	-27,749,305	-30,309,305
275	-13,253,290	-13,253,290	-22,683,290	-25,833,290	-28,213,290	-30,773,290

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	-3,942,707	-3,942,707	-13,372,707	-16,522,707	-18,902,707	-21,462,707
80	-5,364,414	-5,364,414	-14,794,414	-17,944,414	-20,324,414	-22,884,414
100	-5,735,602	-5,735,602	-15,165,602	-18,315,602	-20,695,602	-23,255,602
125	-6,199,587	-6,199,587	-15,629,587	-18,779,587	-21,159,587	-23,719,587
135	-6,385,180	-6,385,180	-15,815,180	-18,965,180	-21,345,180	-23,905,180
150	-6,663,572	-6,663,572	-16,093,572	-19,243,572	-21,623,572	-24,183,572
165	-6,941,963	-6,941,963	-16,371,963	-19,521,963	-21,901,963	-24,461,963
175	-7,127,557	-7,127,557	-16,557,557	-19,707,557	-22,087,557	-24,647,557
185	-7,313,150	-7,313,150	-16,743,150	-19,893,150	-22,273,150	-24,833,150
175	-7,127,557	-7,127,557	-16,557,557	-19,707,557	-22,087,557	-24,647,557
190	-7,405,948	-7,405,948	-16,835,948	-19,985,948	-22,365,948	-24,925,948
200	-7,591,542	-7,591,542	-17,021,542	-20,171,542	-22,551,542	-25,111,542
225	-8,055,527	-8,055,527	-17,485,527	-20,635,527	-23,015,527	-25,575,527
235	-8,241,121	-8,241,121	-17,671,121	-20,821,121	-23,201,121	-25,761,121
250	-8,519,512	-8,519,512	-17,949,512	-21,099,512	-23,479,512	-26,039,512
275	-8,983,497	-8,983,497	-18,413,497	-21,563,497	-23,943,497	-26,503,497

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	314,840	314,840	-9,115,160	-12,265,160	-14,645,160	-17,205,160
80	-1,169,981	-1,169,981	-10,599,981	-13,749,981	-16,129,981	-18,689,981
100	-1,541,169	-1,541,169	-10,971,169	-14,121,169	-16,501,169	-19,061,169
125	-2,005,154	-2,005,154	-11,435,154	-14,585,154	-16,965,154	-19,525,154
135	-2,190,748	-2,190,748	-11,620,748	-14,770,748	-17,150,748	-19,710,748
150	-2,469,139	-2,469,139	-11,899,139	-15,049,139	-17,429,139	-19,989,139
165	-2,747,529	-2,747,529	-12,177,529	-15,327,529	-17,707,529	-20,267,529
175	-2,933,124	-2,933,124	-12,363,124	-15,513,124	-17,893,124	-20,453,124
185	-3,118,718	-3,118,718	-12,548,718	-15,698,718	-18,078,718	-20,638,718
175	-2,933,124	-2,933,124	-12,363,124	-15,513,124	-17,893,124	-20,453,124
190	-3,211,514	-3,211,514	-12,641,514	-15,791,514	-18,171,514	-20,731,514
200	-3,397,109	-3,397,109	-12,827,109	-15,977,109	-18,357,109	-20,917,109
225	-3,861,093	-3,861,093	-13,291,093	-16,441,093	-18,821,093	-21,381,093
235	-4,046,688	-4,046,688	-13,476,688	-16,626,688	-19,006,688	-21,566,688
250	-4,325,078	-4,325,078	-13,755,078	-16,905,078	-19,285,078	-21,845,078
275	-4,789,063	-4,789,063	-14,219,063	-17,369,063	-19,749,063	-22,309,063

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,105,744	2,105,744	-7,324,256	-10,474,256	-12,854,256	-15,414,256
80	645,982	645,982	-8,784,018	-11,934,018	-14,314,018	-16,874,018
100	285,712	285,712	-9,144,288	-12,294,288	-14,674,288	-17,234,288
125	-173,913	-173,913	-9,603,913	-12,753,913	-15,133,913	-17,693,913
135	-359,507	-359,507	-9,789,507	-12,939,507	-15,319,507	-17,879,507
150	-637,898	-637,898	-10,067,898	-13,217,898	-15,597,898	-18,157,898
165	-916,289	-916,289	-10,346,289	-13,496,289	-15,876,289	-18,436,289
175	-1,101,883	-1,101,883	-10,531,883	-13,681,883	-16,061,883	-18,621,883
185	-1,287,477	-1,287,477	-10,717,477	-13,867,477	-16,247,477	-18,807,477
175	-1,101,883	-1,101,883	-10,531,883	-13,681,883	-16,061,883	-18,621,883
190	-1,380,274	-1,380,274	-10,810,274	-13,960,274	-16,340,274	-18,900,274
200	-1,565,868	-1,565,868	-10,995,868	-14,145,868	-16,525,868	-19,085,868
225	-2,029,853	-2,029,853	-11,459,853	-14,609,853	-16,989,853	-19,549,853
235	-2,215,447	-2,215,447	-11,645,447	-14,795,447	-17,175,447	-19,735,447
250	-2,493,838	-2,493,838	-11,923,838	-15,073,838	-17,453,838	-20,013,838
275	-2,957,823	-2,957,823	-12,387,823	-15,537,823	-17,917,823	-20,477,823

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	3,870,128	3,870,128	-5,559,872	-8,709,872	-11,089,872	-13,649,872
80	2,389,434	2,389,434	-7,040,566	-10,190,566	-12,570,566	-15,130,566
100	2,034,731	2,034,731	-7,395,269	-10,545,269	-12,925,269	-15,485,269
125	1,591,354	1,591,354	-7,838,646	-10,988,646	-13,368,646	-15,928,646
135	1,414,001	1,414,001	-8,015,999	-11,165,999	-13,545,999	-16,105,999
150	1,147,975	1,147,975	-8,282,025	-11,432,025	-13,812,025	-16,372,025
165	878,887	878,887	-8,551,113	-11,701,113	-14,081,113	-16,641,113
175	698,830	698,830	-8,731,170	-11,881,170	-14,261,170	-16,821,170
185	518,773	518,773	-8,911,227	-12,061,227	-14,441,227	-17,001,227
175	698,830	698,830	-8,731,170	-11,881,170	-14,261,170	-16,821,170
190	428,744	428,744	-9,001,256	-12,151,256	-14,531,256	-17,091,256
200	247,941	247,941	-9,182,059	-12,332,059	-14,712,059	-17,272,059
225	-212,260	-212,260	-9,642,260	-12,792,260	-15,172,260	-17,732,260
235	-397,855	-397,855	-9,827,855	-12,977,855	-15,357,855	-17,917,855
250	-676,245	-676,245	-10,106,245	-13,256,245	-15,636,245	-18,196,245
275	-1,140,230	-1,140,230	-10,570,230	-13,720,230	-16,100,230	-18,660,230

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	7,386,346	7,386,346	-2,043,654	-5,193,654	-7,573,654	-10,133,654
80	5,849,427	5,849,427	-3,580,573	-6,730,573	-9,110,573	-11,670,573
100	5,494,723	5,494,723	-3,935,277	-7,085,277	-9,465,277	-12,025,277
125	5,051,346	5,051,346	-4,378,654	-7,528,654	-9,908,654	-12,468,654
135	4,873,995	4,873,995	-4,556,005	-7,706,005	-10,086,005	-12,646,005
150	4,607,967	4,607,967	-4,822,033	-7,972,033	-10,352,033	-12,912,033
165	4,341,940	4,341,940	-5,088,060	-8,238,060	-10,618,060	-13,178,060
175	4,164,589	4,164,589	-5,265,411	-8,415,411	-10,795,411	-13,355,411
185	3,987,238	3,987,238	-5,442,762	-8,592,762	-10,972,762	-13,532,762
175	4,164,589	4,164,589	-5,265,411	-8,415,411	-10,795,411	-13,355,411
190	3,898,563	3,898,563	-5,531,437	-8,681,437	-11,061,437	-13,621,437
200	3,721,210	3,721,210	-5,708,790	-8,858,790	-11,238,790	-13,798,790
225	3,277,833	3,277,833	-6,152,167	-9,302,167	-11,682,167	-14,242,167
235	3,100,482	3,100,482	-6,329,518	-9,479,518	-11,859,518	-14,419,518
250	2,834,454	2,834,454	-6,595,546	-9,745,546	-12,125,546	-14,685,546
275	2,391,076	2,391,076	-7,038,924	-10,188,924	-12,568,924	-15,128,924

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 4

Flats	
No of units	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	6,190,712	6,190,712	-3,239,288	-6,389,288	-8,769,288	-11,329,288
80	4,408,651	4,408,651	-5,021,349	-8,171,349	-10,551,349	-13,111,349
100	3,984,252	3,984,252	-5,445,748	-8,595,748	-10,975,748	-13,535,748
125	3,453,754	3,453,754	-5,976,246	-9,126,246	-11,506,246	-14,066,246
135	3,241,556	3,241,556	-6,188,444	-9,338,444	-11,718,444	-14,278,444
150	2,923,257	2,923,257	-6,506,743	-9,656,743	-12,036,743	-14,596,743
165	2,604,959	2,604,959	-6,825,041	-9,975,041	-12,355,041	-14,915,041
175	2,391,689	2,391,689	-7,038,311	-10,188,311	-12,568,311	-15,128,311
185	2,176,252	2,176,252	-7,253,748	-10,403,748	-12,783,748	-15,343,748
175	2,391,689	2,391,689	-7,038,311	-10,188,311	-12,568,311	-15,128,311
190	2,068,534	2,068,534	-7,361,466	-10,511,466	-12,891,466	-15,451,466
200	1,853,097	1,853,097	-7,576,903	-10,726,903	-13,106,903	-15,666,903
225	1,314,505	1,314,505	-8,115,495	-11,265,495	-13,645,495	-16,205,495
235	1,099,067	1,099,067	-8,330,933	-11,480,933	-13,860,933	-16,420,933
250	775,912	775,912	-8,654,088	-11,804,088	-14,184,088	-16,744,088
275	237,321	237,321	-8,192,679	-12,342,679	-14,722,679	-17,282,679

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	10,975,482	10,975,482	1,545,482	-1,604,518	-3,984,518	-6,544,518
80	9,177,783	9,177,783	-252,217	-3,402,217	-5,782,217	-8,342,217
100	8,772,234	8,772,234	-657,766	-3,807,766	-6,187,766	-8,747,766
125	8,261,035	8,261,035	-1,168,965	-4,318,965	-6,698,965	-9,258,965
135	8,055,166	8,055,166	-1,374,834	-4,524,834	-6,904,834	-9,464,834
150	7,742,325	7,742,325	-1,687,675	-4,837,675	-7,217,675	-9,777,675
165	7,428,811	7,428,811	-2,001,189	-5,151,189	-7,531,189	-10,091,189
175	7,219,800	7,219,800	-2,210,200	-5,360,200	-7,740,200	-10,300,200
185	7,010,790	7,010,790	-2,419,210	-5,569,210	-7,949,210	-10,509,210
175	7,219,800	7,219,800	-2,210,200	-5,360,200	-7,740,200	-10,300,200
190	6,906,286	6,906,286	-2,523,714	-5,673,714	-8,053,714	-10,613,714
200	6,697,276	6,697,276	-2,732,724	-5,882,724	-8,262,724	-10,822,724
225	6,174,751	6,174,751	-3,255,249	-6,405,249	-8,785,249	-11,345,249
235	5,965,740	5,965,740	-3,464,260	-6,614,260	-8,994,260	-11,554,260
250	5,652,226	5,652,226	-3,777,774	-6,927,774	-9,307,774	-11,867,774
275	5,127,598	5,127,598	-4,302,402	-7,452,402	-9,832,402	-12,392,402

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	15,615,929	15,615,929	6,185,929	3,035,929	655,929	-1,904,071
80	13,744,030	13,744,030	4,314,030	1,164,030	-1,215,970	-3,775,970
100	13,338,480	13,338,480	3,908,480	758,480	-1,621,520	-4,181,520
125	12,831,543	12,831,543	3,401,543	251,543	-2,128,457	-4,688,457
135	12,628,769	12,628,769	3,198,769	48,769	-2,331,231	-4,891,231
150	12,324,607	12,324,607	2,894,607	-255,393	-2,635,393	-5,195,393
165	12,020,444	12,020,444	2,590,444	-559,556	-2,939,556	-5,499,556
175	11,817,670	11,817,670	2,387,670	-762,330	-3,142,330	-5,702,330
185	11,614,894	11,614,894	2,184,894	-965,106	-3,345,106	-5,905,106
175	11,817,670	11,817,670	2,387,670	-762,330	-3,142,330	-5,702,330
190	11,513,508	11,513,508	2,083,508	-1,066,492	-3,446,492	-6,006,492
200	11,310,732	11,310,732	1,880,732	-1,269,268	-3,649,268	-6,209,268
225	10,803,795	10,803,795	1,373,795	-1,776,205	-4,156,205	-6,716,205
235	10,601,021	10,601,021	1,171,021	-1,978,979	-4,358,979	-6,918,979
250	10,296,859	10,296,859	866,859	-2,283,141	-4,663,141	-7,223,141
275	9,789,922	9,789,922	359,922	-2,790,078	-5,170,078	-7,730,078

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£135	£0	#N/A

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,644,527	17,644,527	8,214,527	5,064,527	2,684,527	124,527
80	15,740,190	15,740,190	6,310,190	3,160,190	780,190	-1,779,810
100	15,334,641	15,334,641	5,904,641	2,754,641	374,641	-2,185,359
125	14,827,703	14,827,703	5,397,703	2,247,703	-132,297	-2,692,297
135	14,624,929	14,624,929	5,194,929	2,044,929	-335,071	-2,895,071
150	14,320,766	14,320,766	4,890,766	1,740,766	-639,234	-3,199,234
165	14,016,604	14,016,604	4,586,604	1,436,604	-943,396	-3,503,396
175	13,813,829	13,813,829	4,383,829	1,233,829	-1,146,171	-3,706,171
185	13,611,055	13,611,055	4,181,055	1,031,055	-1,348,945	-3,908,945
175	13,813,829	13,813,829	4,383,829	1,233,829	-1,146,171	-3,706,171
190	13,509,667	13,509,667	4,079,667	929,667	-1,450,333	-4,010,333
200	13,306,893	13,306,893	3,876,893	726,893	-1,653,107	-4,213,107
225	12,799,956	12,799,956	3,369,956	219,956	-2,160,044	-4,720,044
235	12,597,180	12,597,180	3,167,180	17,180	-2,362,820	-4,922,820
250	12,293,018	12,293,018	2,863,018	-286,982	-2,666,982	-5,226,982
275	11,786,081	11,786,081	2,356,081	-793,919	-3,173,919	-5,733,919

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£235	£100	£0

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	19,658,161	19,658,161	10,228,161	7,078,161	4,698,161	2,138,161
80	17,721,625	17,721,625	8,291,625	5,141,625	2,761,625	201,625
100	17,316,075	17,316,075	7,886,075	4,736,075	2,356,075	-203,925
125	16,809,138	16,809,138	7,379,138	4,229,138	1,849,138	-710,862
135	16,606,364	16,606,364	7,176,364	4,026,364	1,646,364	-913,636
150	16,302,201	16,302,201	6,872,201	3,722,201	1,342,201	-1,217,799
165	15,998,039	15,998,039	6,568,039	3,418,039	1,038,039	-1,521,961
175	15,795,265	15,795,265	6,365,265	3,215,265	835,265	-1,724,735
185	15,592,490	15,592,490	6,162,490	3,012,490	632,490	-1,927,510
175	15,795,265	15,795,265	6,365,265	3,215,265	835,265	-1,724,735
190	15,491,102	15,491,102	6,061,102	2,911,102	531,102	-2,028,898
200	15,288,328	15,288,328	5,858,328	2,708,328	328,328	-2,231,672
225	14,781,390	14,781,390	5,351,390	2,201,390	-178,610	-2,738,610
235	14,578,615	14,578,615	5,148,615	1,998,615	-381,385	-2,941,385
250	14,274,453	14,274,453	4,844,453	1,694,453	-685,547	-3,245,547
275	13,767,516	13,767,516	4,337,516	1,187,516	-1,192,484	-3,752,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£200	£80

£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	23,651,032	23,651,032	14,221,032	11,071,032	8,691,032	6,131,032
80	21,670,565	21,670,565	12,240,565	9,090,565	6,710,565	4,150,565
100	21,265,015	21,265,015	11,835,015	8,685,015	6,305,015	3,745,015
125	20,758,078	20,758,078	11,328,078	8,178,078	5,798,078	3,238,078
135	20,555,304	20,555,304	11,125,304	7,975,304	5,595,304	3,035,304
150	20,251,142	20,251,142	10,821,142	7,671,142	5,291,142	2,731,142
165	19,946,979	19,946,979	10,516,979	7,366,979	4,986,979	2,426,979
175	19,744,205	19,744,205	10,314,205	7,164,205	4,784,205	2,224,205
185	19,541,429	19,541,429	10,111,429	6,961,429	4,581,429	2,021,429
175	19,744,205	19,744,205	10,314,205	7,164,205	4,784,205	2,224,205
190	19,440,043	19,440,043	10,010,043	6,860,043	4,480,043	1,920,043
200	19,237,268	19,237,268	9,807,268	6,657,268	4,277,268	1,717,268
225	18,730,330	18,730,330	9,300,330	6,150,330	3,770,330	1,210,330
235	18,527,556	18,527,556	9,097,556	5,947,556	3,567,556	1,007,556
250	18,223,394	18,223,394	8,793,394	5,643,394	3,263,394	703,394
275	17,716,457	17,716,457	8,286,457	5,136,457	2,756,457	196,457

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 5	
Flats	
No of units	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	
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	51,198,856	51,198,856	41,768,856	38,618,856	36,238,856	33,678,856
80	48,446,150	48,446,150	39,016,150	35,866,150	33,486,150	30,926,150
100	47,962,644	47,962,644	38,532,644	35,382,644	33,002,644	30,442,644
125	47,358,259	47,358,259	37,928,259	34,778,259	32,398,259	29,838,259
135	47,116,506	47,116,506	37,686,506	34,536,506	32,156,506	29,596,506
150	46,753,876	46,753,876	37,323,876	34,173,876	31,793,876	29,233,876
165	46,391,245	46,391,245	36,961,245	33,811,245	31,431,245	28,871,245
175	46,149,492	46,149,492	36,719,492	33,569,492	31,189,492	28,629,492
185	45,907,738	45,907,738	36,477,738	33,327,738	30,947,738	28,387,738
175	46,149,492	46,149,492	36,719,492	33,569,492	31,189,492	28,629,492
190	45,786,862	45,786,862	36,356,862	33,206,862	30,826,862	28,266,862
200	45,545,108	45,545,108	36,115,108	32,965,108	30,585,108	28,025,108
225	44,940,724	44,940,724	35,510,724	32,360,724	29,980,724	27,420,724
235	44,698,971	44,698,971	35,268,971	32,118,971	29,738,971	27,178,971
250	44,336,341	44,336,341	34,906,341	31,756,341	29,376,341	26,816,341
275	43,731,956	43,731,956	34,301,956	31,151,956	28,771,956	26,211,956

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£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	58,157,597	58,157,597	48,727,597	45,577,597	43,197,597	40,637,597
80	55,322,686	55,322,686	45,892,686	42,742,686	40,362,686	37,802,686
100	54,846,446	54,846,446	45,416,446	42,266,446	39,886,446	37,326,446
125	54,251,145	54,251,145	44,821,145	41,671,145	39,291,145	36,731,145
135	54,013,025	54,013,025	44,583,025	41,433,025	39,053,025	36,493,025
150	53,655,844	53,655,844	44,225,844	41,075,844	38,695,844	36,135,844
165	53,294,700	53,294,700	43,864,700	40,714,700	38,334,700	35,774,700
175	53,052,946	53,052,946	43,622,946	40,472,946	38,092,946	35,532,946
185	52,811,192	52,811,192	43,381,192	40,231,192	37,851,192	35,291,192
175	53,052,946	53,052,946	43,622,946	40,472,946	38,092,946	35,532,946
190	52,690,315	52,690,315	43,260,315	40,110,315	37,730,315	35,170,315
200	52,448,562	52,448,562	43,018,562	39,868,562	37,488,562	34,928,562
225	51,844,179	51,844,179	42,414,179	39,264,179	36,884,179	34,324,179
235	51,602,424	51,602,424	42,172,424	39,022,424	36,642,424	34,082,424
250	51,239,794	51,239,794	41,809,794	38,659,794	36,279,794	33,719,794
275	50,635,411	50,635,411	41,205,411	38,055,411	35,675,411	33,115,411

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£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	65,006,944	65,006,944	55,576,944	52,426,944	50,046,944	47,486,944
80	62,062,511	62,062,511	52,632,511	49,482,511	47,102,511	44,542,511
100	61,586,270	61,586,270	52,156,270	49,006,270	46,626,270	44,066,270
125	60,990,970	60,990,970	51,560,970	48,410,970	46,030,970	43,470,970
135	60,752,850	60,752,850	51,322,850	48,172,850	45,792,850	43,232,850
150	60,395,669	60,395,669	50,965,669	47,815,669	45,435,669	42,875,669
165	60,038,488	60,038,488	50,608,488	47,458,488	45,078,488	42,518,488
175	59,800,369	59,800,369	50,370,369	47,220,369	44,840,369	42,280,369
185	59,562,249	59,562,249	50,132,249	46,982,249	44,602,249	42,042,249
175	59,800,369	59,800,369	50,370,369	47,220,369	44,840,369	42,280,369
190	59,443,188	59,443,188	50,013,188	46,863,188	44,483,188	41,923,188
200	59,205,068	59,205,068	49,775,068	46,625,068	44,245,068	41,685,068
225	58,609,767	58,609,767	49,179,767	46,029,767	43,649,767	41,089,767
235	58,371,647	58,371,647	48,941,647	45,791,647	43,411,647	40,851,647
250	58,014,467	58,014,467	48,584,467	45,434,467	43,054,467	40,494,467
275	57,419,166	57,419,166	47,989,166	44,839,166	42,459,166	39,899,166

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	68,090,282	68,090,282	58,660,282	55,510,282	53,130,282	50,570,282
80	65,096,547	65,096,547	55,666,547	52,516,547	50,136,547	47,576,547
100	64,620,306	64,620,306	55,190,306	52,040,306	49,660,306	47,100,306
125	64,025,005	64,025,005	54,595,005	51,445,005	49,065,005	46,505,005
135	63,786,885	63,786,885	54,356,885	51,206,885	48,826,885	46,266,885
150	63,429,705	63,429,705	53,999,705	50,849,705	48,469,705	45,909,705
165	63,072,524	63,072,524	53,642,524	50,492,524	48,112,524	45,552,524
175	62,834,404	62,834,404	53,404,404	50,254,404	47,874,404	45,314,404
185	62,596,284	62,596,284	53,166,284	50,016,284	47,636,284	45,076,284
175	62,834,404	62,834,404	53,404,404	50,254,404	47,874,404	45,314,404
190	62,477,224	62,477,224	53,047,224	49,897,224	47,517,224	44,957,224
200	62,239,104	62,239,104	52,809,104	49,659,104	47,279,104	44,719,104
225	61,643,802	61,643,802	52,213,802	49,063,802	46,683,802	44,123,802
235	61,405,682	61,405,682	51,975,682	48,825,682	46,445,682	43,885,682
250	61,048,502	61,048,502	51,618,502	48,468,502	46,088,502	43,528,502
275	60,453,201	60,453,201	51,023,201	47,873,201	45,493,201	42,933,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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	71,156,106	71,156,106	61,726,106	58,576,106	56,196,106	53,636,106
80	68,113,347	68,113,347	58,683,347	55,533,347	53,153,347	50,593,347
100	67,637,106	67,637,106	58,207,106	55,057,106	52,677,106	50,117,106
125	67,041,805	67,041,805	57,611,805	54,461,805	52,081,805	49,521,805
135	66,803,685	66,803,685	57,373,685	54,223,685	51,843,685	49,283,685
150	66,446,505	66,446,505	57,016,505	53,866,505	51,486,505	48,926,505
165	66,089,324	66,089,324	56,659,324	53,509,324	51,129,324	48,569,324
175	65,851,204	65,851,204	56,421,204	53,271,204	50,891,204	48,331,204
185	65,613,084	65,613,084	56,183,084	53,033,084	50,653,084	48,093,084
175	65,851,204	65,851,204	56,421,204	53,271,204	50,891,204	48,331,204
190	65,494,024	65,494,024	56,064,024	52,914,024	50,534,024	47,974,024
200	65,255,904	65,255,904	55,825,904	52,675,904	50,295,904	47,735,904
225	64,660,603	64,660,603	55,230,603	52,080,603	49,700,603	47,140,603
235	64,422,482	64,422,482	54,992,482	51,842,482	49,462,482	46,902,482
250	64,065,303	64,065,303	54,635,303	51,485,303	49,105,303	46,545,303
275	63,470,002	63,470,002	54,040,002	50,890,002	48,510,002	45,950,002

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

£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	77,271,183	77,271,183	67,841,183	64,691,183	62,311,183	59,751,183
80	74,130,643	74,130,643	64,700,643	61,550,643	59,170,643	56,610,643
100	73,654,403	73,654,403	64,224,403	61,074,403	58,694,403	56,134,403
125	73,059,102	73,059,102	63,629,102	60,479,102	58,099,102	55,539,102
135	72,820,982	72,820,982	63,390,982	60,240,982	57,860,982	55,300,982
150	72,463,802	72,463,802	63,033,802	59,883,802	57,503,802	54,943,802
165	72,106,621	72,106,621	62,676,621	59,526,621	57,146,621	54,586,621
175	71,868,500	71,868,500	62,438,500	59,288,500	56,908,500	54,348,500
185	71,630,381	71,630,381	62,200,381	59,050,381	56,670,381	54,110,381
175	71,868,500	71,868,500	62,438,500	59,288,500	56,908,500	54,348,500
190	71,511,321	71,511,321	62,081,321	58,931,321	56,551,321	53,991,321
200	71,273,200	71,273,200	61,843,200	58,693,200	56,313,200	53,753,200
225	70,677,899	70,677,899	61,247,899	58,097,899	55,717,899	53,157,899
235	70,439,779	70,439,779	61,009,779	57,859,779	55,479,779	52,919,779
250	70,082,599	70,082,599	60,652,599	57,502,599	55,122,599	52,562,599
275	69,487,298	69,487,298	60,057,298	56,907,298	54,527,298	51,967,298

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£275	£275	£275

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type	6
	Flats
No of units	units
Density:	dph

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

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£750 per sq ft

Private values £873 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£800 per sq ft

Private values £8611 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£825 per sq ft

Private values £8880 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 6

£850 per sq ft Private values £9149 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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£900 per sq ft Private values £9688 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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Appendix 5 - Build to Rent appraisal results



**BNP PARIBAS
REAL ESTATE**

**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	200	150	0
High Value 50% DMR @LLR	#N/A	#N/A	#N/A	#N/A
Med Value 100% Pvt	300	300	300	235
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

Flats	
No of units	500 units
Density:	508 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	70%
% Shered Ownership	0%

Site area
Net to gross
Growth
Sales
Build

High Value 100% Pvt

Private values £9692 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	54,922,637	55,853,529	46,553,529	43,753,529	41,753,529	38,353,529
80	52,355,840	53,243,227	43,943,227	41,143,227	39,143,227	35,743,227
100	51,714,140	52,590,651	43,290,651	40,490,651	38,490,651	35,090,651
125	50,912,016	51,774,932	42,474,932	39,674,932	37,674,932	34,274,932
135	50,591,167	51,448,644	42,148,644	39,348,644	37,348,644	33,948,644
150	50,109,892	50,959,212	41,659,212	38,859,212	36,859,212	33,459,212
165	49,628,618	50,469,781	41,169,781	38,369,781	36,369,781	32,969,781
175	49,307,768	50,143,493	40,843,493	38,043,493	36,043,493	32,643,493
190	48,826,494	49,654,062	40,354,062	37,554,062	35,554,062	32,154,062
200	48,505,645	49,327,774	40,027,774	37,227,774	35,227,774	31,827,774
225	47,703,521	48,512,055	39,212,055	36,412,055	34,412,055	31,012,055
235	47,382,670	48,185,767	38,885,767	36,085,767	34,085,767	30,685,767
250	46,901,397	47,696,335	38,396,335	35,596,335	33,596,335	30,196,335
265	46,420,122	47,206,903	37,906,903	35,106,903	33,106,903	29,706,903
275	46,099,272	46,880,616	37,580,616	34,780,616	32,780,616	29,380,616
300	45,297,148	46,064,897	36,764,897	33,964,897	31,964,897	28,564,897

High Value 35% DMR @LLR

Private values £7930 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£19,158,654	19,483,377	10,183,377	7,383,377	5,383,377	1,983,377
80	16,591,857	16,873,075	7,573,075	4,773,075	2,773,075	-626,925
100	15,950,159	16,220,500	6,920,500	4,120,500	2,120,500	-1,279,500
125	15,148,035	15,404,781	6,104,781	3,304,781	1,304,781	-2,095,219
135	14,825,640	15,076,922	5,776,922	2,976,922	976,922	-2,423,078
150	14,340,666	14,583,728	5,283,728	2,483,728	483,728	-2,916,272
165	13,855,692	14,090,534	4,790,534	1,990,534	-9,466	-3,409,466
175	13,527,851	13,757,137	4,457,137	1,657,137	-342,863	-3,742,863
190	13,035,478	13,256,419	3,956,419	1,156,419	-843,581	-4,243,581
200	12,707,229	12,922,605	3,622,605	822,605	-1,177,395	-4,577,395
225	11,886,606	12,088,074	2,788,074	-11,926	-2,011,926	-5,411,926
235	11,558,356	11,754,261	2,454,261	-345,739	-2,345,739	-5,745,739
250	11,065,983	11,253,542	1,953,542	-846,458	-2,846,458	-6,246,458
265	10,573,512	10,752,724	1,452,724	-1,347,276	-3,347,276	-6,747,276
275	10,240,254	10,413,818	1,113,818	-1,686,182	-3,686,182	-7,086,182
300	9,407,109	9,566,552	266,552	-2,533,448	-4,533,448	-7,933,448

High Value 50% DMR @LLR

Private values £7180 psm



Site type 1

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,930,644	3,997,265	-5,302,735	-8,102,735	-10,102,735	-13,502,735
80	1,357,643	1,380,654	-7,919,346	-10,719,346	-12,719,346	-16,119,346
100	706,761	718,740	-8,581,260	-11,381,260	-13,381,260	-16,781,260
125	-115,599	-117,559	-9,417,559	-12,217,559	-14,217,559	-17,617,559
135	-448,857	-456,465	-9,756,465	-12,556,465	-14,556,465	-17,956,465
150	-948,743	-964,823	-10,264,823	-13,064,823	-15,064,823	-18,464,823
165	-1,454,236	-1,478,884	-10,778,884	-13,578,884	-15,578,884	-18,978,884
175	-1,792,579	-1,822,962	-11,122,962	-13,922,962	-15,922,962	-19,322,962
190	-2,300,093	-2,339,077	-11,639,077	-14,439,077	-16,439,077	-19,839,077
200	-2,638,435	-2,683,154	-11,983,154	-14,783,154	-16,783,154	-20,183,154
225	-3,489,132	-3,548,270	-12,848,270	-15,648,270	-17,648,270	-21,048,270
235	-3,832,637	-3,897,597	-13,197,597	-15,997,597	-17,997,597	-21,397,597
250	-4,347,895	-4,421,588	-13,721,588	-16,521,588	-18,521,588	-21,921,588
265	-4,863,153	-4,945,579	-14,245,579	-17,045,579	-19,045,579	-22,445,579
275	-5,206,657	-5,294,906	-14,594,906	-17,394,906	-19,394,906	-22,794,906
300	-6,077,817	-6,180,831	-15,480,831	-18,280,831	-20,280,831	-23,680,831

Med Value 100% Pvt

Private values £8215 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,937,178	25,359,842	16,059,842	13,259,842	11,259,842	7,859,842
80	22,370,381	22,749,540	13,449,540	10,649,540	8,649,540	5,249,540
100	21,728,682	22,096,965	12,796,965	9,996,965	7,996,965	4,596,965
125	20,926,558	21,281,246	11,981,246	9,181,246	7,181,246	3,781,246
135	20,605,708	20,954,957	11,654,957	8,854,957	6,854,957	3,454,957
150	20,124,434	20,465,526	11,165,526	8,365,526	6,365,526	2,965,526
165	19,641,131	19,974,031	10,674,031	7,874,031	5,874,031	2,474,031
175	19,317,815	19,645,236	10,345,236	7,545,236	5,545,236	2,145,236
190	18,832,841	19,152,042	9,852,042	7,052,042	5,052,042	1,652,042
200	18,506,604	18,820,276	9,520,276	6,720,276	4,720,276	1,320,276
225	17,685,982	17,985,744	8,685,744	5,885,744	3,885,744	485,744
235	17,357,732	17,651,931	8,351,931	5,551,931	3,551,931	151,931
250	16,865,358	17,151,211	7,851,211	5,051,211	3,051,211	-348,789
265	16,372,985	16,650,493	7,350,493	4,550,493	2,550,493	-849,507
275	16,044,735	16,316,680	7,016,680	4,216,680	2,216,680	-1,183,320
300	15,224,112	15,482,148	6,182,148	3,382,148	1,382,148	-2,017,852

Med Value 35% DMR @LLR

Private values £6940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-956,625	-972,839	-10,272,839	-13,072,839	-15,072,839	-18,472,839
80	-3,581,035	-3,641,731	-12,941,731	-15,741,731	-17,741,731	-21,141,731
100	-4,247,550	-4,319,543	-13,619,543	-16,419,543	-18,419,543	-21,819,543
125	-5,083,995	-5,170,165	-14,470,165	-17,270,165	-19,270,165	-22,670,165
135	-5,422,338	-5,514,242	-14,814,242	-17,614,242	-19,614,242	-23,014,242
150	-5,929,852	-6,030,358	-15,330,358	-18,130,358	-20,130,358	-23,530,358
165	-6,437,365	-6,546,473	-15,846,473	-18,646,473	-20,646,473	-24,046,473
175	-6,778,965	-6,893,862	-16,193,862	-18,993,862	-20,993,862	-24,393,862
190	-7,294,222	-7,417,853	-16,717,853	-19,517,853	-21,517,853	-24,917,853
200	-7,637,728	-7,767,181	-17,067,181	-19,867,181	-21,867,181	-25,267,181
225	-8,500,097	-8,644,167	-17,944,167	-20,744,167	-22,744,167	-26,144,167
235	-8,848,844	-8,998,824	-18,298,824	-21,098,824	-23,098,824	-26,498,824
250	-9,371,964	-9,530,811	-18,830,811	-21,630,811	-23,630,811	-27,030,811
265	-9,895,083	-10,062,796	-19,362,796	-22,162,796	-24,162,796	-27,562,796
275	-10,248,191	-10,421,889	-19,721,889	-22,521,889	-24,521,889	-27,921,889

