BNP PARIBAS REAL ESTATE

Real Estate for a changing world

Community Infrastructure Levy: Eastern Haringey Viability Update Study

Prepared for

London Borough of Haringey

October 2019

Contents

1	Executive Summary	3
2	Introduction	7
3	Methodology and appraisal inputs	20
4	Development appraisals	25
5	Appraisal outputs	37
6	Assessment of the results	39
7	Conclusions and recommendations	50

Appendices

Appendix 1 - Residential appraisal results at base costs and values (AR and SO)
Appendix 2 - Residential appraisal results at base costs and values (LAR and SO)
Appendix 3 - Residential appraisal results at base costs and values (SR and SO)
Appendix 4 - Residential appraisal results at base costs and values (SR and DMR at LLR)
Appendix 5 - Residential appraisal results at 40% AH +10% sales values and +5% build costs
Appendix 6 - Residential appraisal results at 40% AH -5% sales values
Appendix 7 - Residential provided as PRS appraisal results
Appendix 8 - Student Accommodation appraisal results
Appendix 9 - Warehouse Living appraisal results

Contact details:

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

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

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

Direct line: 020 7338 4417
Email sacha.winfield-ferreira@bnpparibas.com

1 Executive Summary

1.1 The London Borough of Haringey ('the Council') adopted its Community Infrastructure Levy ('CIL') Charging Schedule on 21 July 2014 and was implemented on 1 November 2014. The CIL rates are consequently embedded into both planning requirements and the land market. Since implementation, a number of large developments within and around the Tottenham Hale and North Tottenham growth areas, and in Seven Sisters have completed, started or have secured planning permission including Apex House and Tottenham Hotspur Football Club. Linked to this regeneration of the eastern part of the London Borough of Haringey there has been a significant growth in residential values.

1.2 In light of the developments noted above, the Council commissioned BNP Paribas Real Estate to undertake a review of the residential and student accommodation CIL rates in the Eastern CIL Zone of the adopted CIL Charging Schedule as well as to consider a rate for Warehouse Living. The latter use is a newer form of housing development that has been delivered in the borough and is consequently not currently covered by the adopted CIL Charging Schedule. This review therefore seeks to establish whether there is scope for residential and student accommodation developments in the Eastern CIL Zone to viably contribute an increased level of CIL and whether Warehouse Living schemes across the borough can viably contribute through CIL towards the delivery of the necessary supporting infrastructure.

1.3 Accordingly this report considers the residential and student accommodation rates adopted in the Eastern CIL Zone and the potential rates for Warehouse Living schemes in combination with the cumulative impact of the requirements of the Council's Local Plan adopted July 2017 (comprising the Strategic Policies Development Plan Document ('DPD'); Development Management DPD, Site Allocations DPD and Tottenham Area Action Plan DPD). The testing is in line with the requirements of the National Planning Policy Framework ('NPPF'), National Planning Practice Guidance ('NPPG') and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).

1.4 The Council consulted on its Preliminary Draft Charging Schedule ('PDCS') from 10 March 2017 to 21 May 2017. This report provides an update to the PDCS Viability Update Study produced by BNP Paribas Real Estate on behalf of the Council dated December 2016.

Methodology

1.5 The study methodology compares the residual land values of a range of development typologies on sites in the borough to their value in its current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements including a given level of CIL generates a higher residual land value than the benchmark land value, then it can be concluded that the site is viable and deliverable. Following the adoption of Local Plan policies, developers will need to reflect policy requirements in their bids for sites, providing that the residual land value does not fall below a site-specific benchmark land value, determined at the time of each individual application.

1.6 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.

1.7 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth, residential values in Haringey have recovered strongly following the severe recession and now exceed the October 2007 peak levels by circa 71.6%.[1] Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty surrounding the UK's future relationship with the European Union. Notwithstanding this, forecasts for future house price growth still indicate growth in the 'mainstream' UK and London markets over the next 5 years. We have allowed for this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10% and costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements 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 assessment[2]. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. It is important to note, however, that our assessment of suggested CIL rates relies on current and not growth-based appraisal inputs.

1.8 This study allows for policy costs such as Mayoral CIL2 as a cost to schemes. This assessment does not however include other "extraordinary" sources of funding or revenue that may become available such as Housing Zone funding and grant as this cannot be guaranteed.