Site type 1						
300	-11,133,360	-11,322,061	-20,622,061	-23,422,061	-25,422,061	-28,822,061



Site type 1

Med Value 50% DMR @LLR

Private values £6388 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,331,486	-12,540,495	-21,840,495	-24,640,495	-26,640,495	-30,040,495
80	-15,022,884	-15,277,509	-24,577,509	-27,377,509	-29,377,509	-32,777,509
100	-15,718,120	-15,984,529	-25,284,529	-28,084,529	-30,084,529	-33,484,529
125	-16,599,341	-16,880,686	-26,180,686	-28,980,686	-30,980,686	-34,380,686
135	-16,956,008	-17,243,398	-26,543,398	-29,343,398	-31,343,398	-34,743,398
150	-17,495,213	-17,791,742	-27,091,742	-29,891,742	-31,891,742	-35,291,742
165	-18,041,211	-18,346,994	-27,646,994	-30,446,994	-32,446,994	-35,846,994
175	-18,406,331	-18,718,303	-28,018,303	-30,818,303	-32,818,303	-36,218,303
190	-18,962,116	-19,283,508	-28,583,508	-31,383,508	-33,383,508	-36,783,508
200	-19,334,640	-19,662,346	-28,962,346	-31,762,346	-33,762,346	-37,162,346
225	-20,279,161	-20,622,876	-29,922,876	-32,722,876	-34,722,876	-38,122,876
235	-20,661,078	-21,011,266	-30,311,266	-33,111,266	-35,111,266	-38,511,266
250	-21,240,364	-21,600,370	-30,900,370	-33,700,370	-35,700,370	-39,100,370
265	-21,825,061	-22,194,978	-31,494,978	-34,294,978	-36,294,978	-39,694,978
275	-22,218,722	-22,595,310	-31,895,310	-34,695,310	-36,695,310	-40,095,310
300	-23,214,723	-23,608,193	-32,908,193	-35,708,193	-37,708,193	-41,108,193

Low Value 100% Pvt

Private values £6899 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,798,574	-1,829,058	-11,129,058	-13,929,058	-15,929,058	-19,329,058
80	-4,426,021	-4,501,038	-13,801,038	-16,601,038	-18,601,038	-22,001,038
100	-5,092,537	-5,178,851	-14,478,851	-17,278,851	-19,278,851	-22,678,851
125	-5,932,050	-6,032,593	-15,332,593	-18,132,593	-20,132,593	-23,532,593
135	-6,270,394	-6,376,672	-15,676,672	-18,476,672	-20,476,672	-23,876,672
150	-6,777,907	-6,892,787	-16,192,787	-18,992,787	-20,992,787	-24,392,787
165	-7,287,639	-7,411,158	-16,711,158	-19,511,158	-21,511,158	-24,911,158
175	-7,631,144	-7,760,485	-17,060,485	-19,860,485	-21,860,485	-25,260,485
190	-8,146,401	-8,284,476	-17,584,476	-20,384,476	-22,384,476	-25,784,476
200	-8,489,907	-8,633,804	-17,933,804	-20,733,804	-22,733,804	-26,133,804
225	-9,357,470	-9,516,072	-18,816,072	-21,616,072	-23,616,072	-27,016,072
235	-9,706,217	-9,870,729	-19,170,729	-21,970,729	-23,970,729	-27,370,729
250	-10,229,337	-10,402,715	-19,702,715	-22,502,715	-24,502,715	-27,902,715
265	-10,757,778	-10,940,113	-20,240,113	-23,040,113	-25,040,113	-28,440,113
275	-11,111,845	-11,300,182	-20,600,182	-23,400,182	-25,400,182	-28,800,182
300	-11,997,014	-12,200,353	-21,500,353	-24,300,353	-26,300,353	-29,700,353

Low Value 35% DMR @LLR

Private values £5863 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,490,488	-23,888,631	-33,188,631	-35,988,631	-37,988,631	-41,388,631
80	-26,687,824	-27,140,160	-36,440,160	-39,240,160	-41,240,160	-44,640,160
100	-27,487,157	-27,953,041	-37,253,041	-40,053,041	-42,053,041	-45,453,041
125	-28,486,326	-28,969,145	-38,269,145	-41,069,145	-43,069,145	-46,469,145
135	-28,885,992	-29,375,585	-38,675,585	-41,475,585	-43,475,585	-46,875,585
150	-29,485,493	-29,985,247	-39,285,247	-42,085,247	-44,085,247	-47,485,247
165	-30,084,994	-30,594,909	-39,894,909	-42,694,909	-44,694,909	-48,094,909
175	-30,484,660	-31,001,349	-40,301,349	-43,101,349	-45,101,349	-48,501,349
190	-31,084,161	-31,611,011	-40,911,011	-43,711,011	-45,711,011	-49,111,011
200	-31,483,828	-32,017,452	-41,317,452	-44,117,452	-46,117,452	-49,517,452
225	-32,482,995	-33,033,555	-42,333,555	-45,133,555	-47,133,555	-50,533,555
235	-32,882,663	-33,439,996	-42,739,996	-45,539,996	-47,539,996	-50,939,996



Site type 1						
250	-33,482,162	-34,049,657	-43,349,657	-46,149,657	-48,149,657	-51,549,657
265	-34,081,663	-34,659,319	-43,959,319	-46,759,319	-48,759,319	-52,159,319
275	-34,481,331	-35,065,760	-44,365,760	-47,165,760	-49,165,760	-52,565,760
300	-35,480,498	-36,081,862	-45,381,862	-48,181,862	-50,181,862	-53,581,862

Low Value 50% DMR @LLR

Private values £5546 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,916,571	-31,440,581	-40,740,581	-43,540,581	-45,540,581	-48,940,581
80	-34,113,908	-34,692,109	-43,992,109	-46,792,109	-48,792,109	-52,192,109
100	-34,913,242	-35,504,992	-44,804,992	-47,604,992	-49,604,992	-53,004,992
125	-35,912,409	-36,521,094	-45,821,094	-48,621,094	-50,621,094	-54,021,094
135	-36,312,077	-36,927,536	-46,227,536	-49,027,536	-51,027,536	-54,427,536
150	-36,911,578	-37,537,197	-46,837,197	-49,637,197	-51,637,197	-55,037,197
165	-37,511,077	-38,146,858	-47,446,858	-50,246,858	-52,246,858	-55,646,858
175	-37,910,745	-38,553,300	-47,853,300	-50,653,300	-52,653,300	-56,053,300
190	-38,510,246	-39,162,962	-48,462,962	-51,262,962	-53,262,962	-56,662,962
200	-38,909,912	-39,569,402	-48,869,402	-51,669,402	-53,669,402	-57,069,402
225	-39,909,080	-40,585,505	-49,885,505	-52,685,505	-54,685,505	-58,085,505
235	-40,308,746	-40,991,945	-50,291,945	-53,091,945	-55,091,945	-58,491,945
250	-40,908,247	-41,601,607	-50,901,607	-53,701,607	-55,701,607	-59,101,607
265	-41,507,748	-42,211,269	-51,511,269	-54,311,269	-56,311,269	-59,711,269
275	-41,907,414	-42,617,710	-51,917,710	-54,717,710	-56,717,710	-60,117,710
300	-42,906,583	-43,633,813	-52,933,813	-55,733,813	-57,733,813	-61,133,813

0.9833 ha
100%

0%
0%

Maximum CIL rates (per square metre)

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£200	£150	£0

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
£300	£300	£300	£235

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

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

Maximum CIL rates (per square metre)

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

Appendix 6 - 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
£825 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
£950 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type	Extra Care			
	BLV1	BLV2	BLV3	BLV4
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£825 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
£950 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	0%			
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
£825 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
£950 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type	Extra Care			
	BLV1	BLV2	BLV3	BLV4
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£825 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
£950 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 £9,430,000	Benchmark land value 2- Secondary Industrial (low) £12,560,000	Benchmark land value 3 - Secondary Industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 1

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

£800 per sq ft Private values £8611 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	-23,204.152	-23,204.152	-32,634.152	-35,784.152	-38,164.152	-40,724.152
80	-24,806.204	-24,806.204	-34,236.204	-37,386.204	-39,766.204	-42,326.204
100	-25,206.717	-25,206.717	-34,636.717	-37,786.717	-40,166.717	-42,726.717
125	-25,707.359	-25,707.359	-35,137.359	-38,287.359	-40,667.359	-43,227.359
135	-25,907.616	-25,907.616	-35,337.616	-38,487.616	-40,867.616	-43,427.616
150	-26,208.000	-26,208.000	-35,638.000	-38,788.000	-41,168.000	-43,728.000
165	-26,508.385	-26,508.385	-35,938.385	-39,088.385	-41,468.385	-44,028.385
175	-26,708.642	-26,708.642	-36,138.642	-39,288.642	-41,668.642	-44,228.642
190	-27,009.026	-27,009.026	-36,439.026	-39,589.026	-41,969.026	-44,529.026
200	-27,209.283	-27,209.283	-36,639.283	-39,789.283	-42,169.283	-44,729.283
225	-27,709.925	-27,709.925	-37,139.925	-40,289.925	-42,669.925	-45,229.925
235	-27,910.181	-27,910.181	-37,340.181	-40,490.181	-42,870.181	-45,430.181
250	-28,210.566	-28,210.566	-37,640.566	-40,790.566	-43,170.566	-45,730.566
265	-28,510.951	-28,510.951	-37,940.951	-41,090.951	-43,470.951	-46,030.951
275	-28,711.207	-28,711.207	-38,141.207	-41,291.207	-43,671.207	-46,231.207
300	-29,211.848	-29,211.848	-38,641.848	-41,791.848	-44,171.848	-46,731.848

Maximum CIL rates (per square metre)

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

£825 per sq ft Private values £8880 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	-20,590.639	-20,590.639	-30,020.639	-33,170.639	-35,550.639	-38,110.639
80	-22,192.691	-22,192.691	-31,622.691	-34,772.691	-37,152.691	-39,712.691
100	-22,593.204	-22,593.204	-32,023.204	-35,173.204	-37,553.204	-40,113.204
125	-23,093.845	-23,093.845	-32,523.845	-35,673.845	-38,053.845	-40,613.845
135	-23,294.102	-23,294.102	-32,724.102	-35,874.102	-38,254.102	-40,814.102
150	-23,594.487	-23,594.487	-33,024.487	-36,174.487	-38,554.487	-41,114.487
165	-23,894.872	-23,894.872	-33,324.872	-36,474.872	-38,854.872	-41,414.872
175	-24,095.128	-24,095.128	-33,525.128	-36,675.128	-39,055.128	-41,615.128
190	-24,395.513	-24,395.513	-33,825.513	-36,975.513	-39,355.513	-41,915.513
200	-24,595.770	-24,595.770	-34,025.770	-37,175.770	-39,555.770	-42,115.770
225	-25,096.411	-25,096.411	-34,526.411	-37,676.411	-40,056.411	-42,616.411
235	-25,296.667	-25,296.667	-34,726.667	-37,876.667	-40,256.667	-42,816.667
250	-25,597.053	-25,597.053	-35,027.053	-38,177.053	-40,557.053	-43,117.053
265	-25,897.437	-25,897.437	-35,327.437	-38,477.437	-40,857.437	-43,417.437
275	-26,097.694	-26,097.694	-35,527.694	-38,677.694	-41,057.694	-43,617.694
300	-26,598.335	-26,598.335	-36,028.335	-39,178.335	-41,558.335	-44,118.335

Maximum CIL rates (per square metre)

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

£850 per sq ft Private values £9149 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	-17,881.315	-17,881.315	-27,411.315	-30,561.315	-32,941.315	-35,501.315
80	-19,583.367	-19,583.367	-29,013.367	-32,163.367	-34,543.367	-37,103.367
100	-19,983.880	-19,983.880	-29,413.880	-32,563.880	-34,943.880	-37,503.880
125	-20,484.521	-20,484.521	-29,914.521	-33,064.521	-35,444.521	-38,004.521
135	-20,684.777	-20,684.777	-30,114.777	-33,264.777	-35,644.777	-38,204.777
150	-20,985.163	-20,985.163	-30,415.163	-33,565.163	-35,945.163	-38,505.163
165	-21,285.547	-21,285.547	-30,715.547	-33,865.547	-36,245.547	-38,805.547
175	-21,485.804	-21,485.804	-30,915.804	-34,065.804	-36,445.804	-39,005.804
190	-21,786.189	-21,786.189	-31,216.189	-34,366.189	-36,746.189	-39,306.189
200	-21,986.445	-21,986.445	-31,416.445	-34,566.445	-36,946.445	-39,506.445
225	-22,487.086	-22,487.086	-31,917.086	-35,067.086	-37,447.086	-40,007.086
235	-22,687.343	-22,687.343	-32,117.343	-35,267.343	-37,647.343	-40,207.343
250	-22,987.728	-22,987.728	-32,417.728	-35,567.728	-37,947.728	-40,507.728
265	-23,288.113	-23,288.113	-32,718.113	-35,868.113	-38,248.113	-40,808.113
275	-23,488.369	-23,488.369	-32,918.369	-36,068.369	-38,448.369	-41,008.369
300	-23,989.011	-23,989.011	-33,419.011	-36,569.011	-38,949.011	-41,509.011

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 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	-12,768.578	-12,768.578	-22,198.578	-25,348.578	-27,728.578	-30,288.578
80	-14,370.630	-14,370.630	-23,800.630	-26,950.630	-29,330.630	-31,890.630
100	-14,771.144	-14,771.144	-24,201.144	-27,351.144	-29,731.144	-32,291.144
125	-15,271.785	-15,271.785	-24,701.785	-27,851.785	-30,231.785	-32,791.785
135	-15,472.042	-15,472.042	-24,902.042	-28,052.042	-30,432.042	-32,992.042
150	-15,772.426	-15,772.426	-25,202.426	-28,352.426	-30,732.426	-33,292.426
165	-16,072.812	-16,072.812	-25,502.812	-28,652.812	-31,032.812	-33,592.812
175	-16,273.068	-16,273.068	-25,703.068	-28,853.068	-31,233.068	-33,793.068
190	-16,573.452	-16,573.452	-26,003.452	-29,153.452	-31,533.452	-34,093.452
200	-16,773.709	-16,773.709	-26,203.709	-29,353.709	-31,733.709	-34,293.709
225	-17,274.351	-17,274.351	-26,704.351	-29,854.351	-32,234.351	-34,794.351
235	-17,474.607	-17,474.607	-26,904.607	-30,054.607	-32,434.607	-34,994.607
250	-17,774.992	-17,774.992	-27,204.992	-30,354.992	-32,734.992	-35,294.992
265	-18,075.377	-18,075.377	-27,505.377	-30,655.377	-33,035.377	-35,595.377
275	-18,275.634	-18,275.634	-27,705.634	-30,855.634	-33,235.634	-35,795.634
300	-18,776.274	-18,776.274	-28,206.274	-31,356.274	-33,736.274	-36,296.274

Maximum CIL rates (per square metre)

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

£950 per sq ft Private values £10226 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	-7,788.681	-7,788.681	-17,218.681	-20,368.681	-22,748.681	-25,308.681
80	-9,366.657	-9,366.657	-18,796.657	-21,946.657	-24,326.657	-26,886.657
100	-9,761.150	-9,761.150	-19,191.150	-22,341.150	-24,721.150	-27,281.150
125	-10,254.268	-10,254.268	-19,684.268	-22,834.268	-25,214.268	-27,774.268
135	-10,451.514	-10,451.514	-19,881.514	-23,031.514	-25,411.514	-27,971.514
150	-10,747.385	-10,747.385	-20,177.385	-23,327.385	-25,707.385	-28,267.385
165	-11,043.255	-11,043.255	-20,473.255	-23,623.255	-26,003.255	-28,563.255
175	-11,240.654	-11,240.654	-20,670.654	-23,820.654	-26,200.654	-28,760.654
190	-11,541.039	-11,541.039	-20,971.039	-24,121.039	-26,501.039	-29,061.039
200	-11,741.296	-11,741.296	-21,171.296	-24,321.296	-26,701.296	-29,261.296
225	-12,241.937	-12,241.937	-21,671.937	-24,821.937	-27,201.937	-29,761.937
235	-12,442.193	-12,442.193	-21,872.193	-25,022.193	-27,402.193	-29,962.193
250	-12,742.578	-12,742.578	-22,172.578	-25,322.578	-27,702.578	-30,262.578
265	-13,042.963	-13,042.963	-22,472.963	-25,622.963	-28,002.963	-30,562.963
275	-13,243.219	-13,243.219	-22,673.219	-25,823.219	-28,203.219	-30,763.219
300	-13,743.861	-13,743.861	-23,173.861	-26,323.861	-28,703.861	-31,263.861

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 £9,430,000	Benchmark land value 2- Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 2

Flats
No of units
400 units
Density:
400 dph

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£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	-49,679,246	-49,679,246	-59,109,246	-62,259,246	-64,639,246	-67,199,246
80	-51,404,534	-51,404,534	-60,834,534	-63,984,534	-66,364,534	-68,924,534
100	-51,835,855	-51,835,855	-61,265,855	-64,415,855	-66,795,855	-69,355,855
125	-52,375,008	-52,375,008	-61,805,008	-64,955,008	-67,335,008	-69,895,008
135	-52,590,669	-52,590,669	-62,020,669	-65,170,669	-67,550,669	-70,110,669
150	-52,914,159	-52,914,159	-62,344,159	-65,494,159	-67,874,159	-70,434,159
165	-53,237,651	-53,237,651	-62,667,651	-65,817,651	-68,197,651	-70,757,651
175	-53,453,312	-53,453,312	-62,883,312	-66,033,312	-68,413,312	-70,973,312
190	-53,776,804	-53,776,804	-63,206,804	-66,356,804	-68,736,804	-71,296,804
200	-53,992,464	-53,992,464	-63,422,464	-66,572,464	-68,952,464	-71,512,464
225	-54,531,616	-54,531,616	-63,961,616	-67,111,616	-69,491,616	-72,051,616
235	-54,747,277	-54,747,277	-64,177,277	-67,327,277	-69,707,277	-72,267,277
250	-55,070,769	-55,070,769	-64,500,769	-67,650,769	-70,030,769	-72,590,769
265	-55,394,260	-55,394,260	-64,824,260	-67,974,260	-70,354,260	-72,914,260
275	-55,609,921	-55,609,921	-65,039,921	-68,189,921	-70,569,921	-73,129,921
300	-56,149,074	-56,149,074	-65,579,074	-68,729,074	-71,109,074	-73,669,074

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-47,065,733	-47,065,733	-56,495,733	-59,645,733	-62,025,733	-64,585,733
80	-48,791,020	-48,791,020	-58,221,020	-61,371,020	-63,751,020	-66,311,020
100	-49,222,341	-49,222,341	-58,652,341	-61,802,341	-64,182,341	-66,742,341
125	-49,761,494	-49,761,494	-59,191,494	-62,341,494	-64,721,494	-67,281,494
135	-49,977,155	-49,977,155	-59,407,155	-62,557,155	-64,937,155	-67,497,155
150	-50,300,646	-50,300,646	-59,730,646	-62,880,646	-65,260,646	-67,820,646
165	-50,624,137	-50,624,137	-60,054,137	-63,204,137	-65,584,137	-68,144,137
175	-50,839,798	-50,839,798	-60,269,798	-63,419,798	-65,799,798	-68,359,798
190	-51,163,290	-51,163,290	-60,593,290	-63,743,290	-66,123,290	-68,683,290
200	-51,378,950	-51,378,950	-60,808,950	-63,958,950	-66,338,950	-68,898,950
225	-51,918,103	-51,918,103	-61,348,103	-64,498,103	-66,878,103	-69,438,103
235	-52,133,764	-52,133,764	-61,563,764	-64,713,764	-67,093,764	-69,653,764
250	-52,457,256	-52,457,256	-61,887,256	-65,037,256	-67,417,256	-69,977,256
265	-52,780,746	-52,780,746	-62,210,746	-65,360,746	-67,740,746	-70,300,746
275	-52,996,407	-52,996,407	-62,426,407	-65,576,407	-67,956,407	-70,516,407
300	-53,535,560	-53,535,560	-62,965,560	-66,115,560	-68,495,560	-71,055,560

Maximum CIL rates (per square metre)

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

£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	-44,456,408	-44,456,408	-53,886,408	-57,036,408	-59,416,408	-61,976,408
80	-46,181,695	-46,181,695	-55,611,695	-58,761,695	-61,141,695	-63,701,695
100	-46,613,017	-46,613,017	-56,043,017	-59,193,017	-61,573,017	-64,133,017
125	-47,152,169	-47,152,169	-56,582,169	-59,732,169	-62,112,169	-64,672,169
135	-47,367,830	-47,367,830	-56,797,830	-59,947,830	-62,327,830	-64,887,830
150	-47,691,322	-47,691,322	-57,121,322	-60,271,322	-62,651,322	-65,211,322
165	-48,014,813	-48,014,813	-57,444,813	-60,594,813	-62,974,813	-65,534,813
175	-48,230,473	-48,230,473	-57,660,473	-60,810,473	-63,190,473	-65,750,473
190	-48,553,965	-48,553,965	-57,983,965	-61,133,965	-63,513,965	-66,073,965
200	-48,769,626	-48,769,626	-58,199,626	-61,349,626	-63,729,626	-66,289,626
225	-49,308,779	-49,308,779	-58,738,779	-61,888,779	-64,268,779	-66,828,779
235	-49,524,439	-49,524,439	-58,954,439	-62,104,439	-64,484,439	-67,044,439
250	-49,847,931	-49,847,931	-59,277,931	-62,427,931	-64,807,931	-67,367,931
265	-50,171,422	-50,171,422	-59,601,422	-62,751,422	-65,131,422	-67,691,422
275	-50,387,083	-50,387,083	-59,817,083	-62,967,083	-65,347,083	-67,907,083
300	-50,926,235	-50,926,235	-60,356,235	-63,506,235	-65,886,235	-68,446,235

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	-39,243,672	-39,243,672	-48,673,672	-51,823,672	-54,203,672	-56,763,672
80	-40,968,959	-40,968,959	-50,398,959	-53,548,959	-55,928,959	-58,488,959
100	-41,400,281	-41,400,281	-50,830,281	-53,980,281	-56,360,281	-58,920,281
125	-41,939,433	-41,939,433	-51,369,433	-54,519,433	-56,899,433	-59,459,433
135	-42,155,094	-42,155,094	-51,585,094	-54,735,094	-57,115,094	-59,675,094
150	-42,478,585	-42,478,585	-51,908,585	-55,058,585	-57,438,585	-59,998,585
165	-42,802,077	-42,802,077	-52,232,077	-55,382,077	-57,762,077	-60,322,077
175	-43,017,738	-43,017,738	-52,447,738	-55,597,738	-57,977,738	-60,537,738
190	-43,341,229	-43,341,229	-52,771,229	-55,921,229	-58,301,229	-60,861,229
200	-43,556,890	-43,556,890	-52,986,890	-56,136,890	-58,516,890	-61,076,890
225	-44,096,042	-44,096,042	-53,526,042	-56,676,042	-59,056,042	-61,616,042
235	-44,311,703	-44,311,703	-53,741,703	-56,891,703	-59,271,703	-61,831,703
250	-44,635,195	-44,635,195	-54,065,195	-57,215,195	-59,595,195	-62,155,195
265	-44,958,686	-44,958,686	-54,388,686	-57,538,686	-59,918,686	-62,478,686
275	-45,174,347	-45,174,347	-54,604,347	-57,754,347	-60,134,347	-62,694,347
300	-45,713,499	-45,713,499	-55,143,499	-58,293,499	-60,673,499	-63,233,499

Maximum CIL rates (per square metre)

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

£950 per sq ft

Private values £10226 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-34,211,259	-34,211,259	-43,641,259	-46,791,259	-49,171,259	-51,731,259
80	-35,936,545	-35,936,545	-45,366,545	-48,516,545	-50,896,545	-53,456,545
100	-36,367,867	-36,367,867	-45,797,867	-48,947,867	-51,327,867	-53,887,867
125	-36,907,020	-36,907,020	-46,337,020	-49,487,020	-51,867,020	-54,427,020
135	-37,122,680	-37,122,680	-46,552,680	-49,702,680	-52,082,680	-54,642,680
150	-37,446,172	-37,446,172	-46,876,172	-50,026,172	-52,406,172	-54,966,172
165	-37,769,663	-37,769,663	-47,199,663	-50,349,663	-52,729,663	-55,289,663
175	-37,985,325	-37,985,325	-47,415,325	-50,565,325	-52,945,325	-55,505,325
190	-38,308,815	-38,308,815	-47,738,815	-50,888,815	-53,268,815	-55,828,815
200	-38,524,476	-38,524,476	-47,954,476	-51,104,476	-53,484,476	-56,044,476
225	-39,063,629	-39,063,629	-48,493,629	-51,643,629	-54,023,629	-56,583,629
235	-39,279,290	-39,279,290	-48,709,290	-51,859,290	-54,239,290	-56,799,290
250	-39,602,781	-39,602,781	-49,032,781	-52,182,781	-54,562,781	-57,122,781
265	-39,926,272	-39,926,272	-49,356,272	-52,506,272	-54,886,272	-57,446,272
275	-40,141,933	-40,141,933	-49,571,933	-52,721,933	-55,101,933	-57,661,933
300	-40,681,085	-40,681,085	-50,111,085	-53,261,085	-55,641,085	-58,201,085

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 £9,430,000	Benchmark land value 2- Secondary Industrial (low) £12,560,000	Benchmark land value 3 - Secondary Industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and Industrial (high) £17,520,000

Site type 1

Flats	
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%

£800 per sq ft Private values £8611 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	-13,251,265	-13,251,265	-22,881,265	-25,831,265	-28,211,265	-30,771,265
80	-15,660,031	-15,660,031	-25,090,031	-28,240,031	-30,620,031	-33,180,031
100	-16,269,099	-16,269,099	-25,699,099	-28,849,099	-31,229,099	-33,789,099
125	-17,033,323	-17,033,323	-26,463,323	-29,613,323	-31,993,323	-34,553,323
135	-17,339,014	-17,339,014	-26,769,014	-29,919,014	-32,299,014	-34,859,014
150	-17,797,548	-17,797,548	-27,227,548	-30,377,548	-32,757,548	-35,317,548
165	-18,256,083	-18,256,083	-27,686,083	-30,836,083	-33,216,083	-35,776,083
175	-18,561,773	-18,561,773	-27,991,773	-31,141,773	-33,521,773	-36,081,773
190	-19,020,307	-19,020,307	-28,450,307	-31,600,307	-33,980,307	-36,540,307
200	-19,325,998	-19,325,998	-28,755,998	-31,905,998	-34,285,998	-36,845,998
225	-20,090,222	-20,090,222	-29,520,222	-32,670,222	-35,050,222	-37,610,222
235	-20,395,912	-20,395,912	-29,825,912	-32,975,912	-35,355,912	-37,915,912
250	-20,854,447	-20,854,447	-30,284,447	-33,434,447	-35,814,447	-38,374,447
265	-21,312,982	-21,312,982	-30,742,982	-33,892,982	-36,272,982	-38,832,982
275	-21,618,671	-21,618,671	-31,048,671	-34,198,671	-36,578,671	-39,138,671
300	-22,382,896	-22,382,896	-31,812,896	-34,962,896	-37,342,896	-39,902,896

Maximum CIL rates (per square metre)

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

£825 per sq ft Private values £8880 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	-9,707,615	-9,707,615	-19,137,615	-22,287,615	-24,667,615	-27,227,615
80	-12,098,926	-12,098,926	-21,528,926	-24,678,926	-27,058,926	-29,618,926
100	-12,701,117	-12,701,117	-22,131,117	-25,281,117	-27,661,117	-30,221,117
125	-13,453,856	-13,453,856	-22,883,856	-26,033,856	-28,413,856	-30,973,856
135	-13,754,952	-13,754,952	-23,184,952	-26,334,952	-28,714,952	-31,274,952
150	-14,206,595	-14,206,595	-23,636,595	-26,786,595	-29,166,595	-31,726,595
165	-14,658,239	-14,658,239	-24,088,239	-27,238,239	-29,618,239	-32,178,239
175	-14,959,334	-14,959,334	-24,389,334	-27,539,334	-29,919,334	-32,479,334
190	-15,410,978	-15,410,978	-24,840,978	-27,990,978	-30,370,978	-32,930,978
200	-15,712,074	-15,712,074	-25,142,074	-28,292,074	-30,672,074	-33,232,074
225	-16,467,241	-16,467,241	-25,897,241	-29,047,241	-31,427,241	-33,987,241
235	-16,772,932	-16,772,932	-26,202,932	-29,352,932	-31,732,932	-34,292,932
250	-17,231,467	-17,231,467	-26,661,467	-29,811,467	-32,191,467	-34,751,467
265	-17,690,001	-17,690,001	-27,120,001	-30,270,001	-32,650,001	-35,210,001
275	-17,995,691	-17,995,691	-27,425,691	-30,575,691	-32,955,691	-35,515,691
300	-18,759,916	-18,759,916	-28,189,916	-31,339,916	-33,719,916	-36,279,916

Maximum CIL rates (per square metre)

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

£850 per sq ft Private values £9149 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	-6,204,972	-6,204,972	-15,634,972	-18,784,972	-21,184,972	-23,724,972
80	-8,577,536	-8,577,536	-18,007,536	-21,157,536	-23,537,536	-26,067,536
100	-9,170,677	-9,170,677	-18,600,677	-21,750,677	-24,130,677	-26,660,677
125	-9,912,103	-9,912,103	-19,342,103	-22,492,103	-24,872,103	-27,432,103
135	-10,208,674	-10,208,674	-19,638,674	-22,788,674	-25,168,674	-27,728,674
150	-10,653,530	-10,653,530	-20,083,530	-23,233,530	-25,613,530	-28,173,530
165	-11,098,386	-11,098,386	-20,528,386	-23,678,386	-26,058,386	-28,618,386
175	-11,398,230	-11,398,230	-20,828,230	-23,978,230	-26,358,230	-28,918,230
190	-11,849,873	-11,849,873	-21,279,873	-24,429,873	-26,809,873	-29,369,873
200	-12,150,969	-12,150,969	-21,580,969	-24,730,969	-27,110,969	-29,670,969
225	-12,903,708	-12,903,708	-22,333,708	-25,483,708	-27,863,708	-30,423,708
235	-13,204,803	-13,204,803	-22,634,803	-25,784,803	-28,164,803	-30,724,803
250	-13,655,447	-13,655,447	-23,086,447	-26,236,447	-28,616,447	-31,176,447
265	-14,108,090	-14,108,090	-23,538,090	-26,688,090	-29,068,090	-31,628,090
275	-14,409,186	-14,409,186	-23,839,186	-26,989,186	-29,369,186	-31,929,186
300	-15,161,925	-15,161,925	-24,591,925	-27,741,925	-30,121,925	-32,681,925

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 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	679,831	679,831	-8,750,169	-11,900,169	-14,280,169	-16,840,169
80	-1,637,113	-1,637,113	-11,067,113	-14,217,113	-16,597,113	-19,157,113
100	-2,221,340	-2,221,340	-11,651,340	-14,801,340	-17,181,340	-19,741,340
125	-2,951,623	-2,951,623	-12,381,623	-15,531,623	-17,911,623	-20,471,623
135	-3,243,736	-3,243,736	-12,673,736	-15,823,736	-18,203,736	-20,763,736
150	-3,681,907	-3,681,907	-13,111,907	-16,261,907	-18,641,907	-21,201,907
165	-4,120,078	-4,120,078	-13,550,078	-16,700,078	-19,080,078	-21,640,078
175	-4,412,191	-4,412,191	-13,842,191	-16,992,191	-19,372,191	-21,932,191
190	-4,850,361	-4,850,361	-14,280,361	-17,430,361	-19,810,361	-22,370,361
200	-5,142,474	-5,142,474	-14,572,474	-17,722,474	-20,102,474	-22,662,474
225	-5,872,758	-5,872,758	-15,302,758	-18,452,758	-20,832,758	-23,392,758
235	-6,169,093	-6,169,093	-15,599,093	-18,740,093	-21,120,093	-23,689,093
250	-6,613,948	-6,613,948	-16,043,948	-19,193,948	-21,573,948	-24,133,948
265	-7,058,804	-7,058,804	-16,488,804	-19,638,804	-22,018,804	-24,578,804
275	-7,355,375	-7,355,375	-16,785,375	-19,935,375	-22,315,375	-24,875,375
300	-8,096,800	-8,096,800	-17,526,800	-20,676,800	-23,056,800	-25,616,800

Maximum CIL rates (per square metre)

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

£950 per sq ft Private values £10226 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	7,352,457	7,352,457	-2,077,543	-5,227,543	-7,607,543	-10,167,543
80	5,102,083	5,102,083	-4,327,917	-7,477,917	-9,857,917	-12,417,917
100	4,535,285	4,535,285	-4,894,715	-8,044,715	-10,424,715	-12,984,715
125	3,826,787	3,826,787	-5,603,213	-8,753,213	-11,133,213	-13,693,213
135	3,543,389	3,543,389	-5,886,611	-9,036,611	-11,416,611	-13,976,611
150	3,118,290	3,118,290	-6,311,710	-9,461,710	-11,841,710	-14,401,710
165	2,693,191	2,693,191	-6,736,809	-9,886,809	-12,266,809	-14,826,809
175	2,408,792	2,408,792	-7,020,208	-10,170,208	-12,550,208	-15,110,208
190	1,984,693	1,984,693	-7,445,307	-10,595,307	-12,975,307	-15,535,307
200	1,701,294	1,701,294	-7,728,706	-10,878,706	-13,258,706	-15,818,706
225	992,796	992,796	-8,437,204	-11,587,204	-13,967,204	-16,527,204
235	709,397	709,397	-8,720,603	-11,870,603	-14,250,603	-16,810,603
250	284,299	284,299	-9,145,701	-12,295,701	-14,675,701	-17,235,701
265	-146,123	-146,123	-9,576,123	-12,726,123	-15,106,123	-17,666,123
275	-438,236	-438,236	-9,868,236	-13,018,236	-15,398,236	-17,958,236
300	-1,168,519	-1,168,519	-10,598,519	-13,748,519	-16,128,519	-18,688,519

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 £9,430,000	Benchmark land value 2- Secondary Industrial (low) £12,560,000	Benchmark land value 3 - Secondary Industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type 2

Flats
No of units 400 units
Density: 400 dph

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£800 per sq ft

Private values £8611 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	-39,689,546	-39,689,546	-49,119,546	-52,269,546	-54,649,546	-57,209,546
80	-42,323,182	-42,323,182	-51,753,182	-54,903,182	-57,293,182	-59,843,182
100	-42,981,590	-42,981,590	-52,411,590	-55,561,590	-57,941,590	-60,501,590
125	-43,804,602	-43,804,602	-53,234,602	-56,384,602	-58,764,602	-61,324,602
135	-44,133,806	-44,133,806	-53,563,806	-56,713,806	-59,093,806	-61,653,806
150	-44,627,613	-44,627,613	-54,057,613	-57,207,613	-59,587,613	-62,147,613
165	-45,121,419	-45,121,419	-54,551,419	-57,701,419	-60,081,419	-62,641,419
175	-45,450,624	-45,450,624	-54,880,624	-58,030,624	-60,410,624	-62,970,624
190	-45,944,430	-45,944,430	-55,374,430	-58,524,430	-60,904,430	-63,464,430
200	-46,273,635	-46,273,635	-55,703,635	-58,853,635	-61,233,635	-63,793,635
225	-47,096,646	-47,096,646	-56,526,646	-59,676,646	-62,056,646	-64,616,646
235	-47,425,851	-47,425,851	-56,855,851	-60,005,851	-62,385,851	-64,945,851
250	-47,919,657	-47,919,657	-57,349,657	-60,499,657	-62,879,657	-65,439,657
265	-48,413,464	-48,413,464	-57,843,464	-60,993,464	-63,373,464	-65,933,464
275	-48,742,669	-48,742,669	-58,172,669	-61,322,669	-63,702,669	-66,262,669
300	-49,565,680	-49,565,680	-58,995,680	-62,145,680	-64,525,680	-67,085,680

Maximum CIL rates (per square metre)

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

£825 per sq ft

Private values £8880 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	-36,066,566	-36,066,566	-45,496,566	-48,646,566	-51,026,566	-53,586,566
80	-38,700,201	-38,700,201	-48,130,201	-51,280,201	-53,660,201	-56,220,201
100	-39,358,610	-39,358,610	-48,788,610	-51,938,610	-54,318,610	-56,878,610
125	-40,181,622	-40,181,622	-49,611,622	-52,761,622	-55,141,622	-57,701,622
135	-40,510,826	-40,510,826	-49,940,826	-53,090,826	-55,470,826	-58,030,826
150	-41,004,633	-41,004,633	-50,434,633	-53,584,633	-55,964,633	-58,524,633
165	-41,498,439	-41,498,439	-50,928,439	-54,078,439	-56,458,439	-59,018,439
175	-41,827,644	-41,827,644	-51,257,644	-54,407,644	-56,787,644	-59,347,644
190	-42,321,450	-42,321,450	-51,751,450	-54,901,450	-57,281,450	-59,841,450
200	-42,650,655	-42,650,655	-52,080,655	-55,230,655	-57,610,655	-60,170,655
225	-43,473,666	-43,473,666	-52,903,666	-56,053,666	-58,433,666	-60,993,666
235	-43,802,870	-43,802,870	-53,232,870	-56,382,870	-58,762,870	-61,322,870
250	-44,296,677	-44,296,677	-53,726,677	-56,876,677	-59,256,677	-61,816,677
265	-44,790,484	-44,790,484	-54,220,484	-57,370,484	-59,750,484	-62,310,484
275	-45,119,689	-45,119,689	-54,549,689	-57,699,689	-60,079,689	-62,639,689
300	-45,942,700	-45,942,700	-55,372,700	-58,522,700	-60,902,700	-63,462,700

Maximum CIL rates (per square metre)

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

£850 per sq ft

Private values £9149 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	-32,443,585	-32,443,585	-41,873,585	-45,023,585	-47,403,585	-49,963,585
80	-35,077,221	-35,077,221	-44,507,221	-47,657,221	-50,037,221	-52,597,221
100	-35,735,629	-35,735,629	-45,165,629	-48,315,629	-50,695,629	-53,255,629
125	-36,558,641	-36,558,641	-45,988,641	-49,138,641	-51,518,641	-54,078,641
135	-36,887,845	-36,887,845	-46,317,845	-49,467,845	-51,847,845	-54,407,845
150	-37,381,652	-37,381,652	-46,811,652	-49,961,652	-52,341,652	-54,901,652
165	-37,875,459	-37,875,459	-47,305,459	-50,455,459	-52,835,459	-55,395,459
175	-38,204,663	-38,204,663	-47,634,663	-50,784,663	-53,164,663	-55,724,663
190	-38,698,469	-38,698,469	-48,128,469	-51,278,469	-53,658,469	-56,218,469
200	-39,027,674	-39,027,674	-48,457,674	-51,607,674	-53,987,674	-56,547,674
225	-39,850,685	-39,850,685	-49,280,685	-52,430,685	-54,810,685	-57,370,685
235	-40,179,890	-40,179,890	-49,609,890	-52,759,890	-55,139,890	-57,699,890
250	-40,673,696	-40,673,696	-50,103,696	-53,253,696	-55,633,696	-58,193,696
265	-41,167,503	-41,167,503	-50,597,503	-53,747,503	-56,127,503	-58,687,503
275	-41,496,708	-41,496,708	-50,926,708	-54,076,708	-56,456,708	-59,016,708
300	-42,319,719	-42,319,719	-51,749,719	-54,899,719	-57,279,719	-59,839,719

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 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	-25,197,625	-25,197,625	-34,627,625	-37,777,625	-40,157,625	-42,717,625
80	-27,831,260	-27,831,260	-37,261,260	-40,411,260	-42,791,260	-45,351,260
100	-28,489,669	-28,489,669	-37,919,669	-41,069,669	-43,449,669	-46,009,669
125	-29,312,681	-29,312,681	-38,742,681	-41,892,681	-44,272,681	-46,832,681
135	-29,641,884	-29,641,884	-39,071,884	-42,221,884	-44,601,884	-47,161,884
150	-30,135,692	-30,135,692	-39,565,692	-42,715,692	-45,095,692	-47,655,692
165	-30,629,498	-30,629,498	-40,059,498	-43,209,498	-45,589,498	-48,149,498
175	-30,958,703	-30,958,703	-40,388,703	-43,538,703	-45,918,703	-48,478,703
190	-31,452,509	-31,452,509	-40,882,509	-44,032,509	-46,412,509	-48,972,509
200	-31,781,714	-31,781,714	-41,211,714	-44,361,714	-46,741,714	-49,301,714
225	-32,604,725	-32,604,725	-42,034,725	-45,184,725	-47,564,725	-50,124,725
235	-32,933,929	-32,933,929	-42,363,929	-45,513,929	-47,893,929	-50,453,929
250	-33,427,735	-33,427,735	-42,857,735	-46,007,735	-48,387,735	-50,947,735
265	-33,921,543	-33,921,543	-43,351,543	-46,501,543	-48,881,543	-51,441,543
275	-34,250,746	-34,250,746	-43,680,746	-46,830,746	-49,210,746	-51,770,746
300	-35,073,758	-35,073,758	-44,503,758	-47,653,758	-50,033,758	-52,593,758

Maximum CIL rates (per square metre)

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

£950 per sq ft

Private values £10226 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	-17,964,056	-17,964,056	-27,394,056	-30,544,056	-32,924,056	-35,484,056
80	-20,585,299	-20,585,299	-30,015,299	-33,165,299	-35,545,299	-38,105,299
100	-21,243,708	-21,243,708	-30,673,708	-33,823,708	-36,203,708	-38,763,708
125	-22,066,720	-22,066,720	-31,496,720	-34,646,720	-37,026,720	-39,586,720
135	-22,395,924	-22,395,924	-31,825,924	-34,975,924	-37,355,924	-39,915,924
150	-22,889,731	-22,889,731	-32,319,731	-35,469,731	-37,849,731	-40,409,731
165	-23,383,537	-23,383,537	-32,813,537	-35,963,537	-38,343,537	-40,903,537
175	-23,712,742	-23,712,742	-33,142,742	-36,292,742	-38,672,742	-41,232,742
190	-24,206,548	-24,206,548	-33,636,548	-36,786,548	-39,166,548	-41,726,548
200	-24,535,753	-24,535,753	-33,965,753	-37,115,753	-39,495,753	-42,055,753
225	-25,359,764	-25,359,764	-34,789,764	-37,939,764	-40,319,764	-42,879,764
235	-25,687,969	-25,687,969	-35,117,969	-38,267,969	-40,647,969	-43,207,969
250	-26,181,775	-26,181,775	-35,611,775	-38,761,775	-41,141,775	-43,701,775
265	-26,675,582	-26,675,582	-36,105,582	-39,255,582	-41,635,582	-44,195,582
275	-27,004,786	-27,004,786	-36,434,786	-39,584,786	-41,964,786	-44,524,786
300	-27,827,798	-27,827,798	-37,257,798	-40,407,798	-42,787,798	-45,347,798

Maximum CIL rates (per square metre)

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

Appendix 7 - 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		100	#N/A	#N/A	#N/A

Site type		Co-living with 35% AH PIL			
		BLV1	BLV2	BLV3	BLV4
Higher Value		300	300	300	275
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		235	100	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type Co-Living 100% Pvt

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	24,032,722	44,368,103	34,938,103	31,788,103	29,408,103	26,848,103
80	23,070,873	42,592,381	33,162,381	30,012,381	27,832,381	25,072,381
100	22,830,411	42,148,452	32,718,452	29,568,452	27,188,452	24,628,452
125	22,529,833	41,593,538	32,163,538	29,013,538	26,633,538	24,073,538
135	22,409,603	41,371,575	31,941,575	28,791,575	26,411,575	23,851,575
150	22,229,256	41,038,626	31,608,626	28,458,626	26,078,626	23,518,626
165	22,048,909	40,705,678	31,275,678	28,125,678	25,745,678	23,185,678
175	21,928,679	40,483,715	31,053,715	27,903,715	25,523,715	22,963,715
190	21,748,332	40,150,766	30,720,766	27,570,766	25,190,766	22,630,766
200	21,528,101	39,828,801	30,498,801	27,348,801	24,968,801	22,408,801
225	21,327,523	39,373,889	29,943,889	26,793,889	24,413,889	21,853,889
235	21,207,292	39,151,924	29,721,924	26,571,924	24,191,924	21,631,924
250	21,026,945	38,818,976	29,388,976	26,238,976	23,858,976	21,298,976
265	20,846,599	38,486,029	29,056,029	25,906,029	23,526,029	20,966,029
275	20,726,368	38,264,064	28,834,064	25,684,064	23,304,064	20,744,064
300	20,425,790	37,709,150	28,279,150	25,129,150	22,749,150	20,189,150

Maximum CIL rates (per square metre)

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

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	15,533,921	28,678,007	19,248,007	16,098,007	13,718,007	11,158,007
80	14,572,072	26,902,287	17,472,287	14,322,287	11,942,287	9,382,287
100	14,331,610	26,458,356	17,028,356	13,878,356	11,498,356	8,938,356
125	14,031,032	25,903,444	16,473,444	13,323,444	10,943,444	8,383,444
135	13,910,801	25,681,479	16,251,479	13,101,479	10,721,479	8,161,479
150	13,730,454	25,348,531	15,918,531	12,768,531	10,368,531	7,828,531
165	13,550,108	25,015,585	15,585,585	12,435,585	10,055,585	7,495,585
175	13,429,877	24,793,619	15,363,619	12,213,619	9,833,619	7,273,619
190	13,249,530	24,460,671	15,030,671	11,880,671	9,500,671	6,940,671
200	13,129,299	24,238,705	14,808,705	11,658,705	9,278,705	6,718,705
225	12,828,722	23,683,794	14,253,794	11,103,794	8,723,794	6,163,794
235	12,708,490	23,461,828	14,031,828	10,881,828	8,501,828	5,941,828
250	12,528,143	23,128,880	13,698,880	10,548,880	8,168,880	5,608,880
265	12,347,797	22,795,934	13,365,934	10,215,934	7,835,934	5,275,934
275	12,227,566	22,573,968	13,143,968	9,993,968	7,613,968	5,053,968
300	11,926,989	22,019,056	12,589,056	9,439,056	7,059,056	4,499,056

Maximum CIL rates (per square metre)

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

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	6,587,813	12,162,117	2,732,117	-417,883	-2,797,883	-5,357,883
80	5,625,965	10,386,397	956,397	-2,193,603	-4,573,603	-7,133,603
100	5,385,503	9,942,466	512,466	-2,637,534	-5,017,534	-7,577,534
125	5,084,925	9,387,554	-42,446	-3,192,446	-5,572,446	-8,132,446
135	4,964,694	9,165,589	-264,411	-3,414,411	-5,794,411	-8,354,411
150	4,784,347	8,832,641	-597,359	-3,747,359	-6,127,359	-8,687,359
165	4,604,001	8,499,694	-930,306	-4,080,306	-6,460,306	-9,020,306
175	4,483,770	8,277,729	-1,152,271	-4,302,271	-6,682,271	-9,242,271
190	4,303,423	7,944,781	-1,485,219	-4,635,219	-7,015,219	-9,575,219
200	4,183,193	7,722,817	-1,707,183	-4,857,183	-7,237,183	-9,797,183
225	3,882,614	7,167,904	-2,262,096	-5,412,096	-7,792,096	-10,352,096
235	3,762,383	6,945,938	-2,484,062	-5,634,062	-8,014,062	-10,574,062
250	3,582,037	6,612,992	-2,817,008	-5,967,008	-8,347,008	-10,907,008
265	3,401,690	6,280,044	-3,149,956	-6,299,956	-8,679,956	-11,239,956
275	3,281,459	6,058,078	-3,371,922	-6,521,922	-8,901,922	-11,461,922
300	2,980,882	5,503,166	-3,926,834	-7,076,834	-9,456,834	-12,016,834

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type Co-Living 35% AH Contributions

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 35% DMR @ 50% MR

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,803,667	19,945,231	10,515,231	7,365,231	4,985,231	2,425,231
80	9,841,817	18,169,509	8,739,509	5,589,509	3,209,509	649,509
100	9,601,356	17,725,580	8,295,580	5,145,580	2,765,580	205,580
125	9,300,778	17,170,666	7,740,666	4,590,666	2,210,666	-349,334
135	9,180,547	16,948,703	7,518,703	4,368,703	1,988,703	-571,297
150	9,000,200	16,615,755	7,185,755	4,035,755	1,655,755	-904,245
165	8,819,853	16,282,806	6,852,806	3,702,806	1,322,806	-1,237,194
175	8,699,623	16,060,843	6,630,843	3,480,843	1,100,843	-1,459,157
190	8,519,276	15,727,895	6,297,895	3,147,895	767,895	-1,792,105
200	8,399,045	15,505,929	6,075,929	2,925,929	545,929	-2,014,071
225	8,098,468	14,951,017	5,521,017	2,371,017	-8,983	-2,568,983
235	7,978,236	14,729,052	5,299,052	2,149,052	-230,948	-2,790,948
250	7,797,890	14,396,104	4,966,104	1,816,104	-563,896	-3,123,896
265	7,617,544	14,063,157	4,633,157	1,483,157	-896,843	-3,456,843
275	7,497,312	13,841,192	4,411,192	1,261,192	-1,118,808	-3,678,808
300	7,196,734	13,286,278	3,856,278	706,278	-1,673,722	-4,233,722

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£200	£100

Medium Value 35% DMR @ 50% MR

Private values £6115 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,792,155	7,000,901	-2,429,099	-5,579,099	-7,959,099	-10,519,099
80	2,830,307	5,225,181	-4,204,819	-7,354,819	-9,734,819	-12,294,819
100	2,589,844	4,781,251	-4,648,749	-7,798,749	-10,178,749	-12,738,749
125	2,289,267	4,226,339	-5,203,661	-8,353,661	-10,733,661	-13,293,661
135	2,169,036	4,004,373	-5,425,627	-8,575,627	-10,955,627	-13,515,627
150	1,988,690	3,671,427	-5,758,573	-8,908,573	-11,288,573	-13,848,573
165	1,808,343	3,338,479	-6,091,521	-9,241,521	-11,621,521	-14,181,521
175	1,688,111	3,116,513	-6,313,487	-9,463,487	-11,843,487	-14,403,487
190	1,507,764	2,783,565	-6,646,435	-9,796,435	-12,176,435	-14,736,435
200	1,387,534	2,561,602	-6,868,398	-10,018,398	-12,398,398	-14,958,398
225	1,086,956	2,006,688	-7,423,312	-10,573,312	-12,953,312	-15,513,312
235	966,725	1,784,722	-7,645,278	-10,795,278	-13,175,278	-15,735,278
250	786,379	1,451,776	-7,978,224	-11,128,224	-13,508,224	-16,068,224
265	606,032	1,118,828	-8,311,172	-11,461,172	-13,841,172	-16,401,172
275	485,801	896,863	-8,533,137	-11,683,137	-14,063,137	-16,623,137
300	185,223	341,951	-9,088,049	-12,238,049	-14,618,049	-17,178,049

Maximum CIL rates (per square metre)

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

Lower Value 35% DMR @ 50% MR

Private values £5299 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,643,136	-6,725,789	-16,155,789	-19,305,789	-21,685,789	-24,245,789
80	-4,619,660	-8,528,603	-17,958,603	-21,108,603	-23,488,603	-26,048,603
100	-4,863,791	-8,979,307	-18,409,307	-21,559,307	-23,939,307	-26,499,307
125	-5,168,955	-9,542,686	-18,972,686	-22,122,686	-24,502,686	-27,062,686
135	-5,291,021	-9,768,038	-19,198,038	-22,348,038	-24,728,038	-27,288,038
150	-5,474,119	-10,106,066	-19,536,066	-22,686,066	-25,066,066	-27,626,066
165	-5,657,218	-10,444,094	-19,874,094	-23,024,094	-25,404,094	-27,964,094
175	-5,779,283	-10,669,446	-20,099,446	-23,249,446	-25,629,446	-28,189,446
190	-5,962,381	-11,007,472	-20,437,472	-23,587,472	-25,967,472	-28,527,472
200	-6,084,447	-11,232,824	-20,662,824	-23,812,824	-26,192,824	-28,752,824
225	-6,389,611	-11,796,204	-21,226,204	-24,376,204	-26,756,204	-29,316,204
235	-6,511,676	-12,021,556	-21,451,556	-24,601,556	-26,981,556	-29,541,556
250	-6,694,775	-12,359,584	-21,789,584	-24,939,584	-27,319,584	-29,879,584
265	-6,877,873	-12,697,612	-22,127,612	-25,277,612	-27,657,612	-30,217,612
275	-6,999,939	-12,922,964	-22,352,964	-25,502,964	-27,882,964	-30,442,964
300	-7,305,103	-13,486,344	-22,916,344	-26,066,344	-28,446,344	-31,006,344

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type Co-Living 50% AH Contributions

Flats	
No of units	325 units
Density:	600 dph

Higher Value

Site area	0.5417 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Maximum CIL rates (per square metre)

Higher Value 50% DMR @ 50% MR

Private values £6263 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,134,071	9,478,285	48,285	-3,101,715	-5,481,715	-8,041,715
80	4,172,223	7,702,565	-1,727,435	-4,877,435	-7,257,435	-9,817,435
100	3,931,760	7,258,634	-2,171,366	-5,321,366	-7,701,366	-10,261,366
125	3,631,953	6,703,722	-2,726,278	-5,876,278	-8,256,278	-10,816,278
135	3,510,182	6,481,757	-2,948,243	-6,098,243	-8,478,243	-11,038,243
150	3,330,605	6,148,809	-3,281,191	-6,431,191	-8,811,191	-11,371,191
165	3,150,259	5,815,862	-3,614,138	-6,764,138	-9,144,138	-11,704,138
175	3,030,027	5,593,897	-3,836,103	-6,986,103	-9,366,103	-11,926,103
190	2,849,681	5,260,949	-4,169,051	-7,319,051	-9,699,051	-12,259,051
200	2,729,450	5,038,985	-4,391,015	-7,541,015	-9,921,015	-12,481,015
225	2,428,872	4,484,071	-4,945,929	-8,095,929	-10,475,929	-13,035,929
235	2,308,641	4,262,106	-5,167,894	-8,317,894	-10,697,894	-13,257,894
250	2,128,295	3,929,160	-5,500,840	-8,650,840	-11,030,840	-13,590,840
265	1,947,948	3,596,211	-5,833,789	-8,983,789	-11,363,789	-13,923,789
275	1,827,717	3,374,246	-6,055,754	-9,205,754	-11,585,754	-14,145,754
300	1,527,139	2,819,334	-6,610,666	-9,760,666	-12,140,666	-14,700,666

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Medium Value 50% DMR @ 50% MR

Private values £5559 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,258,950	-2,324,216	-11,754,216	-14,904,216	-17,284,216	-19,844,216
80	-2,235,476	-4,127,032	-13,557,032	-16,707,032	-19,087,032	-21,647,032
100	-2,479,607	-4,577,736	-14,007,736	-17,157,736	-19,537,736	-22,097,736
125	-2,784,770	-5,141,114	-14,571,114	-17,721,114	-20,101,114	-22,661,114
135	-2,906,836	-5,366,466	-14,796,466	-17,946,466	-20,326,466	-22,886,466
150	-3,089,934	-5,704,494	-15,134,494	-18,284,494	-20,664,494	-23,224,494
165	-3,273,033	-6,042,522	-15,472,522	-18,622,522	-21,002,522	-23,562,522
175	-3,395,098	-6,267,874	-15,697,874	-18,847,874	-21,227,874	-23,787,874
190	-3,578,197	-6,605,902	-16,035,902	-19,185,902	-21,565,902	-24,125,902
200	-3,700,262	-6,831,254	-16,261,254	-19,411,254	-21,791,254	-24,351,254
225	-4,005,427	-7,394,634	-16,824,634	-19,974,634	-22,354,634	-24,914,634
235	-4,127,492	-7,619,986	-17,049,986	-20,199,986	-22,579,986	-25,139,986
250	-4,310,590	-7,958,012	-17,388,012	-20,538,012	-22,918,012	-25,478,012
265	-4,493,688	-8,296,040	-17,726,040	-20,876,040	-23,256,040	-25,816,040
275	-4,615,754	-8,521,392	-17,951,392	-21,101,392	-23,481,392	-26,041,392
300	-4,920,918	-9,084,771	-18,514,771	-21,664,771	-24,044,771	-26,604,771

Maximum CIL rates (per square metre)

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

Lower Value 50% DMR @ 50% MR

Private values £4818 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,070,908	-14,900,137	-24,330,137	-27,480,137	-29,860,137	-32,420,137
80	-9,047,432	-16,702,951	-26,132,951	-29,282,951	-31,662,951	-34,222,951
100	-9,291,563	-17,153,655	-26,583,655	-29,733,655	-32,113,655	-34,673,655
125	-9,596,727	-17,717,035	-27,147,035	-30,297,035	-32,677,035	-35,237,035
135	-9,718,793	-17,942,387	-27,372,387	-30,522,387	-32,902,387	-35,462,387
150	-9,901,890	-18,280,413	-27,710,413	-30,860,413	-33,240,413	-35,800,413
165	-10,084,989	-18,618,441	-28,048,441	-31,198,441	-33,578,441	-36,138,441
175	-10,207,054	-18,843,793	-28,273,793	-31,423,793	-33,803,793	-36,363,793
190	-10,390,153	-19,181,821	-28,611,821	-31,761,821	-34,141,821	-36,701,821
200	-10,512,218	-19,407,173	-28,837,173	-31,987,173	-34,367,173	-36,927,173
225	-10,817,383	-19,970,552	-29,400,552	-32,550,552	-34,930,552	-37,490,552
235	-10,939,448	-20,195,904	-29,625,904	-32,775,904	-35,155,904	-37,715,904
250	-11,122,547	-20,533,932	-29,963,932	-33,113,932	-35,493,932	-38,053,932
265	-11,305,645	-20,871,960	-30,301,960	-33,451,960	-35,831,960	-38,391,960
275	-11,427,711	-21,097,312	-30,527,312	-33,677,312	-36,057,312	-38,617,312
300	-11,732,874	-21,660,690	-31,090,690	-34,240,690	-36,620,690	-39,180,690

Maximum CIL rates (per square metre)

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

Appendix 8 - Student accommodation appraisal results



**BNP PARIBAS
REAL ESTATE**

**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	350	350	350	350
35% Affordable Student Accommodation	350	325	300	275
50% Affordable Student Accommodation	#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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type Co-Living 100% Pvt

Flats	
No of units	500 units
Density:	600 dph

Site area	0.1100 ha
Net to gross	100%

Growth	
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	20,156,293	183,239,025	173,809,025	170,659,025	168,279,025	165,719,025
80	19,189,138	174,446,710	165,016,710	161,866,710	159,486,710	156,926,710
100	18,947,349	172,248,629	162,818,629	159,668,629	157,288,629	154,728,629
125	18,645,114	169,501,034	160,071,034	156,921,034	154,541,034	151,981,034
150	18,342,877	166,753,431	157,323,431	154,173,431	151,793,431	149,233,431
175	18,040,642	164,005,836	154,575,836	151,425,836	149,045,836	146,485,836
200	17,738,407	161,258,241	151,828,241	148,678,241	146,298,241	143,738,241
225	17,436,170	158,510,638	149,080,638	145,930,638	143,550,638	140,990,638
250	17,133,935	155,763,043	146,333,043	143,183,043	140,803,043	138,243,043
260	17,013,040	154,663,998	145,233,998	142,083,998	139,703,998	137,143,998
275	16,831,698	153,015,439	143,585,439	140,435,439	138,055,439	135,495,439
285	16,710,804	151,916,403	142,486,403	139,336,403	138,956,403	134,396,403
290	16,650,357	151,366,881	141,936,881	138,786,881	138,406,881	133,846,881
300	16,529,463	150,267,845	140,837,845	137,687,845	137,307,845	132,747,845
325	16,227,227	147,520,241	138,090,241	134,940,241	132,560,241	130,000,241
350	15,924,991	144,772,646	135,342,646	132,192,646	129,812,646	127,252,646

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

35% Affordable Student Accommodation

Private values £6018 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£5,328,324	48,439,307	39,009,307	35,859,307	33,479,307	30,919,307
80	4,361,169	39,646,991	30,216,991	27,066,991	24,686,991	22,126,991
100	4,119,380	37,448,910	28,018,910	24,868,910	22,488,910	19,928,910
125	3,817,145	34,701,315	25,271,315	22,121,315	19,741,315	17,181,315
150	3,514,908	31,953,712	22,523,712	19,373,712	16,993,712	14,433,712
175	3,212,673	29,206,117	19,776,117	16,626,117	14,246,117	11,686,117
200	2,910,437	26,458,522	17,028,522	13,878,522	11,498,522	8,938,522
225	2,608,201	23,710,919	14,280,919	11,130,919	8,750,919	6,190,919
250	2,305,966	20,963,324	11,533,324	8,383,324	6,003,324	3,443,324
260	2,185,071	19,864,279	10,434,279	7,284,279	4,904,279	2,344,279
275	2,003,729	18,215,720	8,785,720	5,635,720	3,255,720	695,720
285	1,882,835	17,116,684	7,686,684	4,536,684	2,156,684	-403,316
290	1,822,388	16,567,162	7,137,162	3,987,162	1,607,162	-952,838
300	1,701,494	15,468,126	6,038,126	2,888,126	508,126	-2,051,874
325	1,399,257	12,720,522	3,290,522	140,522	-2,239,478	-4,799,478
350	1,097,022	9,972,927	542,927	-2,607,073	-4,987,073	-7,547,073

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£325	£300	£275

50% Affordable Student Accommodation

Private values £5320 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,042,183	-9,474,390	-18,904,390	-22,054,390	-24,434,390	-26,994,390
80	-2,024,094	-18,400,858	-27,830,858	-30,980,858	-33,360,858	-35,920,858
100	-2,269,573	-20,632,480	-30,062,480	-33,212,480	-35,592,480	-38,152,480
125	-2,576,420	-23,422,002	-32,852,002	-36,002,002	-38,382,002	-40,942,002
150	-2,883,268	-26,211,524	-35,641,524	-38,791,524	-41,171,524	-43,731,524
175	-3,190,115	-29,001,047	-38,431,047	-41,581,047	-43,961,047	-46,521,047
200	-3,496,963	-31,790,569	-41,220,569	-44,370,569	-46,750,569	-49,310,569
225	-3,803,810	-34,580,091	-44,010,091	-47,160,091	-49,540,091	-52,100,091
250	-4,110,658	-37,369,614	-46,799,614	-49,949,614	-52,329,614	-54,889,614
260	-4,233,397	-38,485,424	-47,915,424	-51,065,424	-53,445,424	-56,005,424
275	-4,417,505	-40,159,136	-49,589,136	-52,739,136	-55,119,136	-57,679,136
285	-4,540,244	-41,274,947	-50,704,947	-53,854,947	-56,234,947	-58,794,947
290	-4,601,613	-41,832,848	-51,262,848	-54,412,848	-56,792,848	-59,352,848
300	-4,724,352	-42,948,658	-52,378,658	-55,528,658	-57,908,658	-60,468,658
325	-5,031,200	-45,738,181	-55,168,181	-58,318,181	-60,698,181	-63,258,181
350	-5,338,047	-48,527,703	-57,957,703	-61,107,703	-63,487,703	-66,047,703

Maximum CIL rates (per square metre)

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

Appendix 9 - 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 No AW				
	BLV1	BLV2	BLV3	BLV4
Rent Down £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Down £1 psf Base Yield	#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 and Yield	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Rent Up £1 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Up £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A

Site type Small Office with 5% AW @ 80% discount for 15 years				
	BLV1	BLV2	BLV3	BLV4
Rent Down £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Down £1 psf Base Yield	#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 and Yield	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Rent Up £1 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Up £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A

Site type Large Office No AW				
	BLV1	BLV2	BLV3	BLV4
Rent Down £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Down £1 psf Base Yield	#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 and Yield	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Rent Up £1 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Up £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A

Site type Large Office with 5% AW @ 80% discount for 15 years				
	BLV1	BLV2	BLV3	BLV4
Rent Down £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Down £1 psf Base Yield	#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 and Yield	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Rent Up £1 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent Up £2 psf Base Yield	#N/A	#N/A	#N/A	#N/A

Site type HS2 Site Large Office No AW				
	BLV1	BLV2	BLV3	BLV4
Rent £40 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £42 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £44 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £46 per sq ft	0	#N/A	#N/A	#N/A
Rent £48 per sq ft	170	150	140	130
Rent £50 per sq ft	250	250	250	250
Rent £52 per sq ft	250	250	250	250
Rent £54 per sq ft	250	250	250	250
Rent £55 per sq ft	250	250	250	250

Site type HS2 Site Large Office with 5% AW @ 80% discount for 15 years				
	BLV1	BLV2	BLV3	BLV4
Rent £40 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £42 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £44 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £46 per sq ft	#N/A	#N/A	#N/A	#N/A
Rent £48 per sq ft	75	0	0	0
Rent £50 per sq ft	225	200	200	180
Rent £52 per sq ft	250	250	250	250
Rent £54 per sq ft	250	250	250	250
Rent £55 per sq ft	250	250	250	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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type **Small Office No AW**

Site area	0.0300 ha
Net to gross	100%

Rent Down £1 psf Base 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	-£351,398	-11,713,253	-21,143,253	-24,293,253	-26,673,253	-29,233,253
70	-372,122	-12,404,063	-21,834,063	-24,984,063	-27,364,063	-29,924,063
75	-373,602	-12,453,406	-21,883,406	-25,033,406	-27,413,406	-29,973,406
80	-375,082	-12,502,750	-21,932,750	-25,082,750	-27,462,750	-30,022,750
100	-381,003	-12,700,091	-22,130,091	-25,280,091	-27,660,091	-30,220,091
110	-383,963	-12,798,778	-22,228,778	-25,378,778	-27,758,778	-30,318,778
120	-386,924	-12,897,465	-22,327,465	-25,477,465	-27,857,465	-30,417,465
130	-389,885	-12,996,152	-22,426,152	-25,576,152	-27,956,152	-30,516,152
140	-392,845	-13,094,839	-22,524,839	-25,674,839	-28,054,839	-30,614,839
150	-395,806	-13,193,526	-22,623,526	-25,773,526	-28,153,526	-30,713,526
160	-398,766	-13,292,213	-22,722,213	-25,872,213	-28,252,213	-30,812,213
170	-401,727	-13,390,900	-22,820,900	-25,970,900	-28,350,900	-30,910,900
180	-404,688	-13,489,587	-22,919,587	-26,069,587	-28,449,587	-31,009,587
200	-410,609	-13,686,962	-23,116,962	-26,266,962	-28,646,962	-31,206,962
225	-418,010	-13,933,679	-23,363,679	-26,513,679	-28,893,679	-31,453,679
250	-425,412	-14,180,397	-23,610,397	-26,760,397	-29,140,397	-31,700,397

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	-362,798	-12,093,275	-21,523,275	-24,673,275	-27,053,275	-29,613,275
70	-383,523	-12,784,085	-22,214,085	-25,364,085	-27,744,085	-30,304,085
75	-385,003	-12,833,428	-22,263,428	-25,413,428	-27,793,428	-30,353,428
80	-386,483	-12,882,772	-22,312,772	-25,462,772	-27,842,772	-30,402,772
100	-392,404	-13,080,146	-22,510,146	-25,660,146	-28,040,146	-30,600,146
110	-395,365	-13,178,833	-22,608,833	-25,758,833	-28,138,833	-30,698,833
120	-398,326	-13,277,520	-22,707,520	-25,857,520	-28,237,520	-30,797,520
130	-401,286	-13,376,207	-22,806,207	-25,956,207	-28,336,207	-30,896,207
140	-404,247	-13,474,894	-22,904,894	-26,054,894	-28,434,894	-30,994,894
150	-407,207	-13,573,582	-23,003,582	-26,153,582	-28,533,582	-31,093,582
160	-410,168	-13,672,269	-23,102,269	-26,252,269	-28,632,269	-31,192,269
170	-413,129	-13,770,956	-23,200,956	-26,350,956	-28,730,956	-31,290,956
180	-416,089	-13,869,643	-23,299,643	-26,449,643	-28,829,643	-31,389,643
200	-422,011	-14,067,017	-23,497,017	-26,647,017	-29,027,017	-31,587,017
225	-429,412	-14,313,735	-23,743,735	-26,893,735	-29,273,735	-31,833,735
250	-436,814	-14,560,452	-23,990,452	-27,140,452	-29,520,452	-32,080,452