Key findings

1.9 It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs, largely separate to the influence of CIL.

Residential

- We have tested residential schemes in the Eastern CIL Zone with a range of affordable housing tenures and percentages. In arriving at the updated recommended rate we have taken into consideration a balance of both the Council's current affordable housing policies target requirement as well as the Council's aspirations to deliver a wider range of affordable housing tenures in the borough.
- Some scenarios (e.g. certain affordable housing percentages) are unviable prior to the application of CIL in the appraisal. There is clearly an important distinction to be drawn between these schemes and those that are viable. Where schemes are viable, the proposed CIL rates are sufficiently modest to ensure that schemes remain viable.
- The results of our appraisal of residential developments shows a wide range of potential maximum CIL rates. We have recommended an increased CIL of £50 per square metre in the Eastern CIL Zone.
- The recommended rates are set at a discount to the maximum rates, in line with the requirements set out in the NPPG. 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.

[1] As identified from the Land Registry's online House Price Index database (http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index)

[2] 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 NPPG (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.

- The proposed CIL amounts to between 1% and 1.6% of development costs and is therefore set at a nominal level, and consequently it will not be a critical determinant in the viability of developments.

PRS

- The results of our appraisals of residential schemes provided as PRS in the Eastern CIL Zone identify that such schemes can viably contribute towards the delivery of supporting infrastructure in the borough. We are aware that there are a number of PRS schemes which have been delivered/are currently coming forward in the Eastern CIL Zone in particular.

- We have recommended that the Council considers adopting a CIL charge of £100 per square metre for PRS schemes delivered in the Eastern CIL Zone reflecting, a 20% buffer from the maximum borough charge of £125 per square metre.

- The proposed CIL amounts to a charge of circa 4% of development costs, which at below 5% is in our experience not a determining factor in a developer's decision as to whether or not to proceed with a development.

Student accommodation

- Student housing developments in the Eastern CIL Zone of the borough have seen rapidly increasing rents since the previous CIL Viability Study, which has increased residual land values. Consequently, these developments can absorb a higher CIL contribution without a significant impact on viability.

- We have recommended that the Council considers adopting a charge of £85 per square metre. This level of charge is based on the delivery of at least 40% affordable student accommodation within schemes and allows for a buffer from the maximum rate.

- At £85 per square metre this would amount to a cost of circa 2.25% of development costs, which we consider would not have a significant bearing on a developer's decision to bring forward a scheme

Warehouse living

- The Council's Policy DM39 (Warehouse Living) "*seeks to further regularise / legitimise this use, and through the planning process, ensure existing and future occupants are provided with an appropriate standard of living*".

- Our appraisals identify that such schemes generate significant residual land values in excess of existing use values. We note that that there will be differences from site to site with respect to conversion costs and quality. We would also highlight that some of this space may not qualify for CIL if such schemes do not add any floorspace and or have been lawfully occupied for six months in the last three years.

- We recommend that the Council maintains a CIL charge of £130 per square metre as set out in the PDCS, which reflects a significant discount from the maximum which would account for scheme differences.

- The recommended CIL charge equates to 5.5% of the likely conversion costs or 0.5% of the total development value. Although the CIL charge looks higher by reference to the conversion costs, this is due to the costs being lower reflecting refurbishment and change of use rather than a whole new development. The analysis of the CIL charge by reference to the revenue achievable is therefore helpful in establishing a picture of such scheme's viability. At £130 per square metre the CIL charge is unlikely to have an impact on a developer's decision to deliver such schemes.

Summary

1.10 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between securing enough 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.

1.11 Table 1.11.1 below summarises our recommended revisions to the Eastern CIL Zone charges in Haringey's CIL Charging Schedule in light of the results of our appraisals. The proposed rates are shown in bold whilst the adopted Charging Schedule rates are shown below with the corresponding 2019 indexed figures (in line with the requirements of CIL Regulation 40 (as amended)) shown in italics.

Table 1.11.1: Potential revisions to CIL Charging Schedule – Eastern CIL Zone

Use	Adopted CIL rate £s per sqm	Adopted CIL rate after indexation £s per sqm	Proposed CIL rate £s per sqm
Residential	£15	*£18.63*	**£50**
PRS	£15	*£18.63*	**£100**
Student Accommodation	£15	*£18.63*	**£85**
Warehouse Living	N/A	*N/A*	**£130**

2 Introduction

2.1 The Council has commissioned this study to contribute towards a partial review of its adopted CIL Charging Schedule, which has been in place since 1 November 2014. The adopted CIL rates are consequently embedded into both planning requirements and the land market.