Maximum CIL rates (per square metre)

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

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	-326,614	-10,887,137	-20,317,137	-23,467,137	-25,847,137	-28,407,137
70	-347,338	-11,577,946	-21,007,946	-24,157,946	-26,537,946	-29,097,946
75	-348,819	-11,627,290	-21,057,290	-24,207,290	-26,587,290	-29,147,290
80	-350,299	-11,676,633	-21,106,633	-24,256,633	-26,636,633	-29,196,633
100	-356,220	-11,874,008	-21,304,008	-24,454,008	-26,834,008	-29,394,008
110	-359,181	-11,972,695	-21,402,695	-24,552,695	-26,932,695	-29,492,695
120	-362,141	-12,071,382	-21,501,382	-24,651,382	-27,031,382	-29,591,382
130	-365,102	-12,170,069	-21,600,069	-24,750,069	-27,130,069	-29,690,069
140	-368,063	-12,268,756	-21,698,756	-24,848,756	-27,228,756	-29,788,756
150	-371,023	-12,367,443	-21,797,443	-24,947,443	-27,327,443	-29,887,443
160	-373,984	-12,466,130	-21,896,130	-25,046,130	-27,426,130	-29,986,130
170	-376,945	-12,564,817	-21,994,817	-25,144,817	-27,524,817	-30,084,817
180	-379,905	-12,663,504	-22,093,504	-25,243,504	-27,623,504	-30,183,504
200	-385,826	-12,860,878	-22,290,878	-25,440,878	-27,820,878	-30,380,878
225	-393,228	-13,107,596	-22,537,596	-25,687,596	-28,067,596	-30,627,596
250	-400,629	-13,354,314	-22,784,314	-25,934,314	-28,314,314	-30,874,314

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	-287,615	-9,587,183	-19,017,183	-22,167,183	-24,547,183	-27,107,183
70	-308,340	-10,277,992	-19,707,992	-22,857,992	-25,237,992	-27,797,992
75	-309,820	-10,327,336	-19,757,336	-22,907,336	-25,287,336	-27,847,336
80	-311,300	-10,376,679	-19,806,679	-22,956,679	-25,336,679	-27,896,679
100	-317,222	-10,574,054	-20,004,054	-23,154,054	-25,534,054	-28,094,054
110	-320,182	-10,672,741	-20,102,741	-23,252,741	-25,632,741	-28,192,741
120	-323,143	-10,771,428	-20,201,428	-23,351,428	-25,731,428	-28,291,428
130	-326,103	-10,870,115	-20,300,115	-23,450,115	-25,830,115	-28,390,115
140	-329,064	-10,968,802	-20,398,802	-23,548,802	-25,928,802	-28,488,802
150	-332,025	-11,067,489	-20,497,489	-23,647,489	-26,027,489	-28,587,489
160	-334,985	-11,166,176	-20,596,176	-23,746,176	-26,126,176	-28,686,176
170	-337,946	-11,264,863	-20,694,863	-23,844,863	-26,224,863	-28,784,863
180	-340,907	-11,363,550	-20,793,550	-23,943,550	-26,323,550	-28,883,550
200	-346,828	-11,560,924	-20,990,924	-24,140,924	-26,520,924	-29,080,924
225	-354,229	-11,807,642	-21,237,642	-24,387,642	-26,767,642	-29,327,642
250	-361,631	-12,054,360	-21,484,360	-24,634,360	-27,014,360	-29,574,360

Maximum CIL rates (per square metre)

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

Site type Small Office No AW

Rent Up £1 psf Base 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	-301.831	-10,061,020	-19,491,020	-22,641,020	-25,021,020	-27,581,020
70	-322.555	-10,751,830	-20,181,830	-23,331,830	-25,711,830	-28,271,830
75	-324.035	-10,801,173	-20,231,173	-23,381,173	-25,761,173	-28,321,173
80	-325.516	-10,850,517	-20,280,517	-23,430,517	-25,810,517	-28,370,517
100	-331.437	-11,047,891	-20,477,891	-23,627,891	-26,007,891	-28,567,891
110	-334.397	-11,146,578	-20,576,578	-23,726,578	-26,106,578	-28,666,578
120	-337.358	-11,245,265	-20,675,265	-23,825,265	-26,205,265	-28,765,265
130	-340.319	-11,343,952	-20,773,952	-23,923,952	-26,303,952	-28,863,952
140	-343.279	-11,442,639	-20,872,639	-24,022,639	-26,402,639	-28,962,639
150	-346.240	-11,541,327	-20,971,327	-24,121,327	-26,501,327	-29,061,327
160	-349.200	-11,640,014	-21,070,014	-24,220,014	-26,600,014	-29,160,014
170	-352.161	-11,738,701	-21,168,701	-24,318,701	-26,698,701	-29,258,701
180	-355.122	-11,837,388	-21,267,388	-24,417,388	-26,797,388	-29,357,388
200	-361.043	-12,034,762	-21,464,762	-24,614,762	-26,994,762	-29,554,762
225	-368.444	-12,281,480	-21,711,480	-24,861,480	-27,241,480	-29,801,480
250	-375.846	-12,528,197	-21,958,197	-25,108,197	-27,488,197	-30,048,197

Maximum CIL rates (per square metre)

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

Rent Up £2 psf Base 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	-277.047	-9,234,904	-18,664,904	-21,814,904	-24,194,904	-26,754,904
70	-297.771	-9,925,713	-19,355,713	-22,505,713	-24,885,713	-27,445,713
75	-299.252	-9,975,057	-19,405,057	-22,555,057	-24,935,057	-27,495,057
80	-300.732	-10,024,400	-19,454,400	-22,604,400	-24,984,400	-27,544,400
100	-306.653	-10,221,775	-19,651,775	-22,801,775	-25,181,775	-27,741,775
110	-309.614	-10,320,462	-19,750,462	-22,900,462	-25,280,462	-27,840,462
120	-312.574	-10,419,149	-19,849,149	-22,999,149	-25,379,149	-27,939,149
130	-315.535	-10,517,836	-19,947,836	-23,097,836	-25,477,836	-28,037,836
140	-318.496	-10,616,523	-20,046,523	-23,196,523	-25,576,523	-28,136,523
150	-321.456	-10,715,210	-20,145,210	-23,295,210	-25,675,210	-28,235,210
160	-324.417	-10,813,897	-20,243,897	-23,393,897	-25,773,897	-28,333,897
170	-327.378	-10,912,584	-20,342,584	-23,492,584	-25,872,584	-28,432,584
180	-330.338	-11,011,271	-20,441,271	-23,591,271	-25,971,271	-28,531,271
200	-336.259	-11,208,646	-20,638,646	-23,788,646	-26,168,646	-28,728,646
225	-343.661	-11,455,363	-20,885,363	-24,035,363	-26,415,363	-28,975,363
250	-351.062	-11,702,081	-21,132,081	-24,282,081	-26,662,081	-29,222,081

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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type Small Office with 5% AW @ 80% discount for 15 years

Site area	0.03 ha
Net to gross	100%

Rent Down £2 psf Base 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	-396.752	-13.225.062	-22.655.062	-25.805.062	-28.185.062	-30.745.062
70	-417.476	-13.915.871	-23.345.871	-26.495.871	-28.875.871	-31.435.871
75	-418.956	-13.965.215	-23.395.215	-26.545.215	-28.925.215	-31.485.215
80	-420.437	-14.014.558	-23.444.558	-26.594.558	-28.974.558	-31.534.558
100	-426.358	-14.211.933	-23.641.933	-26.791.933	-29.171.933	-31.731.933
110	-429.319	-14.310.620	-23.740.620	-26.890.620	-29.270.620	-31.830.620
120	-432.279	-14.409.307	-23.839.307	-26.989.307	-29.369.307	-31.929.307
130	-435.240	-14.507.994	-23.937.994	-27.087.994	-29.467.994	-32.027.994
140	-438.200	-14.606.681	-24.036.681	-27.186.681	-29.566.681	-32.126.681
150	-441.161	-14.705.368	-24.135.368	-27.285.368	-29.665.368	-32.225.368
160	-444.122	-14.804.055	-24.234.055	-27.384.055	-29.764.055	-32.324.055
170	-447.082	-14.902.742	-24.332.742	-27.482.742	-29.862.742	-32.422.742
180	-450.043	-15.001.429	-24.431.429	-27.581.429	-29.961.429	-32.521.429
200	-455.964	-15.198.804	-24.628.804	-27.778.804	-30.158.804	-32.718.804
225	-463.366	-15.445.521	-24.875.521	-28.025.521	-30.405.521	-32.965.521
250	-470.767	-15.692.239	-25.122.239	-28.272.239	-30.652.239	-33.212.239

Maximum CIL rates (per square metre)

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

Rent Down £1 psf Base 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	-372.574	-12.419.119	-21.849.119	-24.999.119	-27.379.119	-29.939.119
70	-393.298	-13.109.928	-22.539.928	-25.689.928	-28.069.928	-30.629.928
75	-394.778	-13.159.272	-22.589.272	-25.739.272	-28.119.272	-30.679.272
80	-396.258	-13.208.615	-22.638.615	-25.788.615	-28.168.615	-30.728.615
100	-402.180	-13.405.989	-22.835.989	-25.985.989	-28.365.989	-30.925.989
110	-405.140	-13.504.677	-22.934.677	-26.084.677	-28.464.677	-31.024.677
120	-408.101	-13.603.364	-23.033.364	-26.183.364	-28.563.364	-31.123.364
130	-411.062	-13.702.051	-23.132.051	-26.282.051	-28.662.051	-31.222.051
140	-414.022	-13.800.738	-23.230.738	-26.380.738	-28.760.738	-31.320.738
150	-416.983	-13.899.425	-23.329.425	-26.479.425	-28.859.425	-31.419.425
160	-419.943	-13.998.112	-23.428.112	-26.578.112	-28.958.112	-31.518.112
170	-422.904	-14.096.799	-23.526.799	-26.676.799	-29.056.799	-31.616.799
180	-425.865	-14.195.486	-23.625.486	-26.775.486	-29.155.486	-31.715.486
200	-431.786	-14.392.860	-23.822.860	-26.972.860	-29.352.860	-31.912.860
225	-439.187	-14.639.578	-24.069.578	-27.219.578	-29.599.578	-32.159.578
250	-446.589	-14.886.296	-24.316.296	-27.466.296	-29.846.296	-32.406.296

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	-384.101	-12.803.359	-22.233.359	-25.383.359	-27.763.359	-30.323.359
70	-404.824	-13.494.135	-22.924.135	-26.074.135	-28.454.135	-31.014.135
75	-406.304	-13.543.478	-22.973.478	-26.123.478	-28.503.478	-31.063.478
80	-407.785	-13.592.822	-23.022.822	-26.172.822	-28.552.822	-31.112.822
100	-413.706	-13.790.196	-23.220.196	-26.370.196	-28.750.196	-31.310.196
110	-416.666	-13.888.883	-23.318.883	-26.468.883	-28.848.883	-31.408.883
120	-419.627	-13.987.570	-23.417.570	-26.567.570	-28.947.570	-31.507.570
130	-422.588	-14.086.257	-23.516.257	-26.666.257	-29.046.257	-31.606.257
140	-425.548	-14.184.944	-23.614.944	-26.764.944	-29.144.944	-31.704.944
150	-428.509	-14.283.632	-23.713.632	-26.863.632	-29.243.632	-31.803.632
160	-431.470	-14.382.319	-23.812.319	-26.962.319	-29.342.319	-31.902.319
170	-434.430	-14.481.006	-23.911.006	-27.061.006	-29.441.006	-32.001.006
180	-437.391	-14.579.693	-24.009.693	-27.159.693	-29.539.693	-32.099.693
200	-443.312	-14.777.067	-24.207.067	-27.357.067	-29.737.067	-32.297.067
225	-450.714	-15.023.785	-24.453.785	-27.603.785	-29.983.785	-32.543.785
250	-458.115	-15.270.502	-24.700.502	-27.850.502	-30.230.502	-32.790.502

Maximum CIL rates (per square metre)

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

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	-348.396	-11.613.209	-21.043.209	-24.193.209	-26.573.209	-29.133.209
70	-369.120	-12.303.985	-21.733.985	-24.883.985	-27.263.985	-29.823.985
75	-370.600	-12.353.329	-21.783.329	-24.933.329	-27.313.329	-29.873.329
80	-372.080	-12.402.672	-21.832.672	-24.982.672	-27.362.672	-29.922.672
100	-378.001	-12.600.046	-22.030.046	-25.180.046	-27.560.046	-30.120.046
110	-380.962	-12.698.733	-22.128.733	-25.278.733	-27.658.733	-30.218.733
120	-383.923	-12.797.420	-22.227.420	-25.377.420	-27.757.420	-30.317.420
130	-386.883	-12.896.108	-22.326.108	-25.476.108	-27.856.108	-30.416.108
140	-389.844	-12.994.795	-22.424.795	-25.574.795	-27.954.795	-30.514.795
150	-392.804	-13.093.482	-22.523.482	-25.673.482	-28.053.482	-30.613.482
160	-395.765	-13.192.169	-22.622.169	-25.772.169	-28.152.169	-30.712.169
170	-398.726	-13.290.856	-22.720.856	-25.870.856	-28.250.856	-30.810.856
180	-401.686	-13.389.543	-22.819.543	-25.969.543	-28.349.543	-30.909.543
200	-407.608	-13.586.917	-23.016.917	-26.166.917	-28.546.917	-31.106.917
225	-415.009	-13.833.635	-23.263.635	-26.413.635	-28.793.635	-31.353.635
250	-422.411	-14.080.353	-23.510.353	-26.660.353	-29.040.353	-31.600.353

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	-309.891	-10.329.705	-19.759.705	-22.909.705	-25.289.705	-27.849.705
70	-330.615	-11.020.514	-20.450.514	-23.600.514	-25.980.514	-28.540.514
75	-332.096	-11.069.858	-20.499.858	-23.649.858	-26.029.858	-28.589.858
80	-333.576	-11.119.201	-20.549.201	-23.699.201	-26.079.201	-28.639.201
100	-339.497	-11.316.575	-20.746.575	-23.896.575	-26.276.575	-28.836.575
110	-342.458	-11.415.263	-20.845.263	-23.995.263	-26.375.263	-28.935.263
120	-345.418	-11.513.950	-20.943.950	-24.093.950	-26.473.950	-29.033.950
130	-348.379	-11.612.637	-21.042.637	-24.192.637	-26.572.637	-29.132.637
140	-351.340	-11.711.324	-21.141.324	-24.291.324	-26.671.324	-29.231.324
150	-354.300	-11.810.011	-21.240.011	-24.390.011	-26.770.011	-29.330.011
160	-357.261	-11.908.698	-21.338.698	-24.488.698	-26.868.698	-29.428.698
170	-360.222	-12.007.385	-21.437.385	-24.587.385	-26.967.385	-29.527.385
180	-363.182	-12.106.072	-21.536.072	-24.686.072	-27.066.072	-29.626.072
200	-369.103	-12.303.446	-21.733.446	-24.883.446	-27.263.446	-29.823.446
225	-376.505	-12.550.164	-21.980.164	-25.130.164	-27.510.164	-30.070.164
250	-383.906	-12.796.882	-22.226.882	-25.376.882	-27.756.882	-30.316.882

Maximum CIL rates (per square metre)

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

Site type Small Office with 5% AW @ 80% discount for 15 years

Rent Up £1 psf Base 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	-324.218	-10.807.266	-20.237.266	-23.387.266	-25.767.266	-28.327.266
70	-344.942	-11.498.075	-20.928.075	-24.078.075	-26.458.075	-29.018.075
75	-346.423	-11.547.419	-20.977.419	-24.127.419	-26.507.419	-29.067.419
80	-347.903	-11.596.762	-21.026.762	-24.176.762	-26.556.762	-29.116.762
100	-353.824	-11.794.136	-21.224.136	-24.374.136	-26.754.136	-29.314.136
110	-356.785	-11.892.824	-21.322.824	-24.472.824	-26.852.824	-29.412.824
120	-359.745	-11.991.511	-21.421.511	-24.571.511	-26.951.511	-29.511.511
130	-362.706	-12.090.198	-21.520.198	-24.670.198	-27.050.198	-29.610.198
140	-365.667	-12.188.885	-21.618.885	-24.768.885	-27.148.885	-29.708.885
150	-368.628	-12.287.539	-21.717.539	-24.867.539	-27.247.539	-29.807.539
160	-371.587	-12.386.226	-21.816.226	-24.966.226	-27.346.226	-29.906.226
170	-374.547	-12.484.913	-21.914.913	-25.064.913	-27.444.913	-30.004.913
180	-377.508	-12.583.600	-22.013.600	-25.163.600	-27.543.600	-30.103.600
200	-383.429	-12.780.974	-22.210.974	-25.360.974	-27.740.974	-30.300.974
225	-390.831	-13.027.692	-22.457.692	-25.607.692	-27.987.692	-30.547.692
250	-398.232	-13.274.409	-22.704.409	-25.854.409	-28.234.409	-30.794.409

Maximum CIL rates (per square metre)

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

Rent Up £2 psf Base 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	-300.040	-10.001.322	-19.431.322	-22.581.322	-24.961.322	-27.521.322
70	-320.764	-10.692.132	-20.122.132	-23.272.132	-25.652.132	-28.212.132
75	-322.244	-10.741.476	-20.171.476	-23.321.476	-25.701.476	-28.261.476
80	-323.725	-10.790.819	-20.220.819	-23.370.819	-25.750.819	-28.310.819
100	-329.646	-10.988.193	-20.418.193	-23.568.193	-25.948.193	-28.508.193
110	-332.606	-11.086.880	-20.516.880	-23.666.880	-26.046.880	-28.606.880
120	-335.567	-11.185.567	-20.615.567	-23.765.567	-26.145.567	-28.705.567
130	-338.528	-11.284.255	-20.714.255	-23.864.255	-26.244.255	-28.804.255
140	-341.488	-11.382.942	-20.812.942	-23.962.942	-26.342.942	-28.902.942
150	-344.449	-11.481.629	-20.911.629	-24.061.629	-26.441.629	-29.001.629
160	-347.409	-11.580.316	-21.010.316	-24.160.316	-26.540.316	-29.100.316
170	-350.370	-11.679.003	-21.109.003	-24.259.003	-26.639.003	-29.199.003
180	-353.331	-11.777.690	-21.207.690	-24.357.690	-26.737.690	-29.297.690
200	-359.252	-11.975.064	-21.405.064	-24.555.064	-26.935.064	-29.495.064
225	-366.652	-12.221.749	-21.651.749	-24.801.749	-27.181.749	-29.741.749
250	-374.054	-12.468.466	-21.898.466	-25.048.466	-27.428.466	-29.988.466

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type **Large Office No AW**

Site area	0.12 ha
Net to gross	100%

Rent Down £2 psf Base 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	-18,419,272	-153,493,934	-162,923,934	-166,073,934	-168,453,934	-171,013,934
70	-20,189,590	-168,246,581	-177,676,581	-180,826,581	-183,206,581	-185,766,581
75	-20,316,041	-169,300,342	-178,730,342	-181,880,342	-184,260,342	-186,820,342
80	-20,442,492	-170,354,103	-179,784,103	-182,934,103	-185,314,103	-187,874,103
100	-20,948,297	-174,589,139	-183,999,139	-187,149,139	-189,529,139	-192,089,139
110	-21,201,199	-176,676,861	-186,106,861	-189,256,861	-191,636,861	-194,196,861
120	-21,454,102	-178,784,183	-188,214,183	-191,364,183	-193,744,183	-196,304,183
130	-21,707,005	-180,891,705	-190,321,705	-193,471,705	-195,851,705	-198,411,705
140	-21,959,907	-182,999,227	-192,429,227	-195,579,227	-197,959,227	-200,519,227
150	-22,212,810	-185,106,750	-194,536,750	-197,686,750	-200,066,750	-202,626,750
160	-22,465,713	-187,214,272	-196,644,272	-199,794,272	-202,174,272	-204,734,272
170	-22,718,615	-189,321,794	-198,751,794	-201,901,794	-204,281,794	-206,841,794
180	-22,971,518	-191,429,316	-200,859,316	-204,009,316	-206,389,316	-208,949,316
200	-23,477,322	-195,644,352	-205,074,352	-208,224,352	-210,604,352	-213,164,352
225	-24,109,579	-200,913,157	-210,343,157	-213,493,157	-215,873,157	-218,433,157
250	-24,741,836	-206,181,963	-215,611,963	-218,761,963	-221,141,963	-223,701,963

Maximum CIL rates (per square metre)

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

Rent Down £1 psf Base 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	-16,426,646	-136,888,719	-146,318,719	-149,468,719	-151,848,719	-154,408,719
70	-18,196,964	-151,641,365	-161,071,365	-164,221,365	-166,601,365	-169,161,365
75	-18,323,415	-152,695,126	-162,125,126	-165,275,126	-167,655,126	-170,215,126
80	-18,449,866	-153,748,887	-163,178,887	-166,328,887	-168,708,887	-171,268,887
100	-18,955,672	-157,983,932	-167,393,932	-170,543,932	-172,923,932	-175,483,932
110	-19,208,574	-160,071,454	-169,501,454	-172,651,454	-175,031,454	-177,591,454
120	-19,461,477	-162,178,976	-171,608,976	-174,758,976	-177,138,976	-179,698,976
130	-19,714,380	-164,286,498	-173,716,498	-176,866,498	-179,246,498	-181,806,498
140	-19,967,282	-166,394,020	-175,824,020	-178,974,020	-181,354,020	-183,914,020
150	-20,220,185	-168,501,542	-177,931,542	-181,081,542	-183,461,542	-186,021,542
160	-20,473,087	-170,609,064	-180,039,064	-183,189,064	-185,569,064	-188,129,064
170	-20,725,989	-172,716,578	-182,146,578	-185,296,578	-187,676,578	-190,236,578
180	-20,978,892	-174,824,101	-184,254,101	-187,404,101	-189,784,101	-192,344,101
200	-21,484,697	-179,039,145	-188,469,145	-191,619,145	-193,999,145	-196,559,145
225	-22,116,954	-184,307,950	-193,737,950	-196,887,950	-199,267,950	-201,827,950
250	-22,749,210	-189,576,747	-199,006,747	-202,156,747	-204,536,747	-207,096,747

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	-17,504,924	-145,874,364	-155,304,364	-158,454,364	-160,834,364	-163,394,364
70	-19,275,241	-160,627,011	-170,057,011	-173,207,011	-175,587,011	-178,147,011
75	-19,401,693	-161,680,772	-171,110,772	-174,260,772	-176,640,772	-179,200,772
80	-19,528,144	-162,734,533	-172,164,533	-175,314,533	-177,694,533	-180,254,533
100	-20,033,949	-166,969,578	-176,379,578	-179,529,578	-181,909,578	-184,469,578
110	-20,286,851	-169,057,091	-178,487,091	-181,637,091	-184,017,091	-186,577,091
120	-20,539,754	-171,164,614	-180,594,614	-183,744,614	-186,124,614	-188,684,614
130	-20,792,656	-173,272,136	-182,702,136	-185,852,136	-188,232,136	-190,792,136
140	-21,045,559	-175,379,658	-184,809,658	-187,959,658	-190,339,658	-192,899,658
150	-21,298,462	-177,487,180	-186,917,180	-190,067,180	-192,447,180	-195,007,180
160	-21,551,364	-179,594,702	-189,024,702	-192,174,702	-194,554,702	-197,114,702
170	-21,804,267	-181,702,224	-191,132,224	-194,282,224	-196,662,224	-199,222,224
180	-22,057,170	-183,809,746	-193,239,746	-196,389,746	-198,769,746	-201,329,746
200	-22,562,974	-188,024,782	-197,454,782	-200,604,782	-202,984,782	-205,544,782
225	-23,195,231	-193,293,588	-202,723,588	-205,873,588	-208,253,588	-210,813,588
250	-23,827,487	-198,562,393	-207,992,393	-211,142,393	-213,522,393	-216,082,393

Maximum CIL rates (per square metre)

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

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	-14,434,021	-120,283,512	-129,713,512	-132,863,512	-135,243,512	-137,803,512
70	-16,204,339	-135,036,158	-144,466,158	-147,616,158	-149,996,158	-152,556,158
75	-16,330,790	-136,089,919	-145,519,919	-148,669,919	-151,049,919	-153,609,919
80	-16,457,242	-137,143,680	-146,573,680	-149,723,680	-152,103,680	-154,663,680
100	-16,963,047	-141,358,725	-150,788,725	-153,938,725	-156,318,725	-158,878,725
110	-17,215,950	-143,466,247	-152,896,247	-156,046,247	-158,426,247	-160,986,247
120	-17,468,852	-145,573,769	-155,003,769	-158,153,769	-160,533,769	-163,093,769
130	-17,721,754	-147,681,283	-157,111,283	-160,261,283	-162,641,283	-165,201,283
140	-17,974,657	-149,788,805	-159,218,805	-162,368,805	-164,748,805	-167,308,805
150	-18,227,559	-151,896,327	-161,326,327	-164,476,327	-166,856,327	-169,416,327
160	-18,480,462	-154,003,849	-163,433,849	-166,583,849	-168,963,849	-171,523,849
170	-18,733,365	-156,111,371	-165,541,371	-168,691,371	-171,071,371	-173,631,371
180	-18,986,267	-158,218,893	-167,648,893	-170,798,893	-173,178,893	-175,738,893
200	-19,492,073	-162,433,938	-171,863,938	-175,013,938	-177,393,938	-179,953,938
225	-20,124,328	-167,702,735	-177,132,735	-180,282,735	-182,662,735	-185,222,735
250	-20,756,585	-172,971,540	-182,401,540	-185,551,540	-187,931,540	-190,491,540

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	-11,124,287	-92,702,389	-102,132,389	-105,282,389	-107,662,389	-110,222,389
70	-12,894,604	-107,455,036	-116,885,036	-120,035,036	-122,415,036	-124,975,036
75	-13,021,056	-108,508,797	-117,938,797	-121,088,797	-123,468,797	-126,028,797
80	-13,147,507	-109,562,558	-118,992,558	-122,142,558	-124,522,558	-127,082,558
100	-13,653,312	-113,777,602	-123,207,602	-126,357,602	-128,737,602	-131,297,602
110	-13,906,214	-115,885,116	-125,315,116	-128,465,116	-130,845,116	-133,405,116
120	-14,159,117	-117,992,638	-127,422,638	-130,572,638	-132,952,638	-135,512,638
130	-14,412,019	-120,100,160	-129,530,160	-132,680,160	-135,060,160	-137,620,160
140	-14,664,922	-122,207,682	-131,637,682	-134,787,682	-137,167,682	-139,727,682
150	-14,917,825	-124,315,204	-133,745,204	-136,895,204	-139,275,204	-141,835,204
160	-15,170,727	-126,422,726	-135,852,726	-139,002,726	-141,382,726	-143,942,726
170	-15,423,630	-128,530,249	-137,960,249	-141,110,249	-143,490,249	-146,050,249
180	-15,676,532	-130,637,771	-140,067,771	-143,217,771	-145,597,771	-148,157,771
200	-16,182,337	-134,852,807	-144,282,807	-147,432,807	-149,812,807	-152,372,807
225	-16,814,593	-140,121,612	-149,551,612	-152,701,612	-155,081,612	-157,641,612
250	-17,446,850	-145,390,417	-154,820,417	-157,970,417	-160,350,417	-162,910,417

Maximum CIL rates (per square metre)

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

Site type **Large Office** No AW

Rent Up £1 psf Base 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	-12,441,397	-103,678,304	-113,108,304	-116,258,304	-118,638,304	-121,198,304
70	-14,211,714	-118,430,951	-127,860,951	-131,010,951	-133,390,951	-135,950,951
75	-14,338,165	-119,484,712	-128,914,712	-132,064,712	-134,444,712	-137,004,712
80	-14,464,617	-120,538,473	-129,968,473	-133,118,473	-135,498,473	-138,058,473
100	-14,970,421	-124,753,509	-134,183,509	-137,333,509	-139,713,509	-142,273,509
110	-15,223,324	-126,861,031	-136,291,031	-139,441,031	-141,821,031	-144,381,031
120	-15,476,226	-128,968,554	-138,398,554	-141,548,554	-143,928,554	-146,488,554
130	-15,729,129	-131,076,076	-140,506,076	-143,656,076	-146,036,076	-148,596,076
140	-15,982,032	-133,183,598	-142,613,598	-145,763,598	-148,143,598	-150,703,598
150	-16,234,934	-135,291,120	-144,721,120	-147,871,120	-150,251,120	-152,811,120
160	-16,487,837	-137,398,642	-146,828,642	-149,978,642	-152,358,642	-154,918,642
170	-16,740,740	-139,506,164	-148,936,164	-152,086,164	-154,466,164	-157,026,164
180	-16,993,642	-141,613,686	-151,043,686	-154,193,686	-156,573,686	-159,133,686
200	-17,499,447	-145,828,722	-155,258,722	-158,408,722	-160,788,722	-163,348,722
225	-18,131,703	-151,097,528	-160,527,528	-163,677,528	-166,057,528	-168,617,528
250	-18,763,960	-156,366,333	-165,796,333	-168,946,333	-171,326,333	-173,886,333

Maximum CIL rates (per square metre)

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

Rent Up £2 psf Base 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	-10,448,771	-87,073,089	-96,503,089	-99,653,089	-102,033,089	-104,593,089
70	-12,219,089	-101,825,744	-111,255,744	-114,405,744	-116,785,744	-119,345,744
75	-12,345,540	-102,879,497	-112,309,497	-115,459,497	-117,839,497	-120,399,497
80	-12,471,991	-103,933,258	-113,363,258	-116,513,258	-118,893,258	-121,453,258
100	-12,977,796	-108,148,302	-117,578,302	-120,728,302	-123,108,302	-125,668,302
110	-13,230,699	-110,255,824	-119,685,824	-122,835,824	-125,215,824	-127,775,824
120	-13,483,602	-112,363,346	-121,793,346	-124,943,346	-127,323,346	-129,883,346
130	-13,736,504	-114,470,869	-123,900,869	-127,050,869	-129,430,869	-131,990,869
140	-13,989,407	-116,578,391	-126,008,391	-129,158,391	-131,538,391	-134,098,391
150	-14,242,310	-118,685,913	-128,115,913	-131,265,913	-133,645,913	-136,205,913
160	-14,495,211	-120,793,427	-130,223,427	-133,373,427	-135,753,427	-138,313,427
170	-14,748,114	-122,900,949	-132,330,949	-135,480,949	-137,860,949	-140,420,949
180	-15,001,017	-125,008,471	-134,438,471	-137,588,471	-139,968,471	-142,528,471
200	-15,506,822	-129,223,515	-138,653,515	-141,803,515	-144,183,515	-146,743,515
225	-16,139,078	-134,492,321	-143,922,321	-147,072,321	-149,452,321	-152,012,321
250	-16,771,334	-139,761,118	-149,191,118	-152,341,118	-154,721,118	-157,281,118

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type **Large Office with 5% AW @ 80% discount for 15 years**

Site area	0.12 ha
Net to gross	100%

Rent Down £2 psf Base 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	-20,170,583	-168,088,188	-177,518,188	-180,668,188	-183,048,188	-185,608,188
70	-21,940,900	-182,840,835	-192,270,835	-195,420,835	-197,800,835	-200,360,835
75	-22,067,352	-183,894,596	-193,324,596	-196,474,596	-198,854,596	-201,414,596
80	-22,193,803	-184,948,357	-194,378,357	-197,528,357	-199,908,357	-202,468,357
100	-22,699,607	-189,163,393	-198,593,393	-201,743,393	-204,123,393	-206,683,393
110	-22,952,510	-191,270,915	-200,700,915	-203,850,915	-206,230,915	-208,790,915
120	-23,205,413	-193,378,438	-202,808,438	-205,958,438	-208,338,438	-210,898,438
130	-23,458,315	-195,485,960	-204,915,960	-208,065,960	-210,445,960	-213,005,960
140	-23,711,218	-197,593,482	-207,023,482	-210,173,482	-212,553,482	-215,113,482
150	-23,964,120	-199,701,004	-209,131,004	-212,281,004	-214,661,004	-217,221,004
160	-24,217,023	-201,808,526	-211,238,526	-214,388,526	-216,768,526	-219,328,526
170	-24,469,926	-203,916,048	-213,346,048	-216,496,048	-218,876,048	-221,438,048
180	-24,722,828	-206,023,570	-215,453,570	-218,603,570	-220,983,570	-223,543,570
200	-25,228,633	-210,238,606	-219,668,606	-222,818,606	-225,198,606	-227,758,606
225	-25,860,889	-215,507,412	-224,937,412	-228,087,412	-230,467,412	-233,027,412
250	-26,493,146	-220,776,217	-230,206,217	-233,356,217	-235,736,217	-238,296,217

Maximum CIL rates (per square metre)

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

Rent Down £1 psf Base 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	-18,226,605	-151,888,372	-161,318,372	-164,468,372	-166,848,372	-169,408,372
70	-19,996,922	-166,641,019	-176,071,019	-179,221,019	-181,601,019	-184,161,019
75	-20,123,374	-167,694,780	-177,124,780	-180,274,780	-182,654,780	-185,214,780
80	-20,249,825	-168,748,541	-178,178,541	-181,328,541	-183,708,541	-186,268,541
100	-20,755,630	-172,963,526	-182,393,526	-185,543,526	-187,923,526	-190,483,526
110	-21,008,533	-175,071,108	-184,501,108	-187,651,108	-190,031,108	-192,591,108
120	-21,261,435	-177,178,621	-186,608,621	-189,758,621	-192,138,621	-194,698,621
130	-21,514,337	-179,286,143	-188,716,143	-191,866,143	-194,246,143	-196,806,143
140	-21,767,240	-181,393,666	-190,823,666	-193,973,666	-196,353,666	-198,913,666
150	-22,020,143	-183,501,188	-192,931,188	-196,081,188	-198,461,188	-201,021,188
160	-22,273,045	-185,608,710	-195,038,710	-198,188,710	-200,568,710	-203,128,710
170	-22,525,948	-187,716,232	-197,146,232	-200,296,232	-202,678,232	-205,236,232
180	-22,778,851	-189,823,754	-199,253,754	-202,403,754	-204,783,754	-207,343,754
200	-23,284,656	-194,038,798	-203,468,798	-206,618,798	-208,998,798	-211,558,798
225	-23,916,911	-199,307,596	-208,737,596	-211,887,596	-214,267,596	-216,827,596
250	-24,549,166	-204,576,401	-214,006,401	-217,156,401	-219,536,401	-222,096,401

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	-19,312,821	-160,940,171	-170,370,171	-173,520,171	-175,900,171	-178,460,171
70	-21,083,138	-175,692,818	-185,122,818	-188,272,818	-190,652,818	-193,212,818
75	-21,209,589	-176,746,579	-186,176,579	-189,326,579	-191,706,579	-194,266,579
80	-21,336,041	-177,800,340	-187,230,340	-190,380,340	-192,760,340	-195,320,340
100	-21,841,846	-182,015,384	-191,445,384	-194,595,384	-196,975,384	-199,535,384
110	-22,094,749	-184,122,906	-193,552,906	-196,702,906	-199,082,906	-201,642,906
120	-22,347,651	-186,230,428	-195,660,428	-198,810,428	-201,190,428	-203,750,428
130	-22,600,554	-188,337,950	-197,767,950	-200,917,950	-203,297,950	-205,857,950
140	-22,853,456	-190,445,464	-199,875,464	-203,025,464	-205,405,464	-207,965,464
150	-23,106,358	-192,552,986	-201,982,986	-205,132,986	-207,512,986	-210,072,986
160	-23,359,261	-194,660,509	-204,090,509	-207,240,509	-209,620,509	-212,180,509
170	-23,612,164	-196,768,031	-206,198,031	-209,348,031	-211,728,031	-214,288,031
180	-23,865,066	-198,875,553	-208,305,553	-211,455,553	-213,835,553	-216,395,553
200	-24,370,872	-203,090,597	-212,520,597	-215,670,597	-218,050,597	-220,610,597
225	-25,003,127	-208,359,394	-217,789,394	-220,938,394	-223,318,394	-225,879,394
250	-25,635,384	-213,628,200	-223,058,200	-226,208,200	-228,588,200	-231,148,200

Maximum CIL rates (per square metre)

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

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	-16,282,627	-135,688,556	-145,118,556	-148,268,556	-150,648,556	-153,208,556
70	-18,052,944	-150,441,203	-159,871,203	-163,021,203	-165,401,203	-167,961,203
75	-18,179,396	-151,494,964	-160,924,964	-164,074,964	-166,454,964	-169,014,964
80	-18,305,847	-152,548,725	-161,978,725	-165,128,725	-167,508,725	-170,068,725
100	-18,811,652	-156,763,769	-166,193,769	-169,343,769	-171,723,769	-174,283,769
110	-19,064,555	-158,871,291	-168,301,291	-171,451,291	-173,831,291	-176,391,291
120	-19,317,458	-160,978,813	-170,408,813	-173,558,813	-175,938,813	-178,498,813
130	-19,570,360	-163,086,336	-172,516,336	-175,666,336	-178,046,336	-180,606,336
140	-19,823,263	-165,193,858	-174,623,858	-177,773,858	-180,153,858	-182,713,858
150	-20,076,165	-167,301,379	-176,731,379	-179,881,379	-182,261,379	-184,821,379
160	-20,329,067	-169,408,894	-178,838,894	-181,988,894	-184,368,894	-186,928,894
170	-20,581,970	-171,516,416	-180,946,416	-184,096,416	-186,476,416	-189,036,416
180	-20,834,873	-173,623,938	-183,053,938	-186,203,938	-188,583,938	-191,143,938
200	-21,340,678	-177,838,982	-187,268,982	-190,418,982	-192,798,982	-195,358,982
225	-21,972,935	-183,107,788	-192,537,788	-195,687,788	-198,067,788	-200,627,788
250	-22,605,190	-188,376,585	-197,806,585	-200,956,585	-203,336,585	-205,896,585

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	-13,014,774	-108,456,447	-117,886,447	-121,036,447	-123,416,447	-125,976,447
70	-14,785,091	-123,209,094	-132,639,094	-135,789,094	-138,169,094	-140,729,094
75	-14,911,543	-124,262,855	-133,692,855	-136,842,855	-139,222,855	-141,782,855
80	-15,037,994	-125,316,616	-134,746,616	-137,896,616	-140,276,616	-142,836,616
100	-15,543,799	-129,531,660	-138,961,660	-142,111,660	-144,491,660	-147,051,660
110	-15,796,702	-131,639,182	-141,069,182	-144,219,182	-146,599,182	-149,159,182
120	-16,049,605	-133,746,704	-143,176,704	-146,326,704	-148,706,704	-151,266,704
130	-16,302,507	-135,854,227	-145,284,227	-148,434,227	-150,814,227	-153,374,227
140	-16,555,410	-137,961,749	-147,391,749	-150,541,749	-152,921,749	-155,481,749
150	-16,808,312	-140,069,263	-149,499,263	-152,649,263	-155,029,263	-157,589,263
160	-17,061,214	-142,176,785	-151,606,785	-154,756,785	-157,136,785	-159,696,785
170	-17,314,117	-144,284,307	-153,714,307	-156,864,307	-159,244,307	-161,804,307
180	-17,567,019	-146,391,829	-155,821,829	-158,971,829	-161,351,829	-163,911,829
200	-18,072,825	-150,606,873	-160,036,873	-163,186,873	-165,566,873	-168,126,873
225	-18,705,081	-155,875,679	-165,305,679	-168,455,679	-170,835,679	-173,395,679
250	-19,337,337	-161,144,476	-170,574,476	-173,724,476	-176,104,476	-178,664,476

Maximum CIL rates (per square metre)

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

Site type Large Office with 5% AW @ 80% discount for 15 years

Rent Up £1 psf Base 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	-14,338,649	-110,488,740	-128,918,740	-132,068,740	-134,448,740	-137,008,740
70	-16,108,967	-134,241,395	-143,671,395	-146,821,395	-149,201,395	-151,761,395
75	-16,235,419	-135,295,156	-144,725,156	-147,875,156	-150,255,156	-152,815,156
80	-16,361,870	-136,348,917	-145,778,917	-148,928,917	-151,308,917	-153,868,917
100	-16,867,674	-140,563,953	-149,993,953	-153,143,953	-155,523,953	-158,083,953
110	-17,120,577	-142,671,475	-152,101,475	-155,251,475	-157,631,475	-160,191,475
120	-17,373,480	-144,778,997	-154,208,997	-157,358,997	-159,738,997	-162,288,997
130	-17,626,382	-146,886,519	-156,316,519	-159,466,519	-161,846,519	-164,406,519
140	-17,879,285	-148,994,042	-158,424,042	-161,574,042	-163,954,042	-166,514,042
150	-18,132,188	-151,101,564	-160,531,564	-163,681,564	-166,061,564	-168,621,564
160	-18,385,090	-153,209,086	-162,639,086	-165,789,086	-168,169,086	-170,729,086
170	-18,637,992	-155,316,600	-164,746,600	-167,896,600	-170,276,600	-172,836,600
180	-18,890,895	-157,424,122	-166,854,122	-170,004,122	-172,384,122	-174,944,122
200	-19,396,700	-161,639,166	-171,069,166	-174,219,166	-176,599,166	-179,159,166
225	-20,028,957	-166,907,971	-176,337,971	-179,487,971	-181,867,971	-184,427,971
250	-20,661,213	-172,176,777	-181,606,777	-184,756,777	-187,136,777	-189,696,777

Maximum CIL rates (per square metre)

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

Rent Up £2 psf Base 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	-12,394,672	-103,288,932	-112,718,932	-115,868,932	-118,248,932	-120,808,932
70	-14,164,989	-118,041,579	-127,471,579	-130,621,579	-133,001,579	-135,561,579
75	-14,291,441	-119,095,340	-128,525,340	-131,675,340	-134,055,340	-136,615,340
80	-14,417,892	-120,149,101	-129,579,101	-132,729,101	-135,109,101	-137,669,101
100	-14,923,697	-124,364,145	-133,794,145	-136,944,145	-139,324,145	-141,884,145
110	-15,176,599	-126,471,659	-135,901,659	-139,051,659	-141,431,659	-143,991,659
120	-15,429,502	-128,579,181	-138,009,181	-141,159,181	-143,539,181	-146,099,181
130	-15,682,404	-130,686,703	-140,116,703	-143,266,703	-145,646,703	-148,206,703
140	-15,935,307	-132,794,225	-142,224,225	-145,374,225	-147,754,225	-150,314,225
150	-16,188,210	-134,901,747	-144,331,747	-147,481,747	-149,861,747	-152,421,747
160	-16,441,112	-137,009,270	-146,439,270	-149,589,270	-151,969,270	-154,529,270
170	-16,694,015	-139,116,792	-148,546,792	-151,696,792	-154,076,792	-156,636,792
180	-16,946,918	-141,224,314	-150,654,314	-153,804,314	-156,184,314	-158,744,314
200	-17,452,722	-145,439,350	-154,869,350	-158,019,350	-160,399,350	-162,959,350
225	-18,084,979	-150,708,155	-160,138,155	-163,288,155	-165,668,155	-168,228,155
250	-18,717,235	-155,976,961	-165,406,961	-168,556,961	-170,936,961	-173,496,961

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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type **HS2 Site Large Office No AW**

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Rent £40 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,448,771	-87,073,089	-96,503,089	-99,653,089	-102,033,089	-104,593,089
70	-12,219,089	-101,825,744	-111,255,744	-114,405,744	-116,785,744	-119,345,744
75	-12,345,540	-102,879,497	-112,309,497	-115,459,497	-117,839,497	-120,399,497
80	-12,471,991	-103,933,258	-113,363,258	-116,513,258	-118,893,258	-121,453,258
100	-12,977,796	-108,148,302	-117,578,302	-120,728,302	-123,108,302	-125,668,302
110	-13,230,699	-110,255,824	-119,685,824	-122,836,824	-125,215,824	-127,775,824
120	-13,483,602	-112,363,346	-121,793,346	-124,943,346	-127,323,346	-129,883,346
130	-13,736,504	-114,470,869	-123,900,869	-127,050,869	-129,430,869	-131,990,869
140	-13,989,407	-116,578,391	-126,008,391	-129,158,391	-131,538,391	-134,098,391
150	-14,242,310	-118,685,913	-128,115,913	-131,265,913	-133,645,913	-136,205,913
160	-14,495,211	-120,793,427	-130,223,427	-133,373,427	-135,753,427	-138,313,427
170	-14,748,114	-122,900,949	-132,330,949	-135,480,949	-137,860,949	-140,420,949
180	-15,001,017	-125,008,471	-134,438,471	-137,588,471	-139,968,471	-142,528,471
200	-15,506,822	-129,223,515	-138,653,515	-141,803,515	-144,183,515	-146,743,515
225	-16,139,078	-134,492,321	-143,922,321	-147,072,321	-149,452,321	-152,012,321
250	-16,771,334	-139,761,118	-149,191,118	-152,341,118	-154,721,118	-157,281,118

Maximum CIL rates (per square metre)

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

Rent £42 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,463,521	-53,862,675	-63,292,675	-66,442,675	-68,822,675	-71,382,675
70	-8,233,839	-68,615,322	-78,045,322	-81,195,322	-83,575,322	-86,135,322
75	-8,360,290	-69,669,083	-79,099,083	-82,249,083	-84,629,083	-87,189,083
80	-8,486,741	-70,722,844	-80,152,844	-83,302,844	-85,682,844	-88,242,844
100	-8,992,546	-74,937,880	-84,367,880	-87,517,880	-89,897,880	-92,457,880
110	-9,245,448	-77,045,402	-86,475,402	-89,625,402	-92,005,402	-94,565,402
120	-9,498,351	-79,152,924	-88,582,924	-91,732,924	-94,112,924	-96,672,924
130	-9,751,254	-81,260,446	-90,690,446	-93,840,446	-96,220,446	-98,780,446
140	-10,004,156	-83,367,968	-92,797,968	-95,947,968	-98,327,968	-100,887,968
150	-10,257,059	-85,475,490	-94,905,490	-98,055,490	-100,435,490	-102,995,490
160	-10,509,962	-87,583,013	-97,013,013	-100,163,013	-102,543,013	-105,103,013
170	-10,762,864	-89,690,535	-99,120,535	-102,270,535	-104,650,535	-107,210,535
180	-11,015,767	-91,798,057	-101,228,057	-104,378,057	-106,758,057	-109,318,057
200	-11,521,571	-96,013,093	-105,443,093	-108,593,093	-110,973,093	-113,533,093
225	-12,153,828	-101,281,898	-110,711,898	-113,861,898	-116,241,898	-118,801,898
250	-12,786,084	-106,550,703	-115,980,703	-119,130,703	-121,510,703	-124,070,703

Maximum CIL rates (per square metre)

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

Rent £44 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,855,645	-4,047,045	-13,477,045	-16,627,045	-19,007,045	-21,567,045
70	-2,255,963	-18,799,692	-28,229,692	-31,379,692	-33,759,692	-36,319,692
75	-2,382,414	-19,853,453	-29,283,453	-32,433,453	-34,813,453	-37,373,453
80	-2,508,866	-20,907,214	-30,337,214	-33,487,214	-35,867,214	-38,427,214
100	-3,014,670	-25,122,250	-34,552,250	-37,702,250	-40,082,250	-42,642,250
110	-3,267,573	-27,229,772	-36,659,772	-39,809,772	-42,189,772	-44,749,772
120	-3,520,475	-29,337,294	-38,767,294	-41,917,294	-44,297,294	-46,857,294
130	-3,773,378	-31,444,816	-40,874,816	-44,024,816	-46,404,816	-48,964,816
140	-4,026,281	-33,552,339	-42,982,339	-46,132,339	-48,512,339	-51,072,339
150	-4,279,183	-35,659,861	-45,089,861	-48,239,861	-50,619,861	-53,179,861
160	-4,532,086	-37,767,383	-47,197,383	-50,347,383	-52,727,383	-55,287,383
170	-4,784,989	-39,874,905	-49,304,905	-52,454,905	-54,834,905	-57,394,905
180	-5,037,891	-41,982,427	-51,412,427	-54,562,427	-56,942,427	-59,502,427
200	-5,543,696	-46,197,463	-55,627,463	-58,777,463	-61,157,463	-63,717,463
225	-6,175,952	-51,466,269	-60,896,269	-64,046,269	-66,426,269	-68,986,269
250	-6,808,209	-56,735,074	-66,165,074	-69,315,074	-71,695,074	-74,255,074

Maximum CIL rates (per square metre)

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

Rent £46 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,484,332	12,369,431	2,939,431	-210,569	-2,590,569	-5,150,569
70	-263,338	-2,194,485	-11,624,485	-14,774,485	-17,154,485	-19,714,485
75	-389,789	-3,248,238	-12,678,238	-15,828,238	-18,208,238	-20,768,238
80	-516,240	-4,301,999	-13,731,999	-16,881,999	-19,261,999	-21,821,999
100	-1,022,045	-8,517,043	-17,947,043	-21,097,043	-23,477,043	-26,037,043
110	-1,274,948	-10,624,565	-20,054,565	-23,204,565	-25,584,565	-28,144,565
120	-1,527,850	-12,732,087	-22,162,087	-25,312,087	-27,692,087	-30,252,087
130	-1,780,753	-14,839,609	-24,269,609	-27,419,609	-29,799,609	-32,359,609
140	-2,033,656	-16,947,132	-26,377,132	-29,527,132	-31,907,132	-34,467,132
150	-2,286,559	-19,054,654	-28,484,654	-31,634,654	-34,014,654	-36,574,654
160	-2,539,460	-21,162,168	-30,592,168	-33,742,168	-36,122,168	-38,682,168
170	-2,792,363	-23,269,690	-32,699,690	-35,849,690	-38,229,690	-40,789,690
180	-3,045,265	-25,377,212	-34,807,212	-37,957,212	-40,337,212	-42,897,212
200	-3,551,071	-29,592,256	-39,022,256	-42,172,256	-44,552,256	-47,112,256
225	-4,183,327	-34,861,061	-44,291,061	-47,441,061	-49,821,061	-52,381,061
250	-4,815,583	-40,129,866	-49,559,866	-52,709,866	-55,089,866	-57,649,866

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Rent £48 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,409,689	45,080,738	35,650,738	32,500,738	30,120,738	27,560,738
70	3,665,976	30,549,801	21,119,801	17,969,801	15,589,801	13,029,801
75	3,541,426	29,511,882	20,081,882	16,931,882	14,551,882	11,991,882
80	3,416,875	28,473,965	19,043,965	15,893,965	13,513,965	10,953,965
100	2,918,672	24,322,263	14,892,263	11,742,263	9,362,263	6,802,263
110	2,669,570	22,246,417	12,816,417	9,666,417	7,286,417	4,726,417
120	2,420,468	20,170,563	10,740,563	7,590,563	5,210,563	2,650,563
130	2,171,366	18,094,717	8,664,717	5,514,717	3,134,717	574,717
140	1,922,265	16,018,872	6,588,872	3,438,872	1,058,872	-1,501,128
150	1,673,163	13,943,026	4,513,026	1,363,026	-1,016,974	-3,576,974
160	1,424,062	11,867,180	2,437,180	-712,820	-3,092,820	-5,652,820
170	1,174,959	9,791,326	361,326	-2,788,674	-5,168,674	-7,228,674
180	925,858	7,715,480	-1,714,520	-4,864,520	-7,244,520	-9,804,520
200	427,655	3,563,789	-5,866,211	-9,016,211	-11,396,211	-13,956,211
225	-198,977	-1,650,639	-11,080,639	-14,230,639	-16,610,639	-19,170,639
250	-430,333	-6,919,444	-16,349,444	-19,499,444	-21,879,444	-24,439,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£170	£150	£140	£130

Site type **HS2 Site Large Office No AW**Rent **£50** per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,335,044	77,792,036	68,362,036	65,212,036	62,832,036	60,272,036
70	7,591,333	63,261,107	53,831,107	50,681,107	48,301,107	45,741,107
75	7,466,782	62,223,180	52,793,180	49,643,180	47,263,180	44,703,180
80	7,342,231	61,185,262	51,755,262	48,605,262	46,225,262	43,665,262
100	6,844,027	57,033,562	47,603,562	44,453,562	42,073,562	39,513,562
110	6,594,926	54,957,716	45,527,716	42,377,716	39,997,716	37,437,716
120	6,345,824	52,881,870	43,451,870	40,301,870	37,921,870	35,361,870
130	6,096,723	50,806,024	41,376,024	38,226,024	35,846,024	33,286,024
140	5,847,621	48,730,179	39,300,179	36,150,179	33,770,179	31,210,179
150	5,598,519	46,654,324	37,224,324	34,074,324	31,694,324	29,134,324
160	5,349,417	44,578,479	35,148,479	31,998,479	29,618,479	27,058,479
170	5,100,316	42,502,633	33,072,633	29,922,633	27,542,633	24,982,633
180	4,851,214	40,426,787	30,996,787	27,846,787	25,466,787	22,906,787
200	4,353,010	36,275,087	26,845,087	23,695,087	21,315,087	18,755,087
225	3,730,256	31,085,468	21,655,468	18,505,468	16,125,468	13,565,468
250	3,107,502	25,895,850	16,465,850	13,315,850	10,935,850	8,375,850

Maximum CIL rates (per square metre)

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

Rent **£52** per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,260,401	110,503,343	101,073,343	97,923,343	95,543,343	92,983,343
70	11,516,690	95,972,414	86,542,414	83,392,414	81,012,414	78,452,414
75	11,392,138	94,934,487	85,504,487	82,354,487	79,974,487	77,414,487
80	11,267,587	93,896,560	84,466,560	81,316,560	78,936,560	76,376,560
100	10,769,384	89,744,869	80,314,869	77,164,869	74,784,869	72,224,869
110	10,520,283	87,669,023	78,239,023	75,089,023	72,709,023	70,149,023
120	10,271,181	85,593,177	76,163,177	73,013,177	70,633,177	68,073,177
130	10,022,079	83,517,323	74,087,323	70,937,323	68,557,323	65,997,323
140	9,772,977	81,441,477	72,011,477	68,961,477	66,481,477	63,921,477
150	9,523,876	79,365,631	69,935,631	66,785,631	64,405,631	61,845,631
160	9,274,774	77,289,785	67,859,785	64,709,785	62,329,785	59,769,785
170	9,025,673	75,213,940	65,783,940	62,633,940	60,253,940	57,693,940
180	8,776,570	73,138,086	63,708,086	60,558,086	58,178,086	55,618,086
200	8,278,367	68,986,394	59,556,394	56,406,394	54,026,394	51,466,394
225	7,655,613	63,796,775	54,366,775	51,216,775	48,836,775	46,276,775
250	7,032,859	58,607,157	49,177,157	46,027,157	43,647,157	41,087,157

Maximum CIL rates (per square metre)

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

Rent **£54** per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,185,758	143,214,650	133,784,650	130,634,650	128,254,650	125,694,650
70	15,442,046	128,683,713	119,253,713	116,103,713	113,723,713	111,163,713
75	15,317,495	127,645,794	118,215,794	115,065,794	112,685,794	110,125,794
80	15,192,944	126,607,867	117,177,867	114,027,867	111,647,867	109,087,867
100	14,694,741	122,456,175	113,026,175	109,876,175	107,496,175	104,936,175
110	14,445,639	120,380,321	110,950,321	107,800,321	105,420,321	102,860,321
120	14,196,537	118,304,475	108,874,475	105,724,475	103,344,475	100,784,475
130	13,947,436	116,228,630	106,798,630	103,648,630	101,268,630	98,708,630
140	13,698,334	114,152,784	104,722,784	101,572,784	99,192,784	96,632,784
150	13,449,233	112,076,938	102,646,938	99,496,938	97,116,938	94,556,938
160	13,200,130	110,001,084	100,571,084	97,421,084	95,041,084	92,481,084
170	12,951,029	107,925,238	98,495,238	95,345,238	92,965,238	90,405,238
180	12,701,927	105,849,392	96,419,392	93,269,392	90,889,392	88,329,392
200	12,203,724	101,697,701	92,267,701	89,117,701	86,737,701	84,177,701
225	11,580,970	96,508,082	87,078,082	83,928,082	81,548,082	78,988,082
250	10,958,216	91,318,464	81,888,464	78,738,464	76,358,464	73,798,464

Maximum CIL rates (per square metre)

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

Rent **£55** per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,148,436	159,570,299	150,140,299	146,990,299	144,610,299	142,050,299
70	17,404,723	145,039,362	135,609,362	132,459,362	130,079,362	127,519,362
75	17,280,173	144,001,443	134,571,443	131,421,443	129,041,443	126,481,443
80	17,155,622	142,963,516	133,533,516	130,383,516	128,003,516	125,443,516
100	16,657,419	138,811,825	129,381,825	126,231,825	123,851,825	121,291,825
110	16,408,317	136,735,979	127,305,979	124,155,979	121,775,979	119,215,979
120	16,159,215	134,660,125	125,230,125	122,080,125	119,700,125	117,140,125
130	15,910,113	132,584,279	123,154,279	120,004,279	117,624,279	115,064,279
140	15,661,012	130,508,433	121,078,433	117,928,433	115,548,433	112,988,433
150	15,411,910	128,432,587	119,002,587	115,852,587	113,472,587	110,912,587
160	15,162,809	126,356,742	116,926,742	113,776,742	111,396,742	108,836,742
170	14,913,706	124,280,887	114,850,887	111,700,887	109,320,887	106,760,887
180	14,664,605	122,205,042	112,775,042	109,625,042	107,245,042	104,686,042
200	14,166,402	118,053,350	108,623,350	105,473,350	103,093,350	100,533,350
225	13,543,648	112,863,731	103,433,731	100,283,731	97,903,731	95,343,731
250	12,920,894	107,674,113	98,244,113	95,094,113	92,714,113	90,154,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type **HS2 Site Large Office with 5% AW @ 80% discount for 15 years**

Site area	0.12 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

Rent £40 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,294,672	-103,288,932	-112,718,932	-115,868,932	-118,248,932	-120,808,932
70	-14,164,989	-118,041,579	-127,471,579	-130,621,579	-133,001,579	-135,561,579
75	-14,291,441	-119,095,340	-128,525,340	-131,675,340	-134,055,340	-136,615,340
80	-14,417,892	-120,149,101	-129,579,101	-132,729,101	-135,109,101	-137,669,101
100	-14,923,697	-124,364,145	-133,794,145	-136,944,145	-139,324,145	-141,884,145
110	-15,176,599	-126,471,659	-135,901,659	-139,051,659	-141,431,659	-143,991,659
120	-15,429,502	-128,579,181	-138,009,181	-141,159,181	-143,539,181	-146,099,181
130	-15,682,404	-130,686,703	-140,116,703	-143,266,703	-145,646,703	-148,206,703
140	-15,935,307	-132,794,225	-142,224,225	-145,374,225	-147,754,225	-150,314,225
150	-16,188,210	-134,901,747	-144,331,747	-147,481,747	-149,861,747	-152,421,747
160	-16,441,112	-137,009,270	-146,439,270	-149,589,270	-151,969,270	-154,529,270
170	-16,694,015	-139,116,792	-148,546,792	-151,696,792	-154,076,792	-156,636,792
180	-16,946,918	-141,224,314	-150,654,314	-153,804,314	-156,184,314	-158,744,314
200	-17,452,722	-145,439,350	-154,869,350	-158,019,350	-160,399,350	-162,959,350
225	-18,084,979	-150,708,155	-160,138,155	-163,288,155	-165,668,155	-168,228,155
250	-18,717,235	-155,976,961	-165,406,961	-168,556,961	-170,936,961	-173,496,961

Maximum CIL rates (per square metre)

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

Rent £42 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,506,716	-70,889,300	-80,319,300	-83,469,300	-85,849,300	-88,409,300
70	-10,277,034	-85,641,946	-95,071,946	-98,221,946	-100,601,946	-103,161,946
75	-10,403,485	-86,695,707	-96,125,707	-99,275,707	-101,655,707	-104,215,707
80	-10,529,936	-87,749,468	-97,179,468	-100,329,468	-102,709,468	-105,269,468
100	-11,035,742	-91,964,513	-101,394,513	-104,544,513	-106,924,513	-109,484,513
110	-11,288,644	-94,072,035	-103,502,035	-106,652,035	-109,032,035	-111,592,035
120	-11,541,547	-96,179,557	-105,609,557	-108,759,557	-111,139,557	-113,699,557
130	-11,794,449	-98,287,079	-107,717,079	-110,867,079	-113,247,079	-115,807,079
140	-12,047,352	-100,394,601	-109,824,601	-112,974,601	-115,354,601	-117,914,601
150	-12,300,255	-102,502,123	-111,932,123	-115,082,123	-117,462,123	-120,022,123
160	-12,553,156	-104,609,645	-114,039,645	-117,189,645	-119,569,645	-122,129,645
170	-12,806,059	-106,717,159	-116,147,159	-119,297,159	-121,677,159	-124,237,159
180	-13,058,962	-108,824,681	-118,254,681	-121,404,681	-123,784,681	-126,344,681
200	-13,564,767	-113,039,726	-122,469,726	-125,619,726	-127,999,726	-130,559,726
225	-14,197,024	-118,308,531	-127,738,531	-130,888,531	-133,268,531	-135,828,531
250	-14,829,279	-123,577,328	-133,007,328	-136,157,328	-138,537,328	-141,097,328

Maximum CIL rates (per square metre)

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

Rent £44 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,674,783	-22,289,859	-31,719,859	-34,869,859	-37,249,859	-39,809,859
70	-4,445,101	-37,042,506	-46,472,506	-49,622,506	-52,002,506	-54,562,506
75	-4,571,552	-38,096,267	-47,526,267	-50,676,267	-53,056,267	-55,616,267
80	-4,698,003	-39,150,028	-48,580,028	-51,730,028	-54,110,028	-56,670,028
100	-5,203,809	-43,365,072	-52,795,072	-55,945,072	-58,325,072	-60,885,072
110	-5,456,711	-45,472,594	-54,902,594	-58,052,594	-60,432,594	-62,992,594
120	-5,709,614	-47,580,117	-57,010,117	-60,160,117	-62,540,117	-65,100,117
130	-5,962,517	-49,687,639	-59,117,639	-62,267,639	-64,647,639	-67,207,639
140	-6,215,419	-51,795,161	-61,225,161	-64,375,161	-66,755,161	-69,315,161
150	-6,468,321	-53,902,683	-63,332,683	-66,482,683	-68,862,683	-71,422,683
160	-6,721,224	-56,010,197	-65,440,197	-68,590,197	-70,970,197	-73,530,197
170	-6,974,126	-58,117,719	-67,547,719	-70,697,719	-73,077,719	-75,637,719
180	-7,227,029	-60,225,241	-69,655,241	-72,805,241	-75,185,241	-77,745,241
200	-7,732,834	-64,440,285	-73,870,285	-77,020,285	-79,400,285	-81,960,285
225	-8,365,091	-69,709,091	-79,139,091	-82,289,091	-84,669,091	-87,229,091
250	-8,997,347	-74,977,888	-84,407,888	-87,557,888	-89,937,888	-92,497,888

Maximum CIL rates (per square metre)

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

Rent £46 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-730,805	-6,090,043	-15,520,043	-18,670,043	-21,050,043	-23,610,043
70	-2,501,124	-20,842,698	-30,272,698	-33,422,698	-35,802,698	-38,362,698
75	-2,627,575	-21,896,459	-31,326,459	-34,476,459	-36,856,459	-39,416,459
80	-2,754,025	-22,950,212	-32,380,212	-35,530,212	-37,910,212	-40,470,212
100	-3,259,831	-27,165,256	-36,595,256	-39,745,256	-42,125,256	-44,685,256
110	-3,512,733	-29,272,778	-38,702,778	-41,852,778	-44,232,778	-46,792,778
120	-3,765,636	-31,380,300	-40,810,300	-43,960,300	-46,340,300	-48,900,300
130	-4,018,539	-33,487,823	-42,917,823	-46,067,823	-48,447,823	-51,007,823
140	-4,271,441	-35,595,345	-45,025,345	-48,175,345	-50,555,345	-53,115,345
150	-4,524,344	-37,702,867	-47,132,867	-50,282,867	-52,662,867	-55,222,867
160	-4,777,247	-39,810,389	-49,240,389	-52,390,389	-54,770,389	-57,330,389
170	-5,030,148	-41,917,903	-51,347,903	-54,497,903	-56,877,903	-59,437,903
180	-5,283,051	-44,025,425	-53,455,425	-56,605,425	-58,985,425	-61,545,425
200	-5,788,856	-48,240,469	-57,670,469	-60,820,469	-63,200,469	-65,760,469
225	-6,421,113	-53,509,275	-62,939,275	-66,089,275	-68,469,275	-71,029,275
250	-7,053,370	-58,778,080	-68,208,080	-71,358,080	-73,738,080	-76,298,080

Maximum CIL rates (per square metre)

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

Rent £48 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,109,701	25,914,178	16,484,178	13,334,178	10,954,178	8,394,178
70	1,365,990	11,383,249	1,953,249	-1,196,751	-3,576,751	-6,136,751
75	1,241,439	10,345,322	915,322	-2,234,678	-4,614,678	-7,174,678
80	1,116,887	9,307,395	-122,605	-3,272,605	-5,652,605	-8,212,605
100	618,684	5,155,703	-4,274,297	-7,424,297	-9,804,297	-12,364,297
110	369,583	3,079,857	-6,350,143	-9,500,143	-11,880,143	-14,440,143
120	120,481	1,004,012	-8,425,988	-11,575,988	-13,955,988	-16,515,988
130	-130,583	-1,088,190	-10,518,190	-13,668,190	-16,048,190	-18,608,190
140	-383,485	-3,185,712	-12,625,712	-15,775,712	-18,155,712	-20,715,712
150	-636,388	-5,303,234	-14,733,234	-17,883,234	-20,263,234	-22,823,234
160	-889,291	-7,410,757	-16,840,757	-19,990,757	-22,370,757	-24,930,757
170	-1,142,193	-9,518,279	-18,948,279	-22,098,279	-24,478,279	-27,038,279
180	-1,395,096	-11,625,801	-21,055,801	-24,205,801	-26,585,801	-29,145,801
200	-1,900,901	-15,840,845	-25,270,845	-28,420,845	-30,800,845	-33,360,845
225	-2,533,157	-21,109,942	-30,539,942	-33,689,942	-36,069,942	-38,629,942
250	-3,165,414	-26,378,447	-35,808,447	-38,958,447	-41,338,447	-43,898,447

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£0	£0	£0

Site type HS2 Site Large Office with 5% AW @ 80% discount for 15 years

Rent £50 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,939,225	57,826,877	48,396,877	45,246,877	42,866,877	40,306,877
70	5,195,513	43,295,940	33,865,940	30,715,940	28,335,940	25,775,940
75	5,070,963	42,258,021	32,828,021	29,678,021	27,298,021	24,738,021
80	4,945,411	41,220,094	31,790,094	28,640,094	26,260,094	23,700,094
100	4,448,208	37,068,403	27,638,403	24,488,403	22,108,403	19,548,403
110	4,199,106	34,992,549	25,562,549	22,412,549	20,032,549	17,472,549
120	3,950,004	32,916,703	23,486,703	20,336,703	17,956,703	15,396,703
130	3,700,903	30,840,857	21,410,857	18,260,857	15,880,857	13,320,857
140	3,451,801	28,765,011	19,335,011	16,185,011	13,805,011	11,245,011
150	3,202,700	26,689,165	17,259,165	14,109,165	11,729,165	9,169,165
160	2,953,597	24,613,311	15,183,311	12,033,311	9,653,311	7,093,311
170	2,704,496	22,537,465	13,107,465	9,957,465	7,577,465	5,017,465
180	2,455,394	20,461,620	11,031,620	7,881,620	5,501,620	2,941,620
200	1,957,191	16,309,928	8,679,928	3,729,928	1,349,928	-1,210,072
225	1,334,437	11,120,309	1,690,309	-1,459,691	-3,839,691	-9,399,691
250	711,683	5,930,691	-3,499,309	-6,649,309	-9,029,309	-11,589,309