2.2 The evidence base that underpinned the adopted CIL Charging Schedule was compiled in late 2011 early 2012 and there had been a significant movement in sales values before adoption. There has also been an upwards movement in sales value since adoption due to market factors and a significant amount of regeneration undertaken in the area. The aim of the study is therefore to identify changes in viability that might give rise to amendments to the adopted CIL residential and student accommodation rates within the Eastern CIL Zone. In addition, the study also considers two new forms of residential accommodation, Warehouse Living and PRS, which have come forward in the borough since the adoption of the current Charging Schedule. As with the 2012 Viability Study and 2013 Addendum Viability Study, this report tests the cumulative impact of planning policies and seeks to determine whether the CIL rates adopted could change.

2.3 In terms of methodology, we adopted standard residual valuation approaches to test the viability of eight residential development typologies, including the impact on viability of the Council's planning policies alongside the adopted level of CIL and alternative amounts 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.

2.4 In light of the points above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb CIL and to support any proposed changes to the Charging Schedule through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL Regulations and NPPG are met. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.

2.5 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Haringey and does not account for individual site circumstances, which may only emerge when an application comes forward. The assessment should not be relied upon for individual site applications. Scheme specific testing may still be required at the point where they come forward[3].

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

[3] However, the NPPG 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).

Economic and housing market context

2.7 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013, at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

2.8 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. Since this point we have been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017 (the point at which Article 50 was triggered signalling the official commencement of the UK's exit from the EU), the Sterling Exchange Rate Index ("ERI") fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. Since August 2017 the Bank of England's ("BoE's") Inflation Reports have identified that Sterling has broadly remained around 15%-20% below its pre-referendum peak (November 2015). The February 2019 Report identifies that ERI remains at around 17% below the late-2015 peak. It is anticipated that, *"the exchange rate may adjust when greater clarity emerges about the nature of EU withdrawal. If it becomes clear that there will be a smooth transition to a relationship that is judged to have a relatively small long-term economic impact, the exchange rate is likely to appreciate. In contrast, if there is an expectation that the long-term economic impact of the new relationship would be large, sterling could depreciate."* This is a key consideration in the property market as the cheaper pound has resulted in interest from foreign investors.

2.9 There have been tentative signs of improvement and resilience in the market, however this has been tempered by heightened uncertainty relating to post EU exit arrangements. BNP Paribas Real Estate's Q4 2018 Residential Market Commentary identified that, *"Substantial economic and political uncertainty remains both nationally and globally and it does not look likely that this will change any time soon. The likely outcome of Brexit negotiations remains extremely uncertain. The route Britain takes will have significant implications for the UK and the rest of Europe. The fundamentals of the UK economy remain broadly positive, but sentiment remains cautious with constant negative media resulting in indecision within many markets."*

2.10 The International Monetary Fund ("IMF") accurately anticipated in its World Economic Outlook Report ('WEO') that growth would slow in 2018, with its initial forecast of 1.4%. This was revised to 1.5% between April 2017 and April 2018, at which point it was briefly increased to 1.6% but was revised down to 1.4% in July 2018, where it has remained up to the IMF's most recent WEO Report published in July 2019.

2.11 The IMF growth forecasts for 2019 and 2020 show a small increase in GDP but at low levels by historic standards. The forecasts were revised downwards in April 2019 from those published in January 2019 at 1.2% (down from 1.5%) and 1.4% (down from 1.6%) respectively. These remain broadly the same in July 2019, however the 2019 figure has

been revised up by 0.1% to 1.3%. The July WEO Report identifies that this baseline projection, *"…The upward revision reflects a stronger-than-anticipated first quarter outturn boosted by pre-Brexit inventory accumulation and stockpiling. This is likely to be partially offset by payback over the remainder of the year. Monthly GDP for April recorded a sharp contraction, in part driven by major car manufacturers bringing forward regular annual shutdowns as part of Brexit contingency plans. The forecast assumes an orderly Brexit followed by a gradual transition to the new regime. However, as of mid-July, the ultimate form of Brexit remained highly uncertain".*