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£200	£200	£180

Rent £52 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,768,748	89,739,568	80,309,568	77,159,568	74,779,568	72,219,568
70	9,025,037	75,208,640	65,778,640	62,628,640	60,248,640	57,688,640
75	8,900,485	74,170,712	64,740,712	61,590,712	59,210,712	56,650,712
80	8,775,935	73,132,794	63,702,794	60,552,794	58,172,794	55,612,794
100	8,277,731	68,081,094	59,551,094	56,401,094	54,021,094	51,461,094
110	8,028,630	66,905,248	57,475,248	54,325,248	51,945,248	49,385,248
120	7,779,528	64,829,402	55,399,402	52,249,402	49,869,402	47,309,402
130	7,530,427	62,753,556	53,323,556	50,173,556	47,793,556	45,233,556
140	7,281,325	60,677,711	51,247,711	48,097,711	45,717,711	43,157,711
150	7,032,223	58,601,857	49,171,857	46,021,857	43,641,857	41,081,857
160	6,783,121	56,526,011	47,096,011	43,946,011	41,566,011	39,006,011
170	6,534,020	54,450,165	45,020,165	41,870,165	39,490,165	36,930,165
180	6,284,918	52,374,319	42,944,319	39,794,319	37,414,319	34,854,319
200	5,786,714	46,222,619	38,792,619	35,642,619	33,262,619	30,702,619
225	5,163,960	43,033,001	33,603,001	30,453,001	28,073,001	25,513,001
250	4,541,206	37,843,382	28,413,382	25,263,382	22,883,382	20,323,382

Maximum CIL rates (per square metre)

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

Rent £54 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,598,272	121,652,268	112,222,268	109,072,268	106,692,268	104,132,268
70	12,854,561	107,121,339	97,691,339	94,541,339	92,161,339	89,601,339
75	12,730,009	106,083,412	96,653,412	93,503,412	91,123,412	88,563,412
80	12,605,458	105,045,485	95,615,485	92,465,485	90,085,485	87,525,485
100	12,107,255	100,893,793	91,463,793	88,313,793	85,933,793	83,373,793
110	11,858,154	98,817,948	89,387,948	86,237,948	83,857,948	81,297,948
120	11,609,052	96,742,102	87,312,102	84,162,102	81,782,102	79,222,102
130	11,359,950	94,666,248	85,236,248	82,086,248	79,706,248	77,146,248
140	11,110,848	92,590,402	83,160,402	80,010,402	77,630,402	75,070,402
150	10,861,747	90,514,556	81,084,556	77,934,556	75,554,556	72,994,556
160	10,612,645	88,438,710	79,008,710	75,858,710	73,478,710	70,918,710
170	10,363,544	86,362,864	76,932,864	73,782,864	71,402,864	68,842,864
180	10,114,441	84,287,010	74,857,010	71,707,010	69,327,010	66,767,010
200	9,616,238	80,135,319	70,705,319	67,555,319	65,175,319	62,615,319
225	8,993,484	74,945,700	65,515,700	62,365,700	59,985,700	57,425,700
250	8,370,730	69,756,081	60,326,081	57,176,081	54,796,081	52,236,081

Maximum CIL rates (per square metre)

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

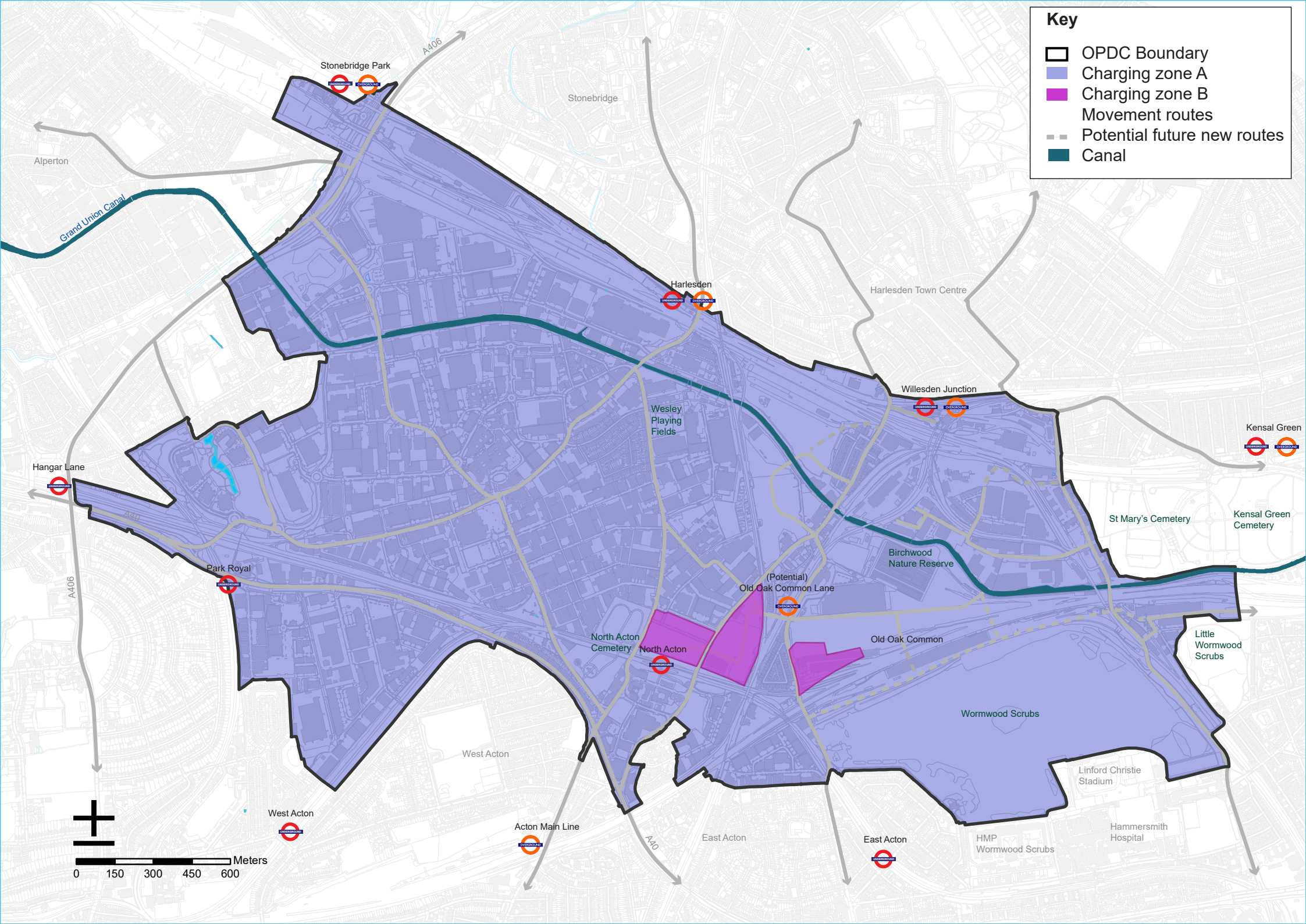
Rent £55 per sq ft

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,513,034	137,608,613	128,178,613	125,028,613	122,648,613	120,088,613
70	14,769,322	123,077,685	113,647,685	110,497,685	108,117,685	105,557,685
75	14,644,771	122,039,758	112,609,758	109,459,758	107,079,758	104,519,758
80	14,520,221	121,001,839	111,571,839	108,421,839	106,041,839	103,481,839
100	14,022,017	116,850,139	107,420,139	104,270,139	101,890,139	99,330,139
110	13,772,915	114,774,293	105,344,293	102,194,293	99,814,293	97,254,293
120	13,523,814	112,698,447	103,268,447	100,118,447	97,738,447	95,178,447
130	13,274,712	110,622,602	101,192,602	98,042,602	95,662,602	93,102,602
140	13,025,611	108,546,756	99,116,756	95,966,756	93,586,756	91,026,756
150	12,776,508	106,470,902	97,040,902	93,890,902	91,510,902	88,950,902
160	12,527,407	104,395,056	94,965,056	91,815,056	89,435,056	86,875,056
170	12,278,305	102,319,210	92,889,210	89,739,210	87,359,210	84,799,210
180	12,029,204	100,243,364	90,813,364	87,663,364	85,283,364	82,723,364
200	11,531,000	96,091,664	86,661,664	83,511,664	81,131,664	78,571,664
225	10,908,245	90,902,046	81,472,046	78,322,046	75,942,046	73,382,046
250	10,285,491	85,712,427	76,282,427	73,132,427	70,752,427	68,192,427

Maximum CIL rates (per square metre)

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

Appendix 10 - Proposed Office CIL Zones Map



Appendix 11 - Industrial and warehouse 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 Single Story - Small Industrial - 5% AW @ 80% discount for 15 years

	BLV1	BLV2	BLV3	BLV4
Rent £35 psf Base Yield	180	#N/A	#N/A	#N/A
Rent £37 psf Base Yield	180	0	#N/A	#N/A
Base Rent Yield 5.5%	180	#N/A	#N/A	#N/A
Base Rent £38 and Base Yield 5.25%	180	150	#N/A	#N/A
Base Rent Yield 5%	180	180	#N/A	#N/A
Rent £40 psf Base Yield	180	180	#N/A	#N/A
Rent £42 psf Base Yield	180	180	170	#N/A

Site type Single Story - Medium Industrial - 5% AW @ 80% discount for 15 years

	BLV1	BLV2	BLV3	BLV4
Rent £32 psf Base Yield	180	#N/A	#N/A	#N/A
Rent £34 psf Base Yield	180	#N/A	#N/A	#N/A
Base Rent Yield 5.5%	180	#N/A	#N/A	#N/A
Base Rent £35 and Base Yield 5.25%	180	110	#N/A	#N/A
Base Rent Yield 5%	180	180	#N/A	#N/A
Rent £36 psf Base Yield	180	180	#N/A	#N/A
Rent £38 psf Base Yield	180	180	0	#N/A

Site type Single Story - Large Industrial - 5% AW @ 80% discount for 15 years

	BLV1	BLV2	BLV3	BLV4
Rent £20 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent £21 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Base Rent Yield 5%	#N/A	#N/A	#N/A	#N/A
Base Rent £22.50 and Base Yield 4.75%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield 4.5%	#N/A	#N/A	#N/A	#N/A
Rent £25 psf Base Yield	#N/A	#N/A	#N/A	#N/A
Rent £28 psf Base Yield	#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 Multit-Story Industrial 1 - 5% AW @ 80% discount for 15 years

	BLV1	BLV2	BLV3	BLV4
large industrial no discount base yield	#N/A	#N/A	#N/A	#N/A
medium industrial no discount base yield	#N/A	#N/A	#N/A	#N/A
large industrial with floor discount (based on 10% discount from market rent per floor) base yield	#N/A	#N/A	#N/A	#N/A
medium industrial with floor discount (based on 10% discount from market rent per floor) base yield	#N/A	#N/A	#N/A	#N/A
mixed large units on ground and second floor and medium top floor no floor discount base yields	#N/A	#N/A	#N/A	#N/A
mixed large units on ground and medium units on second and third floor no floor discount base yields	#N/A	#N/A	#N/A	#N/A
mixed large units on ground and second floor and medium top floor with floor discount (based on 10% discount from market rent per floor) base yields	#N/A	#N/A	#N/A	#N/A
mixed large units on ground and medium units on second and third floor no floor discount (based on 10% discount from market rent per floor) base yields	#N/A	#N/A	#N/A	#N/A

Site type Multit-Story Industrial 2 - 5% AW @ 80% discount for 15 years

	BLV1	BLV2	BLV3	BLV4
Small industrial Base Rent (no floor discount) and yield + 0.5%	#N/A	#N/A	#N/A	#N/A
Small industrial Base Rent (10% discount first floor 20% discount 2nd-6th floor) and yield + 0.5%	#N/A	#N/A	#N/A	#N/A
Small industrial Base Rent (no floor discount) and base yield	180	0	#N/A	#N/A
Small industrial Base Rent (10% discount first floor 20% discount 2nd-6th floor) and base yield	#N/A	#N/A	#N/A	#N/A
Small industrial Base Rent (no floor discount) and yield -0.25%	180	180	50	#N/A
Small industrial Base Rent (10% discount first floor 20% discount 2nd-6th floor) and yield - 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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type **Mult-Story Industrial 1 - 5% AW @ 80% discount for 15 years**

		Site area	3,3000 ha
		Net to gross	100%

large industrial no discount base yield

£7373 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,896,384	-6,635,268	-16,065,268	-19,215,268	-21,595,268	-24,155,268
50	-23,734,444	-7,192,256	-16,622,256	-19,772,256	-22,152,256	-24,712,256
75	-24,653,475	-7,470,750	-16,900,750	-20,050,750	-22,430,750	-24,990,750
80	-24,837,281	-7,526,449	-16,956,449	-20,106,449	-22,486,449	-25,046,449
85	-25,021,086	-7,582,147	-17,012,147	-20,162,147	-22,542,147	-25,102,147
90	-25,204,892	-7,637,846	-17,067,846	-20,217,846	-22,597,846	-25,157,846
95	-25,388,699	-7,693,545	-17,123,545	-20,273,545	-22,653,545	-25,213,545
100	-25,572,505	-7,749,244	-17,179,244	-20,329,244	-22,709,244	-25,269,244
110	-25,940,116	-7,860,641	-17,290,641	-20,440,641	-22,820,641	-25,380,641
120	-26,307,729	-7,972,039	-17,402,039	-20,552,039	-22,932,039	-25,492,039
130	-26,675,341	-8,083,276	-17,513,437	-20,663,437	-23,043,437	-25,603,437
140	-27,042,953	-8,194,834	-17,624,834	-20,774,834	-23,154,834	-25,714,834
150	-27,410,565	-8,306,232	-17,736,232	-20,886,232	-23,266,232	-25,826,232
160	-27,778,177	-8,417,629	-17,847,629	-20,997,629	-23,377,629	-25,937,629
170	-28,145,789	-8,529,027	-17,959,027	-21,109,027	-23,489,027	-26,049,027
180	-28,513,401	-8,640,424	-18,070,424	-21,220,424	-23,600,424	-26,160,424

Maximum CIL rates (per square metre)

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

medium industrial no discount base 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	£15,612,050	4,730,924	-4,699,076	-7,849,076	-10,229,076	-12,789,076
50	13,801,614	4,182,307	-5,247,693	-8,397,693	-10,777,693	-13,337,693
75	12,896,396	3,907,999	-5,522,001	-8,672,001	-11,052,001	-13,612,001
80	12,715,353	3,853,137	-5,576,863	-8,726,863	-11,106,863	-13,666,863
85	12,534,310	3,798,276	-5,631,724	-8,781,724	-11,161,724	-13,721,724
90	12,353,266	3,743,414	-5,686,586	-8,836,586	-11,216,586	-13,776,586
95	12,172,222	3,688,552	-5,741,448	-8,891,448	-11,271,448	-13,831,448
100	11,991,178	3,633,690	-5,796,310	-8,946,310	-11,326,310	-13,886,310
110	11,629,092	3,523,967	-5,906,033	-9,056,033	-11,436,033	-13,996,033
120	11,267,004	3,414,244	-6,015,756	-9,165,756	-11,545,756	-14,105,756
130	10,904,917	3,304,520	-6,125,480	-9,275,480	-11,655,480	-14,215,480
140	10,542,830	3,194,797	-6,235,203	-9,385,203	-11,765,203	-14,325,203
150	10,180,742	3,085,073	-6,344,927	-9,494,927	-11,874,927	-14,434,927
160	9,818,655	2,975,350	-6,454,650	-9,604,650	-11,984,650	-14,544,650
170	9,456,568	2,865,627	-6,564,373	-9,714,373	-12,094,373	-14,654,373
180	9,094,481	2,755,903	-6,674,097	-9,824,097	-12,204,097	-14,764,097

Maximum CIL rates (per square metre)

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

large industrial with floor discount (based on 10% discount from market)

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,436,897	-9,526,332	-18,956,332	-22,106,332	-24,486,332	-27,046,332
50	-33,274,956	-10,083,320	-19,513,320	-22,663,320	-25,043,320	-27,603,320
75	-34,193,987	-10,361,814	-19,791,814	-22,941,814	-25,321,814	-27,881,814
80	-34,377,793	-10,417,513	-19,847,513	-22,997,513	-25,377,513	-27,937,513
85	-34,561,598	-10,473,212	-19,903,212	-23,053,212	-25,433,212	-27,993,212
90	-34,745,405	-10,528,911	-19,958,911	-23,108,911	-25,488,911	-28,048,911
95	-34,929,211	-10,584,609	-20,014,609	-23,164,609	-25,544,609	-28,104,609
100	-35,113,017	-10,640,308	-20,070,308	-23,220,308	-25,600,308	-28,160,308
110	-35,480,629	-10,751,706	-20,181,706	-23,331,706	-25,711,706	-28,271,706
120	-35,848,241	-10,863,103	-20,293,103	-23,443,103	-25,823,103	-28,383,103
130	-36,215,853	-10,974,501	-20,404,501	-23,554,501	-25,934,501	-28,494,501
140	-36,583,465	-11,085,898	-20,515,898	-23,665,898	-26,045,898	-28,605,898
150	-36,951,077	-11,197,296	-20,627,296	-23,777,296	-26,157,296	-28,717,296
160	-37,318,689	-11,308,694	-20,738,694	-23,888,694	-26,268,694	-28,828,694
170	-37,686,301	-11,420,091	-20,850,091	-24,000,091	-26,380,091	-28,940,091
180	-38,053,913	-11,531,489	-20,961,489	-24,111,489	-26,491,489	-29,051,489

medium industrial with floor discount (based on 10% discount from market)

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,496,986	756,662	-8,673,338	-11,823,338	-14,203,338	-16,763,338
50	686,550	208,045	-9,221,955	-12,371,955	-14,751,955	-17,311,955
75	-222,004	-67,274	-9,497,274	-12,647,274	-15,027,274	-17,587,274
80	-405,811	-122,973	-9,552,973	-12,702,973	-15,082,973	-17,642,973
85	-589,617	-178,672	-9,608,672	-12,758,672	-15,138,672	-17,698,672
90	-773,422	-234,370	-9,664,370	-12,814,370	-15,194,370	-17,754,370
95	-957,228	-290,069	-9,720,069	-12,870,069	-15,250,069	-17,810,069
100	-1,141,035	-345,768	-9,775,768	-12,925,768	-15,305,768	-17,865,768
110	-1,508,646	-457,166	-9,887,166	-13,037,166	-15,417,166	-17,977,166
120	-1,876,259	-568,563	-9,998,563	-13,148,563	-15,528,563	-18,088,563
130	-2,243,870	-679,961	-10,109,961	-13,259,961	-15,639,961	-18,199,961
140	-2,611,483	-791,358	-10,221,358	-13,371,358	-15,751,358	-18,311,358
150	-2,979,094	-902,756	-10,332,756	-13,482,756	-15,862,756	-18,422,756
160	-3,346,707	-1,014,154	-10,444,154	-13,594,154	-15,974,154	-18,534,154
170	-3,714,318	-1,125,551	-10,555,551	-13,705,551	-16,085,551	-18,645,551
180	-4,081,931	-1,236,949	-10,666,949	-13,816,949	-16,196,949	-18,756,949

mixed large units on ground and second floor and medium top floor no

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,316,880	-2,823,297	-12,253,297	-15,403,297	-17,783,297	-20,343,297
50	-11,154,939	-3,380,285	-12,810,285	-15,960,285	-18,340,285	-20,900,285
75	-12,073,970	-3,658,779	-13,088,779	-16,238,779	-18,618,779	-21,178,779
80	-12,257,776	-3,714,478	-13,144,478	-16,294,478	-18,674,478	-21,234,478
85	-12,441,582	-3,770,176	-13,200,176	-16,350,176	-18,730,176	-21,290,176
90	-12,625,387	-3,825,875	-13,255,875	-16,405,875	-18,785,875	-21,345,875
95	-12,809,194	-3,881,574	-13,311,574	-16,461,574	-18,841,574	-21,401,574
100	-12,993,000	-3,937,273	-13,367,273	-16,517,273	-18,897,273	-21,457,273
110	-13,360,611	-4,048,670	-13,678,670	-16,628,670	-19,008,670	-21,568,670
120	-13,728,224	-4,160,068	-13,990,068	-16,740,068	-19,120,068	-21,680,068
130	-14,095,835	-4,271,465	-13,701,465	-16,851,465	-19,231,465	-21,791,465
140	-14,463,448	-4,382,863	-13,812,863	-16,962,863	-19,342,863	-21,902,863
150	-14,831,060	-4,494,260	-13,924,260	-17,074,260	-19,454,260	-22,014,260
160	-15,198,672	-4,605,658	-14,035,658	-17,185,658	-19,565,658	-22,125,658
170	-15,566,285	-4,717,056	-14,147,056	-17,297,056	-19,677,056	-22,237,056
180	-15,933,898	-4,828,453	-14,258,453	-17,408,453	-19,788,453	-22,348,453

Maximum CIL rates (per square metre)

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

Site type Mult-Story Industrial 1 - 5% AW @ 80% discount for 15 years

mixed large units on ground and medium units on second and third floor

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,216,563	974,716	-8,455,284	-11,605,284	-13,985,284	-16,545,284
50	1,406,127	426,099	-9,003,901	-12,153,901	-14,533,901	-17,093,901
75	500,909	151,791	-9,278,209	-12,428,209	-14,808,209	-17,368,209
80	319,866	96,929	-9,333,071	-12,483,071	-14,863,071	-17,423,071
85	138,822	42,067	-9,387,933	-12,537,933	-14,917,933	-17,477,933
90	-42,865	-12,989	-9,442,989	-12,592,989	-14,972,989	-17,532,989
95	-226,672	-68,689	-9,498,689	-12,648,689	-15,028,689	-17,588,689
100	-410,478	-124,387	-9,554,387	-12,704,387	-15,084,387	-17,644,387
110	-778,089	-235,785	-9,665,785	-12,815,785	-15,195,785	-17,755,785
120	-1,145,702	-347,182	-9,777,182	-12,927,182	-15,307,182	-17,867,182
130	-1,513,314	-458,580	-9,888,580	-13,038,580	-15,418,580	-17,978,580
140	-1,880,926	-569,978	-9,999,978	-13,149,978	-15,529,978	-18,089,978
150	-2,248,538	-681,375	-10,111,375	-13,261,375	-15,641,375	-18,201,375
160	-2,616,150	-792,773	-10,222,773	-13,372,773	-15,752,773	-18,312,773
170	-2,983,762	-904,170	-10,334,170	-13,484,170	-15,864,170	-18,424,170
180	-3,351,374	-1,015,568	-10,445,568	-13,595,568	-15,975,568	-18,535,568

Maximum CIL rates (per square metre)

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

mixed large units on ground and second floor and medium top floor wif

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,373,446	-6,476,802	-15,906,802	-19,056,802	-21,436,802	-23,996,802
50	-23,211,507	-7,033,790	-16,463,790	-19,613,790	-21,993,790	-24,553,790
75	-24,130,536	-7,312,284	-16,742,284	-19,892,284	-22,272,284	-24,832,284
80	-24,314,342	-7,367,982	-16,797,982	-19,947,982	-22,327,982	-24,887,982
85	-24,498,148	-7,423,681	-16,853,681	-20,003,681	-22,383,681	-24,943,681
90	-24,681,955	-7,479,380	-16,909,380	-20,059,380	-22,439,380	-24,999,380
95	-24,865,760	-7,535,079	-16,965,079	-20,115,079	-22,495,079	-25,055,079
100	-25,049,566	-7,590,778	-17,020,778	-20,170,778	-22,550,778	-25,110,778
110	-25,417,179	-7,702,175	-17,132,175	-20,282,175	-22,662,175	-25,222,175
120	-25,784,790	-7,813,573	-17,243,573	-20,393,573	-22,773,573	-25,333,573
130	-26,152,403	-7,924,971	-17,354,971	-20,504,971	-22,884,971	-25,444,971
140	-26,520,014	-8,036,368	-17,466,368	-20,616,368	-22,996,368	-25,556,368
150	-26,887,627	-8,147,766	-17,577,766	-20,727,766	-23,107,766	-25,667,766
160	-27,255,238	-8,259,163	-17,689,163	-20,839,163	-23,219,163	-25,779,163
170	-27,622,851	-8,370,561	-17,800,561	-20,950,561	-23,330,561	-25,890,561
180	-27,990,462	-8,481,958	-17,911,958	-21,061,958	-23,441,958	-26,001,958

Maximum CIL rates (per square metre)

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

mixed large units on ground and medium units on second and third floor £10226 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,049,430	-3,045,282	-12,475,282	-15,625,282	-18,005,282	-20,565,282
50	-11,887,489	-3,602,270	-13,032,270	-16,182,270	-18,562,270	-21,122,270
75	-12,806,520	-3,880,764	-13,310,764	-16,460,764	-18,840,764	-21,400,764
80	-12,990,326	-3,936,462	-13,366,462	-16,516,462	-18,896,462	-21,456,462
85	-13,174,132	-3,992,161	-13,422,161	-16,572,161	-18,952,161	-21,512,161
90	-13,357,937	-4,047,860	-13,477,860	-16,627,860	-19,007,860	-21,567,860
95	-13,541,744	-4,103,559	-13,533,559	-16,683,559	-19,063,559	-21,623,559
100	-13,725,550	-4,159,258	-13,589,258	-16,739,258	-19,119,258	-21,679,258
110	-14,093,162	-4,270,655	-13,700,655	-16,850,655	-19,230,655	-21,790,655
120	-14,460,774	-4,382,053	-13,812,053	-16,962,053	-19,342,053	-21,902,053
130	-14,828,387	-4,493,450	-13,923,450	-17,073,450	-19,453,450	-22,013,450
140	-15,195,998	-4,604,848	-14,034,848	-17,184,848	-19,564,848	-22,124,848
150	-15,563,611	-4,716,246	-14,146,246	-17,296,246	-19,676,246	-22,236,246
160	-15,931,222	-4,827,643	-14,257,643	-17,407,643	-19,787,643	-22,347,643
170	-16,298,835	-4,939,041	-14,369,041	-17,519,041	-19,899,041	-22,459,041
180	-16,666,446	-5,050,438	-14,480,438	-17,630,438	-20,010,438	-22,570,438

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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type **Mult-Story Industrial 2 - 5% AW @ 80% discount for 15 years**

		Site area	0.69 ha
		Net to gross	100%

Small industrial Base Rent (no floor discount) and yield + 0.5%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,467,233	6,474,251	-2,955,749	-6,105,749	-8,485,749	-11,045,749
50	3,907,745	5,663,399	-3,766,601	-6,916,601	-9,296,601	-11,856,601
75	3,628,001	5,257,972	-4,172,028	-7,322,028	-9,702,028	-12,262,028
80	3,572,052	5,176,887	-4,253,113	-7,403,113	-9,783,113	-12,343,113
85	3,516,103	5,095,801	-4,334,199	-7,484,199	-9,864,199	-12,424,199
90	3,460,154	5,014,716	-4,415,284	-7,565,284	-9,945,284	-12,505,284
95	3,404,205	4,933,630	-4,496,370	-7,646,370	-10,026,370	-12,586,370
100	3,348,257	4,852,546	-4,577,454	-7,727,454	-10,107,454	-12,667,454
110	3,236,359	4,690,376	-4,739,624	-7,889,624	-10,269,624	-12,829,624
120	3,124,461	4,528,205	-4,901,795	-8,051,795	-10,431,795	-12,991,795
130	3,012,564	4,366,034	-5,063,966	-8,213,966	-10,593,966	-13,153,966
140	2,900,666	4,203,864	-5,226,136	-8,376,136	-10,756,136	-13,316,136
150	2,788,769	4,041,694	-5,388,306	-8,538,306	-10,918,306	-13,478,306
160	2,676,871	3,879,523	-5,550,477	-8,700,477	-11,080,477	-13,640,477
170	2,564,973	3,717,353	-5,712,647	-8,862,647	-11,242,647	-13,802,647
180	2,453,076	3,555,182	-5,874,818	-9,024,818	-11,404,818	-13,964,818

Maximum CIL rates (per square metre)

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

Small industrial Base Rent (10% discount first floor 20% discount 2nd-4

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,625,475	-2,355,761	-11,785,761	-14,935,761	-17,315,761	-19,875,761
50	-2,193,500	-3,178,985	-12,608,985	-15,758,985	-18,138,985	-20,698,985
75	-2,477,512	-3,590,597	-13,020,597	-16,170,597	-18,550,597	-21,110,597
80	-2,534,315	-3,672,920	-13,102,920	-16,252,920	-18,632,920	-21,192,920
85	-2,591,118	-3,755,243	-13,185,243	-16,335,243	-18,715,243	-21,275,243
90	-2,647,920	-3,837,565	-13,267,565	-16,417,565	-18,797,565	-21,357,565
95	-2,704,723	-3,919,888	-13,349,888	-16,499,888	-18,879,888	-21,439,888
100	-2,761,525	-4,002,209	-13,432,209	-16,582,209	-18,962,209	-21,522,209
110	-2,875,130	-4,166,855	-13,596,855	-16,746,855	-19,126,855	-21,686,855
120	-2,988,735	-4,331,500	-13,761,500	-16,911,500	-19,291,500	-21,851,500
130	-3,102,340	-4,496,145	-13,926,145	-17,076,145	-19,456,145	-22,016,145
140	-3,215,944	-4,660,789	-14,090,789	-17,240,789	-19,620,789	-22,180,789
150	-3,329,549	-4,825,434	-14,255,434	-17,405,434	-19,785,434	-22,345,434
160	-3,443,155	-4,990,080	-14,420,080	-17,570,080	-19,950,080	-22,510,080
170	-3,556,760	-5,154,724	-14,584,724	-17,734,724	-20,114,724	-22,674,724
180	-3,670,364	-5,319,369	-14,749,369	-17,899,369	-20,279,369	-22,839,369

Maximum CIL rates (per square metre)

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

Small industrial Base Rent (no floor discount) and base 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	8,687,611	12,590,741	3,160,741	10,741	-2,369,259	-4,929,259
50	8,128,123	11,779,889	2,349,889	-800,111	-3,180,111	-5,740,111
75	7,848,379	11,374,462	1,944,462	-1,205,538	-3,585,538	-6,145,538
80	7,792,431	11,293,378	1,863,378	-1,286,622	-3,666,622	-6,226,622
85	7,736,482	11,212,292	1,782,292	-1,367,706	-3,747,706	-6,307,706
90	7,680,533	11,131,207	1,701,207	-1,448,793	-3,828,793	-6,388,793
95	7,624,584	11,050,122	1,620,122	-1,529,878	-3,909,878	-6,469,878
100	7,568,635	10,969,036	1,539,036	-1,610,964	-3,990,964	-6,550,964
110	7,456,737	10,806,866	1,376,866	-1,773,134	-4,153,134	-6,713,134
120	7,344,839	10,644,696	1,214,696	-1,935,305	-4,315,305	-6,875,305
130	7,232,943	10,482,526	1,052,526	-2,097,474	-4,477,474	-7,037,474
140	7,121,045	10,320,355	890,355	-2,259,645	-4,639,645	-7,199,645
150	7,009,147	10,158,184	728,184	-2,421,816	-4,801,816	-7,361,816
160	6,897,249	9,996,013	566,013	-2,583,987	-4,963,987	-7,523,987
170	6,785,351	9,833,843	403,843	-2,746,157	-5,126,157	-7,686,157
180	6,673,455	9,671,673	241,673	-2,908,327	-5,288,327	-7,848,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£0	#N/A	#N/A

Small industrial Base Rent (10% discount first floor 20% discount 2nd-4

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,986,276	2,878,661	-6,551,339	-9,701,339	-12,081,339	-14,641,339
50	1,426,788	2,067,809	-7,362,191	-10,512,191	-12,892,191	-15,452,191
75	1,147,043	1,662,382	-7,767,618	-10,917,618	-13,297,618	-15,857,618
80	1,091,094	1,581,296	-7,848,704	-10,998,704	-13,378,704	-15,938,704
85	1,035,146	1,500,211	-7,929,789	-11,079,789	-13,459,789	-16,019,789
90	979,197	1,419,126	-8,010,874	-11,160,874	-13,540,874	-16,100,874
95	923,249	1,338,042	-8,091,958	-11,241,958	-13,621,958	-16,181,958
100	867,300	1,256,956	-8,173,044	-11,323,044	-13,703,044	-16,263,044
110	755,402	1,094,785	-8,335,215	-11,485,215	-13,865,215	-16,425,215
120	643,504	932,615	-8,497,385	-11,647,385	-14,027,385	-16,587,385
130	531,606	770,444	-8,659,556	-11,809,556	-14,189,556	-16,749,556
140	419,709	608,273	-8,821,727	-11,971,727	-14,351,727	-16,911,727
150	307,812	446,104	-8,983,896	-12,133,896	-14,513,896	-17,073,896
160	195,914	283,933	-9,146,067	-12,296,067	-14,676,067	-17,236,067
170	84,016	121,762	-9,308,238	-12,458,238	-14,838,238	-17,398,238
180	-28,307	-41,025	-9,471,025	-12,621,025	-15,001,025	-17,561,025

Maximum CIL rates (per square metre)

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

Small industrial Base Rent (no floor discount) and yield -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	11,117,831	16,112,798	6,682,798	3,532,798	1,152,798	-1,407,202
50	10,558,343	15,301,946	5,871,946	2,721,946	341,946	-2,218,054
75	10,278,598	14,896,519	5,466,519	2,316,519	-63,481	-2,623,481
80	10,222,649	14,815,434	5,385,434	2,235,434	-144,566	-2,704,566
85	10,166,701	14,734,350	5,304,350	2,154,350	-225,650	-2,785,650
90	10,110,752	14,653,264	5,223,264	2,073,264	-306,736	-2,866,736
95	10,054,804	14,572,179	5,142,179	1,992,179	-387,821	-2,947,821
100	9,998,855	14,491,094	5,061,094	1,911,094	-468,906	-3,028,906
110	9,886,957	14,328,923	4,898,923	1,748,923	-631,077	-3,191,077
120	9,775,059	14,166,752	4,736,752	1,586,752	-793,248	-3,353,248
130	9,663,161	14,004,581	4,574,581	1,424,581	-955,419	-3,515,419
140	9,551,264	13,842,412	4,412,412	1,262,412	-1,117,588	-3,677,588
150	9,439,367	13,680,241	4,250,241	1,100,241	-1,279,759	-3,839,759
160	9,327,469	13,518,071	4,088,071	938,071	-1,441,929	-4,001,929
170	9,215,571	13,355,900	3,925,900	775,900	-1,604,100	-4,164,100
180	9,103,673	13,193,729	3,763,729	613,729	-1,766,271	-4,326,271

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£50	#N/A

Site type Mult-Story Industrial 2 - 5% AW @ 80% discount for 15 years

Small industrial Base Rent (10% discount first fl

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,051,962	5,872,408	-3,557,592	-6,707,592	-9,087,592	-11,647,592
50	3,492,474	5,061,556	-4,368,444	-7,518,444	-9,898,444	-12,458,444
75	3,212,730	4,656,131	-4,773,869	-7,923,869	-10,303,869	-12,863,869
90	3,150,781	4,575,045	-4,854,955	-8,004,955	-10,384,955	-12,944,955
85	3,100,832	4,493,960	-4,936,040	-8,086,040	-10,466,040	-13,026,040
90	3,044,883	4,412,875	-5,017,125	-8,167,125	-10,547,125	-13,107,125
95	2,988,935	4,331,789	-5,098,211	-8,248,211	-10,628,211	-13,188,211
100	2,932,986	4,250,704	-5,179,296	-8,329,296	-10,709,296	-13,269,296
110	2,821,089	4,088,534	-5,341,466	-8,491,466	-10,871,466	-13,431,466
120	2,709,191	3,926,364	-5,503,636	-8,653,636	-11,033,636	-13,593,636
130	2,597,293	3,764,193	-5,665,807	-8,815,807	-11,195,807	-13,755,807
140	2,485,395	3,602,022	-5,827,978	-8,977,978	-11,357,978	-13,917,978
150	2,373,498	3,439,852	-5,990,148	-9,140,148	-11,520,148	-14,080,148
160	2,261,601	3,277,682	-6,152,318	-9,302,318	-11,682,318	-14,242,318
170	2,149,703	3,115,511	-6,314,489	-9,464,489	-11,844,489	-14,404,489
180	2,037,805	2,953,341	-6,476,659	-9,626,659	-12,006,659	-14,566,659

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 £9,430,000	Benchmark land value 2- Secondary Industrial (low) £12,560,000	Benchmark land value 3 - Secondary Industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and Industrial (high) £17,520,000

Site type **Single Storey - Small Industrial** - 5% AW @ 80% discount for 15 years

		Site area	0.4500 ha
		Net to gross	100%

Rent £35 psf Base Yield

Private values £7373 psfm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,188,621	11,530,270	2,100,270	-1,049,730	-3,429,730	-5,989,730
50	5,076,117	11,280,261	1,850,261	-1,299,739	-3,679,739	-6,239,739
75	5,019,865	11,155,255	1,725,255	-1,424,745	-3,804,745	-6,364,745
80	5,008,614	11,130,254	1,700,254	-1,449,746	-3,829,746	-6,389,746
85	4,997,363	11,105,251	1,675,251	-1,474,749	-3,854,749	-6,414,749
90	4,986,113	11,080,251	1,650,251	-1,499,749	-3,879,749	-6,439,749
95	4,974,862	11,055,250	1,625,250	-1,524,750	-3,904,750	-6,464,750
100	4,963,612	11,030,249	1,600,249	-1,549,751	-3,929,751	-6,489,751
110	4,941,111	10,980,248	1,550,248	-1,599,752	-3,979,752	-6,539,752
120	4,918,610	10,930,244	1,500,244	-1,649,756	-4,029,756	-6,589,756
130	4,896,109	10,880,243	1,450,243	-1,699,757	-4,079,757	-6,639,757
140	4,873,609	10,830,241	1,400,241	-1,749,759	-4,129,759	-6,689,759
150	4,851,108	10,780,240	1,350,240	-1,799,760	-4,179,760	-6,739,760
160	4,828,606	10,730,236	1,300,236	-1,849,764	-4,229,764	-6,789,764
170	4,806,106	10,680,235	1,250,235	-1,899,765	-4,279,765	-6,839,765
180	4,783,605	10,630,233	1,200,233	-1,949,767	-4,329,767	-6,889,767

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	#N/A	#N/A	#N/A

Rent £37 psf Base 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	£5,742,544	12,761,209	3,331,209	181,209	-2,198,791	-4,758,791
50	5,630,040	12,511,199	3,081,199	-68,801	-2,448,801	-5,008,801
75	5,573,787	12,386,193	2,956,193	-193,807	-2,573,807	-5,133,807
80	5,562,537	12,361,193	2,931,193	-218,807	-2,598,807	-5,158,807
85	5,551,286	12,336,192	2,906,192	-243,808	-2,623,808	-5,183,808
90	5,540,035	12,311,189	2,881,189	-268,811	-2,648,811	-5,208,811
95	5,528,785	12,286,188	2,856,188	-293,812	-2,673,812	-5,233,812
100	5,517,534	12,261,188	2,831,188	-318,812	-2,698,812	-5,258,812
110	5,495,034	12,211,186	2,781,186	-368,814	-2,748,814	-5,308,814
120	5,472,532	12,161,183	2,731,183	-418,817	-2,798,817	-5,358,817
130	5,450,032	12,111,181	2,681,181	-468,819	-2,848,819	-5,408,819
140	5,427,531	12,061,180	2,631,180	-518,820	-2,898,820	-5,458,820
150	5,405,030	12,011,178	2,581,178	-568,822	-2,948,822	-5,508,822
160	5,382,529	11,961,175	2,531,175	-618,825	-2,998,825	-5,558,825
170	5,360,028	11,911,173	2,481,173	-668,827	-3,048,827	-5,608,827
180	5,337,527	11,861,172	2,431,172	-718,828	-3,098,828	-5,658,828

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£0	#N/A	#N/A

Base Rent Yield 5.5%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,501,812	12,228,249	2,796,249	-363,751	-2,733,751	-5,293,751
50	5,389,308	11,976,240	2,546,240	-603,760	-2,983,760	-5,543,760
75	5,333,055	11,851,234	2,421,234	-728,766	-3,108,766	-5,668,766
80	5,321,805	11,826,233	2,396,233	-753,767	-3,133,767	-5,693,767
85	5,310,555	11,801,233	2,371,233	-778,767	-3,158,767	-5,718,767
90	5,299,304	11,776,232	2,346,232	-803,768	-3,183,768	-5,743,768
95	5,288,053	11,751,229	2,321,229	-828,771	-3,208,771	-5,768,771
100	5,276,803	11,726,228	2,296,228	-853,772	-3,233,772	-5,793,772
110	5,254,302	11,676,227	2,246,227	-903,773	-3,283,773	-5,843,773
120	5,231,801	11,626,225	2,196,225	-953,775	-3,333,775	-5,893,775
130	5,209,300	11,576,222	2,146,222	-1,003,778	-3,383,778	-5,943,778
140	5,186,799	11,526,220	2,096,220	-1,053,780	-3,433,780	-5,993,780
150	5,164,298	11,476,219	2,046,219	-1,103,781	-3,483,781	-6,043,781
160	5,141,797	11,426,215	1,996,215	-1,153,785	-3,533,785	-6,093,785
170	5,119,296	11,376,214	1,946,214	-1,203,786	-3,583,786	-6,143,786
180	5,096,796	11,326,212	1,896,212	-1,253,788	-3,633,788	-6,193,788

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	#N/A	#N/A	#N/A

Base Rent £38 and Base Yield 5.25%

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	6,019,506	13,376,679	3,946,679	796,679	-1,583,321	-4,143,321
50	5,907,000	13,126,667	3,696,667	546,667	-1,833,333	-4,393,333
75	5,850,748	13,001,662	3,571,662	421,662	-1,958,338	-4,518,338
80	5,839,497	12,976,661	3,546,661	396,661	-1,983,339	-4,543,339
85	5,828,247	12,951,660	3,521,660	371,660	-2,008,340	-4,568,340
90	5,816,997	12,926,660	3,496,660	346,660	-2,033,340	-4,593,340
95	5,805,746	12,901,659	3,471,659	321,659	-2,058,341	-4,618,341
100	5,794,496	12,876,658	3,446,658	296,658	-2,083,342	-4,643,342
110	5,771,995	12,826,654	3,396,654	246,654	-2,133,346	-4,693,346
120	5,749,494	12,776,653	3,346,653	196,653	-2,183,347	-4,743,347
130	5,726,993	12,726,652	3,296,652	146,652	-2,233,348	-4,793,348
140	5,704,492	12,676,648	3,246,648	96,648	-2,283,352	-4,843,352
150	5,681,991	12,626,647	3,196,647	46,647	-2,333,353	-4,893,353
160	5,659,490	12,576,645	3,146,645	-3,355	-2,383,355	-4,943,355
170	5,636,990	12,526,644	3,096,644	-53,356	-2,433,356	-4,993,356
180	5,614,488	12,476,640	3,046,640	-103,360	-2,483,360	-5,043,360

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£150	#N/A	#N/A

Base Rent Yield 5%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,589,486	14,643,303	5,213,303	2,063,303	-316,697	-2,876,697
50	6,476,982	14,393,293	4,963,293	1,813,293	-566,707	-3,126,707
75	6,420,729	14,268,288	4,838,288	1,688,288	-691,712	-3,251,712
80	6,409,479	14,243,287	4,813,287	1,663,287	-716,713	-3,276,713
85	6,398,228	14,218,284	4,788,284	1,638,284	-741,716	-3,301,716
90	6,386,977	14,193,283	4,763,283	1,613,283	-766,717	-3,326,717
95	6,375,727	14,168,282	4,738,282	1,588,282	-791,718	-3,351,718
100	6,364,477	14,143,282	4,713,282	1,563,282	-816,718	-3,376,718
110	6,341,976	14,093,280	4,663,280	1,513,280	-866,720	-3,426,720
120	6,319,475	14,043,277	4,613,277	1,463,277	-916,723	-3,476,723
130	6,296,974	13,993,275	4,563,275	1,413,275	-966,725	-3,526,725
140	6,274,473	13,943,274	4,513,274	1,363,274	-1,016,726	-3,576,726
150	6,251,973	13,893,272	4,463,272	1,313,272	-1,066,728	-3,626,728
160	6,229,471	13,843,269	4,413,269	1,263,269	-1,116,731	-3,676,731
170	6,206,970	13,793,267	4,363,267	1,213,267	-1,166,733	-3,726,733
180	6,184,470	13,743,266	4,313,266	1,163,266	-1,216,734	-3,776,734

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	#N/A	#N/A

Site type Single Story - Small Industrial - 5% AW @ 80% discount for 15 years

Rent £40 pcf Base 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	6,573,428	14,807,617	5,177,617	2,027,617	-352,383	-2,912,383
50	6,460,923	14,357,606	4,927,606	1,777,606	-602,394	-3,162,394
75	6,404,670	14,232,600	4,802,600	1,652,600	-727,400	-3,287,400
80	6,393,420	14,207,599	4,777,599	1,627,599	-752,401	-3,312,401
85	6,382,169	14,182,599	4,752,599	1,602,599	-777,401	-3,337,401
90	6,370,919	14,157,598	4,727,598	1,577,598	-802,402	-3,362,402
95	6,359,669	14,132,597	4,702,597	1,552,597	-827,403	-3,387,403
100	6,348,418	14,107,597	4,677,597	1,527,597	-852,403	-3,412,403
110	6,325,917	14,057,593	4,627,593	1,477,593	-902,407	-3,462,407
120	6,303,416	14,007,592	4,577,592	1,427,592	-952,408	-3,512,408
130	6,280,916	13,957,590	4,527,590	1,377,590	-1,002,410	-3,562,410
140	6,258,414	13,907,587	4,477,587	1,327,587	-1,052,413	-3,612,413
150	6,235,913	13,857,585	4,427,585	1,277,585	-1,102,415	-3,662,415
160	6,213,413	13,807,584	4,377,584	1,227,584	-1,152,416	-3,712,416
170	6,190,912	13,757,582	4,327,582	1,177,582	-1,202,418	-3,762,418
180	6,168,410	13,707,579	4,277,579	1,127,579	-1,252,421	-3,812,421

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	#N/A	#N/A

Rent £42 pcf Base 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	7,127,350	15,838,556	6,408,556	3,258,556	878,556	-1,681,444
50	7,014,845	15,588,544	6,158,544	3,008,544	628,544	-1,931,456
75	6,958,593	15,463,541	6,033,541	2,883,541	503,541	-2,056,459
80	6,947,342	15,438,538	6,008,538	2,858,538	478,538	-2,081,462
85	6,936,092	15,413,537	5,983,537	2,833,537	453,537	-2,106,463
90	6,924,841	15,388,537	5,958,537	2,808,537	428,537	-2,131,463
95	6,913,591	15,363,536	5,933,536	2,783,536	403,536	-2,156,464
100	6,902,341	15,338,535	5,908,535	2,758,535	378,535	-2,181,465
110	6,879,839	15,288,532	5,858,532	2,708,532	328,532	-2,231,468
120	6,857,339	15,238,530	5,808,530	2,658,530	278,530	-2,281,470
130	6,834,838	15,188,529	5,758,529	2,608,529	228,529	-2,331,471
140	6,812,337	15,138,527	5,708,527	2,558,527	178,527	-2,381,473
150	6,789,836	15,088,524	5,658,524	2,508,524	128,524	-2,431,476
160	6,767,335	15,038,522	5,608,522	2,458,522	78,522	-2,481,478
170	6,744,834	14,988,521	5,558,521	2,408,521	28,521	-2,531,479
180	6,722,333	14,938,517	5,508,517	2,358,517	-21,483	-2,581,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£170	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)				
	BLV1	BLV2	BLV3	BLV4
		Benchmark land value 2 - Secondary	Benchmark land value 3 - Secondary	Benchmark land value 4 - Secondary office and industrial
Benchmark land value 1 - Open Storage		industrial (low)	industrial (medium)	industrial (high)
	£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type Single Story - Medium Industrial - 5% AW @ 80% discount for 15 years

						No years	
						Site area	0.65 ha
						Net to gross	100%

Rent £32 psf Base Yield

CLL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,277.871	11,196.725	1,766.725	-1,383.275	-3,733.275	-6,331.275
50	7,103.758	10,928.856	1,498.856	-1,651.144	-4,001.144	-6,599.144
100	7,016.899	10,794.922	1,358.922	-1,785.078	-4,135.078	-6,725.078
150	6,999.288	10,768.135	1,338.135	-1,811.865	-4,161.865	-6,751.865
200	6,981.877	10,741.349	1,318.349	-1,838.651	-4,218.651	-6,778.651
250	6,964.465	10,714.562	1,298.562	-1,865.438	-4,245.438	-6,805.438
300	6,947.053	10,687.775	1,278.775	-1,892.226	-4,272.226	-6,832.226
350	6,929.642	10,660.988	1,258.988	-1,919.012	-4,299.012	-6,859.012
400	6,894.820	10,607.415	1,177.415	-1,972.585	-4,352.585	-6,912.585
450	6,859.996	10,553.840	1,123.840	-2,026.160	-4,406.160	-6,966.160
500	6,825.174	10,500.267	1,070.267	-2,079.733	-4,459.733	-7,019.733
550	6,790.351	10,446.694	1,016.694	-2,133.306	-4,513.306	-7,073.306
600	6,755.528	10,393.119	963.119	-2,186.881	-4,566.881	-7,126.881
650	6,720.705	10,339.545	909.545	-2,240.454	-4,620.454	-7,180.454
700	6,685.882	10,285.973	855.973	-2,294.027	-4,674.027	-7,234.027
750	6,651.059	10,232.400	802.400	-2,347.600	-4,727.600	-7,287.600

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	#N/A	#N/A	#N/A

Rent £34 psf Base Yield

RL amount per sq.m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,135.132	12,515.588	3,085.588	-64.412	-2,444.412	-5,004.412
50	7,961.017	12,247.719	2,817.719	-332.281	-772.281	-5,272.281
100	7,873.980	12,113.785	2,683.785	-466.127	-906.127	-5,406.127
80	7,856.548	12,086.998	2,656.998	-493.002	-873.002	-5,433.002
85	7,839.138	12,060.212	2,630.212	-519.788	-899.788	-5,459.788
90	7,821.762	12,033.424	2,603.424	-546.576	-926.576	-5,486.576
95	7,804.314	11,999.637	2,569.637	-573.363	-953.363	-5,513.363
100	7,786.903	11,979.851	2,545.851	-600.149	-980.149	-5,540.149
110	7,752.081	11,926.278	2,492.278	-653.722	-1,033.722	-5,593.722
120	7,717.257	11,872.703	2,442.703	-707.297	-1,087.297	-5,647.297
130	7,682.434	11,819.130	2,389.130	-760.870	-1,140.870	-5,700.870
140	7,647.611	11,765.555	2,335.555	-814.444	-1,194.444	-5,754.444
150	7,612.788	11,711.982	2,281.982	-868.018	-1,248.018	-5,808.018
160	7,577.966	11,658.409	2,228.409	-921.591	-1,301.591	-5,861.591
170	7,543.143	11,604.835	2,174.835	-975.165	-1,355.165	-5,915.165
180	7,508.320	11,551.262	2,121.262	-1,028.739	-1,408.739	-5,968.739

Maximum CIL rates (per square metre)

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£180	#11/4	#11/4	#11/4

Base Rent Yield 5.5%

CL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,825,823	12,039,727	2,609,727	-540,273	-920,273	-5,480,273
50	7,651,709	11,771,860	2,341,860	-808,140	-1,188,140	-5,748,140
75	7,564,672	11,637,928	2,207,928	-642,074	-1,022,074	-5,882,074
80	7,547,240	11,611,138	2,181,138	-668,862	-1,348,862	-5,908,862
85	7,529,828	11,584,351	2,154,351	-695,649	-1,375,649	-5,935,649
90	7,512,417	11,557,565	2,127,565	-1,022,435	-1,402,435	-5,962,435
95	7,495,005	11,530,778	2,100,778	-1,049,222	-1,429,222	-5,989,222
100	7,477,594	11,503,990	2,073,990	-1,076,010	-1,456,010	-6,016,010
110	7,442,771	11,450,417	2,020,417	-1,129,583	-1,509,583	-6,069,583
120	7,407,948	11,396,844	1,966,844	-1,183,156	-1,563,156	-6,123,156
130	7,373,125	11,343,271	1,913,271	-1,236,729	-1,616,729	-6,176,729
140	7,338,302	11,289,698	1,859,698	-1,290,302	-1,670,302	-6,230,302
150	7,303,480	11,236,125	1,806,125	-1,343,875	-1,723,875	-6,283,875
160	7,268,657	11,182,552	1,752,552	-1,397,448	-1,777,448	-6,337,448
170	7,233,834	11,128,979	1,698,979	-1,451,021	-1,831,021	-6,391,021
180	7,199,011	11,075,406	1,645,406	-1,504,594	-1,884,594	-6,444,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
C180	#N/A	#N/A	#N/A

Base Rent £35 and Base Yield 5.25%

RLV amount per €1.00	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,563,762	13,175,019	3,745,019	595,019	-1,784,981	-3,444,981
50	8,389,648	12,907,151	3,477,151	327,151	-2,052,989	-3,612,989
100	8,302,591	12,773,217	3,442,217	193,217	-2,186,989	-3,746,989
150	8,285,179	12,746,430	3,316,430	160,430	-2,213,570	-3,773,570
85	8,267,768	12,719,642	3,289,642	139,642	-2,240,358	-3,800,358
120	8,250,357	12,692,855	3,262,855	112,855	-2,267,143	-3,827,143
90	8,232,945	12,666,067	3,236,067	86,067	-2,293,931	-3,853,931
100	8,215,533	12,639,280	3,209,280	59,280	-2,320,718	-3,880,718
110	8,180,711	12,585,709	3,155,709	5,709	-2,374,291	-3,934,291
120	8,145,888	12,532,135	3,102,135	-47,865	-2,427,865	-3,987,865
130	8,111,065	12,478,562	3,048,562	-101,438	-2,481,438	-4,041,438
140	8,076,242	12,424,987	2,994,987	-155,013	-2,535,013	-4,095,013
150	8,041,419	12,371,414	2,941,414	-208,586	-2,588,586	-4,148,586
160	8,006,597	12,317,841	2,887,841	-262,159	-2,642,159	-4,202,159
170	7,971,773	12,264,266	2,834,266	-315,734	-2,695,734	-4,255,734
180	7,936,950	12,210,691	2,780,691	-369,307	-2,749,307	-4,309,307

Maximum CII rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£110	#N/A	#N/A

Base Rent Yield 5%

CL amount per sq.m	RLV	RLV per ha	RLV less BLV1	RLV less BLV2	RLV less BLV3	RLV less BLV4
0	9,376.235	14,424.977	4,994.977	1,844.977	-535.023	-3,095.023
50	9,202.121	14,157.110	4,727.110	1,577.110	-802.890	-3,362.890
100	9,115.093	14,023.174	4,640.174	1,443.174	-936.826	-3,496.826
150	9,076.152	13,996.388	4,566.388	1,416.388	-963.612	-3,523.612
200	9,080.241	13,969.601	4,539.601	1,389.601	-990.399	-3,550.399
250	9,062.830	13,942.815	4,512.815	1,362.815	-1,017.185	-3,577.185
300	9,045.818	13,916.028	4,486.028	1,336.028	-1,043.973	-3,603.973
350	9,028.006	13,889.240	4,459.240	1,309.240	-1,070.760	-3,630.760
400	9,093.184	13,835.667	4,405.667	1,255.667	-1,124.333	-3,684.333
450	9,058.361	13,782.094	4,352.094	1,202.094	-1,179.906	-3,739.906
500	9,023.537	13,728.521	4,298.521	1,148.521	-1,235.479	-3,795.479
550	9,088.715	13,674.946	4,244.946	1,094.946	-1,285.054	-3,845.054
600	9,053.892	13,621.373	4,191.373	1,041.373	-1,338.627	-3,898.627
650	9,019.069	13,567.799	4,137.799	987.799	-1,392.201	-3,952.201
700	9,074.246	13,514.225	4,084.225	934.225	-1,445.775	-4,005.775
750	9,049.423	13,460.651	4,030.651	880.651	-1,499.349	-4,059.349

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	#N/A	#N/A

Site type Single Story - Medium Industrial - 5% AW @ 80% discount for 15 years

Rent £36 psf Base 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	8,992,393	13,834,451	4,404,451	1,254,451	-1,125,549	-3,685,549
50	8,818,278	13,566,582	4,136,582	986,582	-1,393,418	-3,953,418
75	8,731,221	13,432,648	4,002,648	852,648	-1,527,352	-4,087,352
80	8,713,809	13,405,860	3,975,860	825,860	-1,554,140	-4,114,140
85	8,696,398	13,379,075	3,949,075	799,075	-1,580,925	-4,140,925
90	8,678,987	13,352,287	3,922,287	772,287	-1,607,713	-4,167,713
95	8,661,576	13,325,501	3,895,501	745,501	-1,634,499	-4,194,499
100	8,644,164	13,298,714	3,868,714	718,714	-1,661,286	-4,221,286
110	8,609,341	13,245,141	3,815,141	665,141	-1,714,859	-4,274,859
120	8,574,518	13,191,566	3,761,566	611,566	-1,768,434	-4,328,434
130	8,539,695	13,137,993	3,707,993	557,993	-1,822,007	-4,382,007
140	8,504,873	13,084,419	3,654,419	504,419	-1,875,581	-4,435,581
150	8,470,050	13,030,846	3,600,846	450,846	-1,929,154	-4,489,154
160	8,435,226	12,977,271	3,547,271	397,271	-1,982,729	-4,542,729
170	8,400,404	12,923,698	3,493,698	343,698	-2,036,302	-4,596,302
180	8,365,581	12,870,125	3,440,125	290,125	-2,089,875	-4,649,875

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	#N/A	#N/A

Rent £38 psf Base 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	9,849,654	15,153,314	5,723,314	2,573,314	193,314	-2,366,686
50	9,675,539	14,885,444	5,455,444	2,305,444	-74,556	-2,634,556
75	9,588,482	14,751,511	5,321,511	2,171,511	-208,489	-2,768,489
80	9,571,071	14,724,725	5,294,725	2,144,725	-235,275	-2,795,275
85	9,553,659	14,697,937	5,267,937	2,117,937	-262,063	-2,822,063
90	9,536,247	14,671,150	5,241,150	2,091,150	-288,850	-2,848,850
95	9,518,837	14,644,364	5,214,364	2,064,364	-315,636	-2,875,636
100	9,501,425	14,617,577	5,187,577	2,037,577	-342,423	-2,902,423
110	9,466,602	14,564,003	5,134,003	1,984,003	-395,997	-2,955,997
120	9,431,779	14,510,429	5,080,429	1,930,429	-449,571	-3,009,571
130	9,396,956	14,456,855	5,026,855	1,876,855	-503,145	-3,063,145
140	9,362,133	14,403,282	4,973,282	1,823,282	-556,718	-3,116,718
150	9,327,311	14,349,709	4,919,709	1,769,709	-610,291	-3,170,291
160	9,292,487	14,296,134	4,866,134	1,716,134	-663,866	-3,223,866
170	9,257,665	14,242,561	4,812,561	1,662,561	-717,439	-3,277,439
180	9,222,842	14,188,988	4,758,988	1,608,988	-771,012	-3,331,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£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 4 - Secondary office and industrial (high)
Benchmark land value 1 - Open Storage		Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	
£9,430,000		£12,580,000	£14,960,000	£17,520,000

Site type Single Story - Large Industrial - 5% AW @ 80% discount for 15 years

Sale type	Single story
Site area	1.55 ha
Net to gross	100%

Rent £20 psf Base Yield

RL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,372.815	2,821.171	-6,808.829	-9,758.829	-12,388.829	-14,698.829
5	3,957.619	2,553.303	-6,876.697	-10,026.697	-12,406.697	-14,686.697
10	3,750.021	2,419.032	-6,950.832	-10,150.832	-12,420.832	-14,690.832
15	3,708.502	2,392.582	-7,037.418	-10,187.418	-12,567.418	-15,127.418
20	3,666.982	2,365.154	-7,064.205	-10,214.205	-12,624.205	-15,154.205
25	3,625.462	2,338.048	-7,090.992	-10,240.992	-12,620.992	-15,180.992
30	3,583.943	2,310.942	-7,117.779	-10,267.779	-12,627.779	-15,207.779
100	3,542.423	2,285.434	-7,144.566	-10,294.566	-12,674.566	-15,234.566
110	3,459.385	2,231.861	-7,198.139	-10,348.139	-12,728.139	-15,288.139
120	3,376.346	2,178.287	-7,251.713	-10,401.713	-12,781.713	-15,341.713
130	3,293.306	2,124.713	-7,305.287	-10,455.287	-12,835.287	-15,395.287
140	3,210.267	2,071.139	-7,358.860	-10,508.860	-12,888.860	-15,448.860
150	3,127.227	2,017.566	-7,412.434	-10,562.434	-12,942.434	-15,502.434
160	3,044.188	1,963.993	-7,466.007	-10,616.007	-12,996.007	-15,556.007
170	2,961.149	1,910.418	-7,519.582	-10,669.582	-13,049.582	-15,609.582

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#M/A	#M/A	#M/A	#M/A

Rent £21 psf Base Yield

RLV amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,305,659	3,423,006	-8,006,994	-9,156,964	-11,536,994	-14,096,994
1	5,305,659	3,155,138	-6,274,862	-8,424,862	-11,084,862	-13,494,862
2	4,682,866	2,887,269	-5,558,736	-7,718,736	-10,338,736	-12,746,736
3	4,641,346	2,967,417	-6,435,583	-8,585,583	-11,965,583	-14,525,583
85	4,599,826	2,944,630	-4,462,370	-6,112,370	-10,922,370	-14,552,370
90	4,558,307	2,840,843	-4,489,157	-6,839,157	-10,019,157	-14,579,157
100	4,516,787	2,814,056	-4,565,944	-6,865,944	-10,045,944	-14,605,944
100	4,475,267	2,887,269	-5,542,731	-6,892,731	-10,072,731	-14,632,731
110	4,392,228	2,833,696	-5,936,304	-9,746,304	-12,126,304	-14,686,304
120	4,309,190	2,780,122	-6,428,876	-9,799,878	-12,179,878	-14,739,878
130	4,226,152	2,726,548	-6,703,452	-8,853,452	-12,233,452	-14,793,452
140	4,143,114	2,672,973	-6,907,025	-8,907,025	-12,287,025	-14,847,025
150	4,060,076	2,619,401	-8,100,599	-9,960,599	-12,340,599	-14,900,599
160	3,977,032	2,565,827	-8,864,173	-10,014,173	-12,394,173	-14,954,173
170	3,893,989	2,512,254	-8,917,746	-10,067,746	-12,447,746	-15,007,746
180	3,810,945	2,458,681	-9,012,319	-10,120,319	-12,500,319	-15,060,319

Maximum CIL rates (per square metre)

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

Base Rent Yield 5%

RLV amount per sq m	RLV	RLV per m ²	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,575.600	3,597.161	-8,532.839	-9,820.870	-11,362.839	-13,922.839
50	5,160.040	3,329.293	-6,100.707	-7,250.707	-8,630.707	-10,190.707
100	4,952.950	3,195.462	-5,884.642	-6,934.642	-8,174.642	-9,824.642
150	4,911.286	3,168.572	-6,281.428	-6,911.428	-8,179.428	-10,351.428
85	4,869.766	3,141.785	-6,288.215	-6,943.215	-8,118.215	-10,378.215
100	4,828.268	3,111.998	-6,315.002	-6,965.002	-8,145.002	-10,405.002
120	4,786.726	3,088.171	-6,346.579	-6,986.579	-8,141.789	-10,436.579
100	4,745.246	3,064.214	-6,308.576	-6,915.576	-8,198.576	-10,458.576
110	4,652.169	3,007.851	-6,422.149	-6,972.149	-8,195.249	-10,512.149
100	4,579.129	2,954.277	-6,475.723	-6,926.723	-8,200.723	-10,565.723
100	4,496.080	2,900.927	-6,529.977	-6,979.977	-8,207.977	-10,620.977
100	4,413.051	2,847.130	-6,582.870	-7,032.870	-8,212.870	-10,672.870
100	4,330.011	2,793.556	-6,636.444	-7,086.444	-8,216.444	-10,726.444
100	4,246.973	2,739.982	-6,690.018	-7,040.018	-8,220.018	-10,780.018
100	4,163.934	2,686.409	-6,743.591	-6,993.591	-8,223.591	-10,833.591
100	4,080.895	2,632.835	-6,797.164	-6,947.164	-8,227.164	-10,887.164

Maximum CIL rates (per square metre)

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

Base Rent £22.50 and Base Yield 4.75%

RL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,704,925	4,325,758	-10,244,242	-8,254,242	-10,634,242	-13,194,242
50	6,289,730	4,057,890	-5,372,110	-6,522,110	-10,802,110	-13,462,110
70	6,082,132	3,928,044	-4,656,044	-6,656,044	-11,036,044	-13,696,044
80	6,040,613	3,897,129	-5,532,831	-6,682,831	-11,062,831	-13,622,831
85	5,999,093	3,870,187	-5,559,618	-7,018,618	-11,089,618	-13,649,618
90	5,957,573	3,843,958	-5,586,405	-7,346,405	-11,116,405	-13,676,405
95	5,916,053	3,817,729	-5,613,191	-7,673,191	-11,143,191	-13,703,191
100	5,874,534	3,790,722	-5,639,978	-7,978,978	-11,169,978	-13,729,978
110	5,791,495	3,736,448	-5,693,552	-8,843,552	-11,223,552	-13,783,552
120	5,708,455	3,682,874	-5,747,126	-8,897,126	-11,277,126	-13,837,126
130	5,625,416	3,629,301	-5,800,699	-8,950,699	-11,330,699	-13,890,699
140	5,542,376	3,575,727	-5,854,272	-9,004,272	-11,384,272	-13,944,272
150	5,459,337	3,522,153	-5,907,847	-9,057,847	-11,437,847	-13,997,847
160	5,376,298	3,468,580	-5,961,420	-9,111,420	-11,491,420	-14,051,420
170	5,293,260	3,415,007	-6,014,993	-9,164,993	-11,544,993	-14,104,993

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#M/A	#M/A	#M/A	#M/A

Base Rent Yield 4.5%

RLV amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7.960.865	5.136.042	-2.263.958	-7.743.958	-9.823.958	-12.383.958
5	7.545.670	4.868.174	-5.561.826	-7.111.826	-9.091.826	-11.651.826
10	7.338.072	4.734.576	-5.745.760	-7.045.760	-9.125.760	-11.685.760
15	7.296.553	4.707.665	-5.722.547	-7.872.547	-9.252.547	-12.812.547
20	7.255.033	4.680.653	-5.749.334	-7.899.334	-9.279.334	-12.839.334
25	7.213.513	4.653.879	-5.776.121	-7.926.121	-9.306.121	-12.866.121
30	7.171.994	4.627.093	-5.802.907	-7.952.907	-9.332.907	-12.892.907
35	7.130.474	4.600.306	-5.829.694	-7.979.694	-9.359.694	-12.919.694
40	7.087.954	4.546.732	-5.883.268	-8.033.268	-9.413.268	-12.973.268
45	6.964.395	4.493.158	-5.936.842	-8.086.842	-9.466.842	-13.026.842
50	6.881.287	4.430.585	-5.990.415	-8.140.415	-9.520.415	-13.080.415
55	6.798.317	4.386.199	-6.043.989	-8.193.989	-9.573.989	-13.133.989
60	6.715.351	4.332.437	-6.097.563	-8.247.563	-9.627.563	-13.187.563
65	6.632.329	4.278.864	-6.151.136	-8.301.136	-9.681.136	-13.241.136
70	6.549.299	4.225.290	-5.204.710	-8.354.710	-9.734.710	-13.294.710
75	6.466.269	4.171.716	-5.258.284	-8.408.284	-9.788.284	-13.348.284

Maximum CIL rates (per square metre)

Maximum CLE rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
0.000	0.000	0.000	0.000

Site type Single Story - Large Industrial - 5% AW @ 80% discount for 15 years

Rent £25 psf Base 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	9,037,036	5,830,346	-3,599,654	-6,749,654	-9,129,654	-11,689,654
50	8,621,841	5,562,478	-3,867,522	-7,017,522	-9,397,522	-11,957,522
75	8,414,242	5,428,543	-4,001,457	-7,151,457	-9,531,457	-12,091,457
80	8,372,723	5,401,757	-4,028,243	-7,178,243	-9,558,243	-12,118,243
85	8,331,203	5,374,970	-4,055,030	-7,205,030	-9,585,030	-12,145,030
90	8,289,683	5,348,183	-4,081,817	-7,231,817	-9,611,817	-12,171,817
95	8,248,164	5,321,396	-4,108,604	-7,258,604	-9,638,604	-12,198,604
100	8,206,645	5,294,609	-4,135,391	-7,285,391	-9,665,391	-12,225,391
110	8,123,606	5,241,036	-4,188,964	-7,338,964	-9,718,964	-12,278,964
120	8,040,566	5,187,462	-4,242,538	-7,392,538	-9,772,538	-12,332,538
130	7,957,527	5,133,888	-4,296,112	-7,446,112	-9,826,112	-12,386,112
140	7,874,488	5,080,315	-4,349,685	-7,499,685	-9,879,685	-12,439,685
150	7,791,449	5,026,741	-4,403,259	-7,553,259	-9,933,259	-12,493,259
160	7,708,410	4,973,167	-4,456,833	-7,606,833	-9,986,833	-12,546,833
170	7,625,371	4,919,594	-4,510,406	-7,660,406	-10,040,406	-12,600,406
180	7,542,331	4,866,020	-4,563,980	-7,713,980	-10,093,980	-12,653,980