2.12 This sentiment is shared by the more recent Bank of England ("BoE") Monetary Policy Committee's ("MPC") August 2019 Inflation Report, which identifies that, *"Brexit-related developments, such as stockbuilding ahead of previous deadlines, are making UK data volatile. After growing by 0.5% in 2019 Q1, GDP is expected to have been flat in Q2, slightly weaker than anticipated in May. Looking through recent volatility, underlying growth appears to have slowed since 2018 to a rate below potential, reflecting both the impact of intensifying Brexit-related uncertainties on business investment and weaker global growth on net trade. Evidence from companies, up to the middle of July, suggests that uncertainty over the United Kingdom's future trading relationship with the European Union has become more entrenched. The labour market remains tight. Annual pay growth has been relatively strong. Consumer spending has remained resilient. CPI inflation was 2.0% in June and core CPI inflation was 1.8%".*

2.13 The BoE and IMF continue to highlight the key sources of risk to the global outlook to be "*trade and technology tensions that dent sentiment and slow investment*" (IMF July 2019 WEO). The BoE August inflation report identifies that, *"Since May, global trade tensions have intensified and global activity has remained soft. This has led to a substantial decline in advanced economies' forward interest rates and a material loosening in financial conditions, including in the United Kingdom. An increase in the perceived likelihood of a no-deal Brexit has further lowered UK interest rates and led to a marked depreciation of the sterling exchange rate".* The IMF July 2019 report sets out that, *"Global growth remains subdued. Since the April World Economic Outlook (WEO) report, the United States further increased tariffs on certain Chinese imports and China retaliated by raising tariffs on a subset of US imports. Additional escalation was averted following the June G20 summit. Global technology supply chains were threatened by the prospect of US sanctions, Brexit-related uncertainty continued, and rising geopolitical tensions roiled energy prices"*.

2.14 Inflation, which was a particular concern in 2018 economic reporting, has eased in 2019 with both the BoE and IMF attributing the easing in inflationary pressures to the drop in energy prices. The BoE reports that *"CPI inflation had been 2.0% in May. It was likely to fall below the 2% target later this year, reflecting falls in energy prices. Core CPI inflation had been 1.7% in May, and core services CPI inflation had remained slightly below levels consistent with meeting the inflation target in the medium term".* The BoE August Report forecasts that "*after falling in the near term, CPI inflation is projected to rise above the 2% target, as building excess demand leads to firmer domestic inflationary pressures. Conditioned on prevailing asset prices, CPI inflation reaches 2.4% by the end of the three-year forecast period".*

2.15 The UK's low unemployment rate, which was reported by the IMF to be *"close to historic lows"* in April 2018, is identified to have continued to fall through 2019. Of interest the BoE January 2018 Report identified that the unemployment rate had fallen, "*to a little below the MPC's estimate of the equilibrium rate made in February 2018. The MPC judges that fall has reflected a cyclical rise in labour demand… The number of vacancies relative to the size of the workforce — a key indicator of labour demand — has risen to a historical high… And the rate at which those already in employment are switching to new jobs — which will partly reflect the degree to which employers are competing to hire employees — has risen to close to its pre-crisis level".* When unemployment falls below the equilibrium rate, wage and inflationary pressures will tend to build, as companies need to pay more to recruit and retain staff. The August 2019 BoE Report identifies that, *"although pay growth has risen over the*

past year, it remains lower than before the financial crisis, despite a lower unemployment rate. That is likely to reflect subdued growth in productivity — the amount of output that can be produced per worker — which has reduced the wage rises that companies can afford to offer their employees".

2.16 The BoE's August 2019 Monetary Policy Summary confirmed that, "*The Bank of England's Monetary Policy Committee (MPC) sets monetary policy to meet the 2% inflation target, and in a way that helps to sustain growth and employment. At its meeting ending on 31 July 2019, the MPC voted unanimously to maintain Bank Rate at 0.75%."* The rate remains low by historic standards and we consider that any additional rise in interest rate that may occur will likely be introduced slowly and steadily to eliminate economic shock. Forecasters still expect interest rates to rise gradually over the next few years, and anticipate rates to reach 2% by 2021.