Maximum CIL rates (per square metre)

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

Rent £28 psf Base 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	11,835,569	7,635,851	-1,794,149	-4,944,149	-7,324,149	-9,884,149
50	11,420,373	7,367,983	-2,062,017	-5,212,017	-7,592,017	-10,152,017
75	11,212,776	7,234,049	-2,195,951	-5,345,951	-7,725,951	-10,285,951
80	11,171,256	7,207,262	-2,222,738	-5,372,738	-7,752,738	-10,312,738
85	11,129,736	7,180,475	-2,249,525	-5,399,525	-7,779,525	-10,339,525
90	11,088,217	7,153,688	-2,276,312	-5,426,312	-7,806,312	-10,366,312
95	11,046,697	7,126,901	-2,303,099	-5,453,099	-7,833,099	-10,393,099
100	11,005,177	7,100,114	-2,329,886	-5,479,886	-7,859,886	-10,419,886
110	10,922,138	7,046,541	-2,383,459	-5,533,459	-7,913,459	-10,473,459
120	10,839,098	6,992,967	-2,437,033	-5,587,033	-7,967,033	-10,527,033
130	10,756,060	6,939,393	-2,490,607	-5,640,607	-8,020,607	-10,580,607
140	10,673,021	6,885,820	-2,544,180	-5,694,180	-8,074,180	-10,634,180
150	10,589,981	6,832,246	-2,597,754	-5,747,754	-8,127,754	-10,687,754
160	10,506,942	6,778,672	-2,651,328	-5,801,328	-8,181,328	-10,741,328
170	10,423,903	6,725,099	-2,704,901	-5,854,901	-8,234,901	-10,794,901
180	10,340,863	6,671,525	-2,758,475	-5,908,475	-8,288,475	-10,848,475

Maximum CIL rates (per square metre)

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

Appendix 12 - Data centre assessment results



**BNP PARIBAS
REAL ESTATE**

**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	Data Centre - No AW			
	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	375	375	375	375

Site type	Data Centre - 5% AW @ 80% discount			
	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	375	375	375	375

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 £9,430,000	Benchmark land value 2- Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type Data Centre - No AW

Site area 1.9500 ha
Net to gross 100%

Rent up £2 psf Yield remains

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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	£216,934,851	111,248,642	101,818,642	98,668,642	96,288,642	93,728,642
25	216,074,601	110,807,488	101,377,488	98,227,488	95,847,488	93,287,488
50	215,214,351	110,366,334	100,936,334	97,786,334	95,406,334	92,846,334
75	214,354,100	109,925,180	100,495,180	97,345,180	94,965,180	92,405,180
100	213,493,850	109,484,026	100,054,026	96,904,026	94,524,026	91,964,026
125	212,633,600	109,042,872	99,612,872	96,462,872	94,082,872	91,522,872
150	211,773,350	108,601,718	99,171,718	96,021,718	93,641,718	91,081,718
175	210,913,099	108,160,564	98,730,564	95,580,564	93,200,564	90,640,564
200	210,052,849	107,719,410	98,289,410	95,139,410	92,759,410	90,199,410
225	209,192,599	107,278,256	97,848,256	94,698,256	92,318,256	89,758,256
250	208,332,348	106,837,102	97,407,102	94,257,102	91,877,102	89,317,102
275	207,472,098	106,395,948	96,965,948	93,815,948	91,435,948	88,875,948
300	206,611,847	105,954,794	96,524,794	93,374,794	90,994,794	88,434,794
325	205,751,597	105,513,639	96,083,639	92,933,639	90,553,639	87,993,639
350	204,891,347	105,072,485	95,642,485	92,492,485	90,112,485	87,552,485
375	204,031,096	104,631,331	95,201,331	92,051,331	89,671,331	87,111,331

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£375	£375	£375	£375

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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

Site type Data Centre - 5% AW @ 80% discount

Site area	1.95 ha
Net to gross	100%

Base Rent and Yield

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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	276,752,804	141,924,515	132,494,515	129,344,515	126,964,515	124,404,515
25	275,590,908	141,328,671	131,898,671	128,748,671	126,368,671	123,808,671
50	274,429,011	140,732,826	131,302,826	128,152,826	125,772,826	123,212,826
75	273,267,115	140,136,982	130,706,982	127,556,982	125,176,982	122,616,982
100	272,105,219	139,541,138	130,111,138	126,961,138	124,581,138	122,021,138
125	270,943,321	138,945,293	129,515,293	126,365,293	123,985,293	121,425,293
150	269,781,425	138,349,449	128,919,449	125,769,449	123,389,449	120,829,449
175	268,619,528	137,753,604	128,323,604	125,173,604	122,793,604	120,233,604
200	267,457,632	137,157,760	127,727,760	124,577,760	122,197,760	119,637,760
225	266,295,735	136,561,915	127,131,915	123,981,915	121,601,915	119,041,915
250	265,133,839	135,966,071	126,536,071	123,386,071	121,006,071	118,446,071
275	263,971,942	135,370,227	125,940,227	122,790,227	120,410,227	117,850,227
300	262,810,045	134,774,382	125,344,382	122,194,382	119,814,382	117,254,382
325	261,648,149	134,178,538	124,748,538	121,598,538	119,218,538	116,658,538
350	260,486,252	133,582,693	124,152,693	121,002,693	118,622,693	116,062,693
375	259,324,356	132,986,849	123,556,849	120,406,849	118,026,849	115,466,849

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£375	£375	£375	£375

Appendix 13 - 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
Rent down £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down £1 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent and Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Base Rent and Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent up £1 psf Yield remains	#N/A	#N/A	#N/A	#N/A

Site type	All other Retail			
	BLV1	BLV2	BLV3	BLV4
Rent down £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down £1 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent and Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Base Rent and Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent up £1 psf Yield remains	#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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type Retail foodstore >280 sq m

Site area	0.0750 ha
Net to gross	100%

Rent down £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	-210,154	-2,802,050	-12,232,050	-15,382,050	-17,762,050	-20,322,050
70	-248,489	-3,313,182	-12,743,182	-15,893,182	-18,273,182	-20,833,182
75	-251,227	-3,349,688	-12,779,688	-15,929,688	-18,309,688	-20,869,688
80	-253,965	-3,386,195	-12,816,195	-15,966,195	-18,346,195	-20,906,195
85	-256,704	-3,422,715	-12,852,715	-16,002,715	-18,382,715	-20,942,715
90	-259,442	-3,459,221	-12,889,221	-16,039,221	-18,419,221	-20,979,221
95	-262,180	-3,495,728	-12,925,728	-16,075,728	-18,455,728	-21,015,728
100	-264,918	-3,532,234	-12,962,234	-16,112,234	-18,492,234	-21,052,234
110	-270,395	-3,605,261	-13,035,261	-16,185,261	-18,565,261	-21,125,261
120	-275,871	-3,678,274	-13,108,274	-16,258,274	-18,638,274	-21,198,274
130	-281,348	-3,751,300	-13,181,300	-16,331,300	-18,711,300	-21,271,300
140	-286,823	-3,824,313	-13,254,313	-16,404,313	-18,784,313	-21,344,313
150	-292,299	-3,897,326	-13,327,326	-16,477,326	-18,857,326	-21,417,326
160	-297,776	-3,970,353	-13,400,353	-16,550,353	-18,930,353	-21,490,353
170	-303,252	-4,043,366	-13,473,366	-16,623,366	-19,003,366	-21,563,366
180	-308,729	-4,116,392	-13,546,392	-16,696,392	-19,076,392	-21,636,392

Maximum CIL rates (per square metre)

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

Rent down £1 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	-£130,559	-1,740,792	-11,170,792	-14,320,792	-16,700,792	-19,260,792
70	-168,894	-2,251,923	-11,681,923	-14,831,923	-17,211,923	-19,771,923
75	-171,632	-2,288,430	-11,718,430	-14,868,430	-17,248,430	-19,808,430
80	-174,371	-2,324,949	-11,754,949	-14,904,949	-17,284,949	-19,844,949
85	-177,109	-2,361,466	-11,791,466	-14,941,466	-17,321,466	-19,881,466
90	-179,847	-2,397,962	-11,827,962	-14,977,962	-17,357,962	-19,917,962
95	-182,585	-2,434,469	-11,864,469	-15,014,469	-17,394,469	-19,954,469
100	-185,324	-2,470,989	-11,900,989	-15,050,989	-17,430,989	-19,990,989
110	-190,800	-2,544,002	-11,974,002	-15,124,002	-17,504,002	-20,064,002
120	-196,276	-2,617,015	-12,047,015	-15,197,015	-17,577,015	-20,137,015
130	-201,753	-2,690,041	-12,120,041	-15,270,041	-17,650,041	-20,210,041
140	-207,229	-2,763,054	-12,193,054	-15,343,054	-17,723,054	-20,283,054
150	-212,706	-2,836,081	-12,266,081	-15,416,081	-17,796,081	-20,356,081
160	-218,182	-2,909,094	-12,339,094	-15,489,094	-17,869,094	-20,429,094
170	-223,659	-2,982,120	-12,412,120	-15,562,120	-17,942,120	-20,502,120
180	-229,135	-3,055,133	-12,485,133	-15,635,133	-18,015,133	-20,575,133

Maximum CIL rates (per square metre)

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

Base Rent and 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	-125,565	-1,674,199	-11,104,199	-14,254,199	-16,634,199	-19,194,199
70	-163,900	-2,185,330	-11,615,330	-14,765,330	-17,145,330	-19,705,330
75	-166,638	-2,221,837	-11,651,837	-14,801,837	-17,181,837	-19,741,837
80	-169,376	-2,258,343	-11,688,343	-14,838,343	-17,218,343	-19,778,343
85	-172,114	-2,294,850	-11,724,850	-14,874,850	-17,254,850	-19,814,850
90	-174,853	-2,331,370	-11,761,370	-14,911,370	-17,291,370	-19,851,370
95	-177,591	-2,367,876	-11,797,876	-14,947,876	-17,327,876	-19,887,876
100	-180,329	-2,404,383	-11,834,383	-14,984,383	-17,364,383	-19,924,383
110	-185,805	-2,477,396	-11,907,396	-15,057,396	-17,437,396	-19,997,396
120	-191,282	-2,550,422	-11,980,422	-15,130,422	-17,510,422	-20,070,422
130	-196,758	-2,623,435	-12,053,435	-15,203,435	-17,583,435	-20,143,435
140	-202,235	-2,696,462	-12,126,462	-15,276,462	-17,656,462	-20,216,462
150	-207,711	-2,769,475	-12,199,475	-15,349,475	-17,729,475	-20,289,475
160	-213,188	-2,842,501	-12,272,501	-15,422,501	-17,802,501	-20,362,501
170	-218,664	-2,915,514	-12,345,514	-15,495,514	-17,875,514	-20,435,514
180	-224,140	-2,988,527	-12,418,527	-15,568,527	-17,948,527	-20,508,527

Maximum CIL rates (per square metre)

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

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	-50,965	-679,533	-10,109,533	-13,259,533	-15,639,533	-18,199,533
70	-89,301	-1,190,678	-10,620,678	-13,770,678	-16,150,678	-18,710,678
75	-92,039	-1,227,184	-10,657,184	-13,807,184	-16,187,184	-18,747,184
80	-94,777	-1,263,691	-10,693,691	-13,843,691	-16,223,691	-18,783,691
85	-97,515	-1,300,197	-10,730,197	-13,880,197	-16,260,197	-18,820,197
90	-100,253	-1,336,704	-10,766,704	-13,916,704	-16,296,704	-18,856,704
95	-102,992	-1,373,224	-10,803,224	-13,953,224	-16,333,224	-18,893,224
100	-105,730	-1,409,730	-10,839,730	-13,989,730	-16,369,730	-18,929,730
110	-111,206	-1,482,743	-10,912,743	-14,062,743	-16,442,743	-19,002,743
120	-116,683	-1,555,770	-10,985,770	-14,135,770	-16,515,770	-19,075,770
130	-122,159	-1,628,783	-11,058,783	-14,208,783	-16,588,783	-19,148,783
140	-127,636	-1,701,809	-11,131,809	-14,281,809	-16,661,809	-19,221,809
150	-133,112	-1,774,822	-11,204,822	-14,354,822	-16,734,822	-19,294,822
160	-138,588	-1,847,835	-11,277,835	-14,427,835	-16,807,835	-19,367,835
170	-144,065	-1,920,862	-11,350,862	-14,500,862	-16,880,862	-19,440,862
180	-149,541	-1,993,875	-11,423,875	-14,573,875	-16,953,875	-19,513,875

Maximum CIL rates (per square metre)

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

Base Rent and 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	30,633	408,444	-9,021,556	-12,171,556	-14,551,556	-17,111,556
70	-7,234	-96,454	-9,526,454	-12,676,454	-15,056,454	-17,616,454
75	-9,972	-132,961	-9,962,961	-12,712,961	-15,092,961	-17,652,961
80	-12,711	-169,460	-9,999,460	-12,749,460	-15,129,460	-17,689,460
85	-15,449	-205,967	-9,935,967	-12,785,967	-15,165,967	-17,725,967
90	-18,187	-242,494	-9,872,494	-12,822,494	-15,202,494	-17,762,494
95	-20,925	-279,000	-9,709,000	-12,859,000	-15,239,000	-17,799,000
100	-23,663	-315,507	-9,745,507	-12,895,507	-15,275,507	-17,835,507
110	-29,140	-388,533	-9,818,533	-12,968,533	-15,348,533	-17,908,533
120	-34,616	-461,546	-9,891,546	-13,041,546	-15,421,546	-17,981,546
130	-40,093	-534,572	-9,964,572	-13,114,572	-15,494,572	-18,054,572
140	-45,569	-607,585	-10,037,585	-13,187,585	-15,567,585	-18,127,585
150	-51,046	-680,612	-10,110,612	-13,260,612	-15,640,612	-18,200,612
160	-56,522	-753,625	-10,183,625	-13,333,625	-15,713,625	-18,273,625
170	-61,999	-826,651	-10,256,651	-13,406,651	-15,786,651	-18,346,651
180	-67,475	-899,664	-10,329,664	-13,479,664	-15,859,664	-18,419,664

Maximum CIL rates (per square metre)

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

Site type Retail foodstore >280 sq m

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	28,199	375,984	-9,054,016	-12,204,016	-14,584,016	-17,144,016
70	-9,706	-129,419	-9,559,419	-12,709,419	-15,089,419	-17,649,419
75	-12,444	-165,926	-9,595,926	-12,745,926	-15,125,926	-17,685,926
80	-15,182	-202,432	-9,632,432	-12,782,432	-15,162,432	-17,722,432
85	-17,920	-238,939	-9,668,939	-12,818,939	-15,198,939	-17,758,939
90	-20,659	-275,458	-9,705,458	-12,855,458	-15,235,458	-17,795,458
95	-23,397	-311,965	-9,741,965	-12,891,965	-15,271,965	-17,831,965
100	-26,135	-348,472	-9,778,472	-12,928,472	-15,308,472	-17,868,472
110	-31,612	-421,498	-9,851,498	-13,001,498	-15,381,498	-17,941,498
120	-37,088	-494,511	-9,924,511	-13,074,511	-15,454,511	-18,014,511
130	-42,564	-567,524	-9,997,524	-13,147,524	-15,527,524	-18,087,524
140	-48,041	-640,550	-10,070,550	-13,220,550	-15,600,550	-18,160,550
150	-53,517	-713,563	-10,143,563	-13,293,563	-15,673,563	-18,233,563
160	-58,994	-786,590	-10,216,590	-13,366,590	-15,746,590	-18,306,590
170	-64,470	-859,603	-10,289,603	-13,439,603	-15,819,603	-18,379,603
180	-69,947	-932,629	-10,362,629	-13,512,629	-15,892,629	-18,452,629

Maximum CIL rates (per square metre)

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

Rent up £1 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	106,597	1,421,289	-8,008,711	-11,158,711	-13,538,711	-16,098,711
70	68,838	917,840	-8,512,160	-11,662,160	-14,042,160	-16,602,160
75	66,140	881,869	-8,548,131	-11,698,131	-14,078,131	-16,638,131
80	63,443	845,911	-8,584,089	-11,734,089	-14,114,089	-16,674,089
85	60,746	809,953	-8,620,047	-11,770,047	-14,150,047	-16,710,047
90	58,050	773,996	-8,656,004	-11,806,004	-14,186,004	-16,746,004
95	55,352	738,024	-8,691,976	-11,841,976	-14,221,976	-16,781,976
100	52,655	702,067	-8,727,933	-11,877,933	-14,257,933	-16,817,933
110	47,261	630,151	-8,799,849	-11,949,849	-14,329,849	-16,889,849
120	41,867	558,222	-8,871,778	-12,021,778	-14,401,778	-16,961,778
130	36,473	486,306	-8,943,694	-12,093,694	-14,473,694	-17,033,694
140	31,078	414,378	-9,015,622	-12,165,622	-14,545,622	-17,105,622
150	25,685	342,462	-9,087,538	-12,237,538	-14,617,538	-17,177,538
160	20,291	270,546	-9,159,454	-12,309,454	-14,689,454	-17,249,454
170	14,896	198,617	-9,231,383	-12,381,383	-14,761,383	-17,321,383
180	9,503	126,702	-9,303,298	-12,453,298	-14,833,298	-17,393,298

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	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,430,000	£12,580,000	£14,960,000	£17,520,000

Site type All other Retail

Site area	0.05 ha
Net to gross	100%

Rent down £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	-726.122	-14,522.436	-23,952.436	-27,102.436	-29,482.436	-32,042.436
70	-751.679	-15,033.580	-24,463.580	-27,613.580	-29,993.580	-32,553.580
75	-753.504	-15,070.073	-24,500.073	-27,650.073	-30,030.073	-32,590.073
80	-755.329	-15,106.587	-24,536.587	-27,686.587	-30,066.587	-32,626.587
85	-757.155	-15,143.100	-24,573.100	-27,723.100	-30,103.100	-32,663.100
90	-758.981	-15,179.613	-24,609.613	-27,759.613	-30,139.613	-32,699.613
95	-760.806	-15,216.126	-24,646.126	-27,796.126	-30,176.126	-32,736.126
100	-762.631	-15,252.619	-24,682.619	-27,832.619	-30,212.619	-32,772.619
110	-766.282	-15,325.646	-24,755.646	-27,905.646	-30,285.646	-32,845.646
120	-769.934	-15,398.672	-24,828.672	-27,978.672	-30,358.672	-32,918.672
130	-773.584	-15,471.679	-24,901.679	-28,051.679	-30,431.679	-32,991.679
140	-777.235	-15,544.705	-24,974.705	-28,124.705	-30,504.705	-33,064.705
150	-780.886	-15,617.711	-25,047.711	-28,197.711	-30,577.711	-33,137.711
160	-784.537	-15,690.738	-25,120.738	-28,270.738	-30,650.738	-33,210.738
170	-788.188	-15,763.764	-25,193.764	-28,343.764	-30,723.764	-33,283.764
180	-791.839	-15,836.771	-25,266.771	-28,416.771	-30,796.771	-33,356.771

Maximum CIL rates (per square metre)

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

Rent down £1 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	-690.564	-13,811.289	-23,241.289	-26,391.289	-28,771.289	-31,331.289
70	-716.121	-14,322.414	-23,752.414	-26,902.414	-29,282.414	-31,842.414
75	-717.946	-14,358.927	-23,788.927	-26,938.927	-29,318.927	-31,878.927
80	-719.771	-14,395.420	-23,825.420	-26,975.420	-29,355.420	-31,915.420
85	-721.595	-14,431.933	-23,861.933	-27,011.933	-29,391.933	-31,951.933
90	-723.422	-14,468.446	-23,898.446	-27,048.446	-29,428.446	-31,988.446
95	-725.248	-14,504.960	-23,934.960	-27,084.960	-29,464.960	-32,024.960
100	-727.074	-14,541.473	-23,971.473	-27,121.473	-29,501.473	-32,061.473
110	-730.724	-14,614.479	-24,044.479	-27,194.479	-29,574.479	-32,134.479
120	-734.375	-14,687.505	-24,117.505	-27,267.505	-29,647.505	-32,207.505
130	-738.027	-14,760.532	-24,190.532	-27,340.532	-29,720.532	-32,280.532
140	-741.677	-14,833.538	-24,263.538	-27,413.538	-29,793.538	-32,353.538
150	-745.328	-14,906.565	-24,336.565	-27,486.565	-29,866.565	-32,426.565
160	-748.979	-14,979.571	-24,409.571	-27,559.571	-29,939.571	-32,499.571
170	-752.630	-15,052.597	-24,482.597	-27,632.597	-30,012.597	-32,572.597
180	-756.281	-15,125.624	-24,555.624	-27,705.624	-30,085.624	-32,645.624

Maximum CIL rates (per square metre)

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

Base Rent and 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	-689.962	-13,799.241	-23,229.241	-26,379.241	-28,759.241	-31,319.241
70	-715.519	-14,310.386	-23,740.386	-26,890.386	-29,270.386	-31,830.386
75	-717.345	-14,346.899	-23,776.899	-26,926.899	-29,306.899	-31,866.899
80	-719.170	-14,383.392	-23,813.392	-26,963.392	-29,343.392	-31,903.392
85	-720.995	-14,419.906	-23,849.906	-26,999.906	-29,379.906	-31,939.906
90	-722.821	-14,456.419	-23,886.419	-27,036.419	-29,416.419	-31,976.419
95	-724.647	-14,492.932	-23,922.932	-27,072.932	-29,452.932	-32,012.932
100	-726.472	-14,529.445	-23,959.445	-27,109.445	-29,489.445	-32,049.445
110	-730.123	-14,602.452	-24,032.452	-27,182.452	-29,562.452	-32,122.452
120	-733.774	-14,675.478	-24,105.478	-27,255.478	-29,635.478	-32,195.478
130	-737.424	-14,748.484	-24,178.484	-27,328.484	-29,708.484	-32,268.484
140	-741.076	-14,821.511	-24,251.511	-27,401.511	-29,781.511	-32,341.511
150	-744.727	-14,894.537	-24,324.537	-27,474.537	-29,854.537	-32,414.537
160	-748.377	-14,967.544	-24,397.544	-27,547.544	-29,927.544	-32,487.544
170	-752.028	-15,040.570	-24,470.570	-27,620.570	-30,000.570	-32,560.570
180	-755.680	-15,113.596	-24,543.596	-27,693.596	-30,073.596	-32,633.596

Maximum CIL rates (per square metre)

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

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	-655.006	-13,100.122	-22,530.122	-25,680.122	-28,060.122	-30,620.122
70	-680.562	-13,611.247	-23,041.247	-26,191.247	-28,571.247	-31,131.247
75	-682.388	-13,647.760	-23,077.760	-26,227.760	-28,607.760	-31,167.760
80	-684.214	-13,684.273	-23,114.273	-26,264.273	-28,644.273	-31,204.273
85	-686.039	-13,720.786	-23,150.786	-26,300.786	-28,680.786	-31,240.786
90	-687.864	-13,757.280	-23,187.280	-26,337.280	-28,717.280	-31,277.280
95	-689.690	-13,793.793	-23,223.793	-26,373.793	-28,753.793	-31,313.793
100	-691.515	-13,830.306	-23,260.306	-26,410.306	-28,790.306	-31,350.306
110	-695.167	-13,903.332	-23,333.332	-26,483.332	-28,863.332	-31,423.332
120	-698.817	-13,976.339	-23,406.339	-26,556.339	-28,936.339	-31,496.339
130	-702.468	-14,049.365	-23,479.365	-26,629.365	-29,009.365	-31,569.365
140	-706.120	-14,122.392	-23,552.392	-26,702.392	-29,082.392	-31,642.392
150	-709.770	-14,195.398	-23,625.398	-26,775.398	-29,155.398	-31,715.398
160	-713.421	-14,268.424	-23,698.424	-26,848.424	-29,228.424	-31,788.424
170	-717.072	-14,341.431	-23,771.431	-26,921.431	-29,301.431	-31,861.431
180	-720.723	-14,414.457	-23,844.457	-26,994.457	-29,374.457	-31,934.457

Maximum CIL rates (per square metre)

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

Base Rent and 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	-617.429	-12,348.583	-21,778.583	-24,928.583	-27,308.583	-29,868.583
70	-642.986	-12,859.728	-22,289.728	-25,439.728	-27,819.728	-30,379.728
75	-644.812	-12,896.241	-22,326.241	-25,476.241	-27,856.241	-30,416.241
80	-646.637	-12,932.734	-22,362.734	-25,512.734	-27,892.734	-30,452.734
85	-648.462	-12,969.248	-22,399.248	-25,549.248	-27,929.248	-30,489.248
90	-650.288	-13,005.761	-22,435.761	-25,585.761	-27,965.761	-30,525.761
95	-652.114	-13,042.274	-22,472.274	-25,622.274	-28,002.274	-30,562.274
100	-653.939	-13,078.787	-22,508.787	-25,658.787	-28,038.787	-30,598.787
110	-657.590	-13,151.794	-22,581.794	-25,731.794	-28,111.794	-30,671.794
120	-661.241	-13,224.820	-22,654.820	-25,804.820	-28,184.820	-30,744.820
130	-664.892	-13,297.846	-22,727.846	-25,877.846	-28,257.846	-30,817.846
140	-668.543	-13,370.853	-22,800.853	-25,950.853	-28,330.853	-30,890.853
150	-672.194	-13,443.879	-22,873.879	-26,023.879	-28,403.879	-30,963.879
160	-675.844	-13,516.886	-22,946.886	-26,096.886	-28,476.886	-31,036.886
170	-679.496	-13,589.912	-23,019.912	-26,169.912	-28,549.912	-31,109.912
180	-683.147	-13,662.938	-23,092.938	-26,242.938	-28,622.938	-31,182.938

Maximum CIL rates (per square metre)

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

Site type All other Retail

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	-619,448	-12,388,955	-21,818,955	-24,968,955	-27,348,955	-29,908,955
70	-645,005	-12,900,100	-22,330,100	-25,480,100	-27,860,100	-30,420,100
75	-648,830	-12,936,593	-22,366,593	-25,516,593	-27,896,593	-30,456,593
80	-648,655	-12,973,106	-22,403,106	-25,553,106	-27,933,106	-30,493,106
85	-650,481	-13,009,620	-22,439,620	-25,589,620	-27,969,620	-30,529,620
90	-652,307	-13,046,133	-22,476,133	-25,626,133	-28,006,133	-30,566,133
95	-654,132	-13,082,646	-22,512,646	-25,662,646	-28,042,646	-30,602,646
100	-655,957	-13,119,139	-22,549,139	-25,699,139	-28,079,139	-30,639,139
110	-659,608	-13,192,166	-22,622,166	-25,772,166	-28,152,166	-30,712,166
120	-663,260	-13,265,192	-22,695,192	-25,845,192	-28,225,192	-30,785,192
130	-666,910	-13,338,198	-22,768,198	-25,918,198	-28,298,198	-30,858,198
140	-670,561	-13,411,225	-22,841,225	-25,991,225	-28,371,225	-30,931,225
150	-674,213	-13,484,251	-22,914,251	-26,064,251	-28,444,251	-31,004,251
160	-677,863	-13,557,258	-22,987,258	-26,137,258	-28,517,258	-31,077,258
170	-681,514	-13,630,284	-23,060,284	-26,210,284	-28,590,284	-31,150,284
180	-685,165	-13,703,290	-23,133,290	-26,283,290	-28,663,290	-31,223,290

Maximum CIL rates (per square metre)

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

Rent up £1 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	-583,890	-11,677,809	-21,107,809	-24,257,809	-26,637,809	-29,197,809
70	-609,447	-12,188,933	-21,618,933	-24,768,933	-27,148,933	-29,708,933
75	-611,272	-12,225,447	-21,655,447	-24,805,447	-27,185,447	-29,745,447
80	-613,098	-12,261,960	-21,691,960	-24,841,960	-27,221,960	-29,781,960
85	-614,923	-12,298,453	-21,728,453	-24,878,453	-27,258,453	-29,818,453
90	-616,748	-12,334,966	-21,764,966	-24,914,966	-27,294,966	-29,854,966
95	-618,574	-12,371,479	-21,801,479	-24,951,479	-27,331,479	-29,891,479
100	-620,400	-12,407,993	-21,837,993	-24,987,993	-27,367,993	-29,927,993
110	-624,050	-12,480,999	-21,910,999	-25,060,999	-27,440,999	-30,000,999
120	-627,701	-12,554,025	-21,984,025	-25,134,025	-27,514,025	-30,074,025
130	-631,353	-12,627,052	-22,057,052	-25,207,052	-27,587,052	-30,147,052
140	-635,003	-12,700,058	-22,130,058	-25,280,058	-27,660,058	-30,220,058
150	-638,654	-12,773,085	-22,203,085	-25,353,085	-27,733,085	-30,293,085
160	-642,306	-12,846,111	-22,276,111	-25,426,111	-27,806,111	-30,366,111
170	-645,956	-12,919,117	-22,349,117	-25,499,117	-27,879,117	-30,439,117
180	-649,607	-12,992,144	-22,422,144	-25,572,144	-27,952,144	-30,512,144

Maximum CIL rates (per square metre)

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

Appendix 14 - Hotel appraisal results



**BNP PARIBAS
REAL ESTATE**

**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	250	250	250	250
Budget Hotel - Medium Value	250	100	#N/A	#N/A
Budget Hotel - Low 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 £9,430,000	Benchmark land value 2 - Secondary industrial (low) £12,580,000	Benchmark land value 3 - Secondary industrial (medium) £14,960,000	Benchmark land value 4 - Secondary office and industrial (high) £17,520,000

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	8,683,696	21,709,239	12,279,239	9,129,239	6,749,239	4,189,239
70	8,218,237	20,545,593	11,115,593	7,965,593	5,585,593	3,025,593
75	8,194,908	20,487,271	11,057,271	7,907,271	5,527,271	2,967,271
80	8,171,579	20,428,948	10,998,948	7,848,948	5,468,948	2,908,948
85	8,148,250	20,370,626	10,940,626	7,790,626	5,410,626	2,850,626
90	8,124,922	20,312,306	10,882,306	7,732,306	5,352,306	2,792,306
95	8,101,593	20,253,984	10,823,984	7,673,984	5,293,984	2,733,984
100	8,078,264	20,195,661	10,765,661	7,615,661	5,235,661	2,675,661
125	7,961,620	19,904,049	10,474,049	7,324,049	4,944,049	2,384,049
150	7,844,976	19,612,439	10,182,439	7,032,439	4,652,439	2,092,439
175	7,728,331	19,320,827	9,890,827	6,740,827	4,360,827	1,800,827
180	7,705,002	19,262,505	9,832,505	6,682,505	4,302,505	1,742,505
190	7,658,345	19,145,862	9,715,862	6,565,862	4,185,862	1,625,862
200	7,611,687	19,029,217	9,599,217	6,449,217	4,069,217	1,509,217
225	7,495,042	18,737,605	9,307,605	6,157,605	3,777,605	1,217,605
250	7,378,398	18,445,996	9,015,996	5,865,996	3,485,996	925,996

Maximum CIL rates (per square metre)

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

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	£5,654,034	14,135,085	4,705,085	1,555,085	-824,915	-3,384,915
70	5,237,021	13,092,553	3,662,553	512,553	-1,867,447	-4,427,447
75	5,213,692	13,034,231	3,604,231	454,231	-1,925,769	-4,485,769
80	5,190,363	12,975,908	3,545,908	395,908	-1,984,092	-4,544,092
85	5,167,034	12,917,586	3,487,586	337,586	-2,042,414	-4,602,414
90	5,143,705	12,859,263	3,429,263	279,263	-2,100,737	-4,660,737
95	5,120,376	12,800,941	3,370,941	220,941	-2,159,059	-4,719,059
100	5,097,047	12,742,619	3,312,619	162,619	-2,217,381	-4,777,381
125	4,980,404	12,451,009	3,021,009	-128,991	-2,508,991	-5,068,991
150	4,863,759	12,159,397	2,729,397	-420,603	-2,800,603	-5,360,603
175	4,747,115	11,867,787	2,437,787	-712,213	-3,092,213	-5,652,213
180	4,723,786	11,809,465	2,379,465	-770,535	-3,150,535	-5,710,535
190	4,677,128	11,692,820	2,262,820	-887,180	-3,267,180	-5,827,180
200	4,630,471	11,576,177	2,146,177	-1,003,823	-3,383,823	-5,943,823
225	4,513,826	11,284,565	1,854,565	-1,295,435	-3,675,435	-6,235,435
250	4,397,182	10,992,956	1,562,956	-1,587,044	-3,967,044	-6,527,044

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£100	#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	3,381,788	8,454,470	-975,530	-4,125,530	-6,505,530	-9,065,530
70	3,001,109	7,502,772	-1,927,228	-5,077,228	-7,457,228	-10,017,228
75	2,977,780	7,444,449	-1,985,551	-5,135,551	-7,515,551	-10,075,551
80	2,954,451	7,386,127	-2,043,873	-5,193,873	-7,573,873	-10,133,873
85	2,931,122	7,327,805	-2,102,195	-5,252,195	-7,632,195	-10,192,195
90	2,907,793	7,269,482	-2,160,518	-5,310,518	-7,690,518	-10,250,518
95	2,884,465	7,211,162	-2,218,838	-5,368,838	-7,748,838	-10,308,838
100	2,861,136	7,152,840	-2,277,160	-5,427,160	-7,807,160	-10,367,160
125	2,744,491	6,861,228	-2,568,772	-5,718,772	-8,098,772	-10,658,772
150	2,627,847	6,569,618	-2,860,382	-6,010,382	-8,390,382	-10,950,382
175	2,511,202	6,278,006	-3,151,994	-6,301,994	-8,681,994	-11,241,994
180	2,487,873	6,219,683	-3,210,317	-6,360,317	-8,740,317	-11,300,317
190	2,441,216	6,103,041	-3,326,959	-6,476,959	-8,856,959	-11,416,959
200	2,394,558	5,986,396	-3,443,604	-6,593,604	-8,973,604	-11,533,604
225	2,277,914	5,694,784	-3,735,216	-6,885,216	-9,265,216	-11,825,216
250	2,161,270	5,403,174	-4,026,826	-7,176,826	-9,556,826	-12,116,826

Maximum CIL rates (per square metre)

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