2.17 Nationwide's Chief Economist, Robert Gardiner identifies in the September 2019 House Price Index Report that, *"UK annual house price growth almost ground to a halt in September, at just 0.2%. This marks the tenth month in a row in which annual price growth has been below 1%*". A similar position is reported in the September 2019 Halifax House Price Index Report, where Russell Galley, Managing Director of the Halifax, highlights that, "*There was no real shift in house prices in August as the average property value grew by just 0.3% month on month. This further extends the predominantly flat trend we've seen over the last six months, with the average house price having barely changed since March"*.

2.18 Both Nationwide and The Halifax acknowledge that the current economic uncertainty is influencing the housing market, *"with evidence of both buyers and sellers exercising some caution"* (Halifax), however household spending is reported in both sources as being more resilient, *"supported by steady gains in employment and real earnings"* (Nationwide) as well as affordability (Halifax). With Halifax further identifying that, *"We should also not lose sight of the fact that the single biggest driver of both prices and activity over the longer-term remains the dearth of available properties to meet demand from buyers"*.

2.19 Robert Gardiner also identifies that *"The underlying pace of housing market activity has remained broadly stable, with the number of mortgages approved for house purchase continuing within the fairly narrow range prevailing over the past two years. Healthy labour market conditions and low borrowing costs appear to be offsetting the drag from the uncertain economic outlook".*

2.20 In the January 2019 Nationwide House Price Index report Robert Gardiner considered that "*if economy continues to grow at a modest pace, with the unemployment rate and borrowing costs remaining close to current levels, we would expect UK house prices to rise at a low single-digit pace in 2019."* This view was shared by Russell Galley, who concluded the Halifax January 2019 House Price Index report by identifying, *"On balance therefore we expect price growth to remain subdued in the near term."*

2.21 Knight Frank identified in their January 2019 UK Residential Market Update that, *"The property market has proven adept at adjusting to change in the past, but uncertainty is more difficult. Buying a home is the biggest financial decision many households will undertake, and some may feel more confident when future economic conditions are clearer."*

2.22 It is worth noting that the stamp duty changes introduced in December 2014 when purchasing residential property continues to have an effect on the housing market, as it encourages first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 home but now have to pay 10% stamp duty rates, which will significantly impede their budgets and affordability. However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent. As first noted in BNP Paribas Real

Estate's Q2 2017 Housing Market Report, *"the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder."* In addition, there remains the further impact on the market of recent legislative and tax changes on the purchase of second properties. Strutt and Parker identify in their Residential Quarterly Report Winter 2018/19 that, *"Overall, the Buy-to-Let market looks to be relatively stable, albeit with subdued levels of new uptake."*

2.23 Transaction numbers have been boosted in recent years by rising numbers of First Time Buyers, in addition to the stamp duty changes Savills highlight in their January 2019 Housing Market Update that "They have been strongly supported by government policy, notably Help to Buy, while Home Movers have struggled to climb the housing ladder." Savills also identify that First Time Buyers, "are now the largest buyer type, having overtaken Home Movers. The last time First Time Buyers were the largest buyer type was 1995". Moreover the availability of finance to First Time Buyers remains strong with Savills reporting that, "The high street banks remain keen to grow their lending to this group. Lloyds recently announced a new 100% mortgage for First Time Buyers, to be secured by a family member opening a savings account, a move that seeks to further capitalise on the 'Bank of Mum and Dad'."

2.24 Residential sales value forecasts by numerous property firms have continued to identify since June 2016 that uncertainty has weighed down the market slowing sales value growth. In Strutt and Parker's 2018/19 Report they identify that, the *"considerable political uncertainty"* experienced in the UK *"is feeding through into a very cautious and unknown economic outlook from most commentators".* The market remains very volatile and hard to predict, although Strutt and Parker's residential agents have reported "instances of competitive bidding on realistically priced properties, highlighting that there remains a market for good quality stock at appropriate prices". This position is maintained in Strutt and Parker's Q2 Summer 2019 Report.

2.25 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that a low level of price growth is expected over the next year with a return to stronger sales value growth in 2020 - 2023, when it is anticipated that there will be more certainty on the deal agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. We provide further detail on the mainstream London market sales value forecasts below.

Local housing market context

2.26 According to Land Registry data as of February 2009, values had fallen in Haringey by circa 20% from the peak of the market values (see Figure 2.26.1 below). Subsequently values recovered steadily to September 2011, exceeding the October 2007 peak of the market value in April 2011. Between September 2011 and December 2011 average values dropped by circa 8%, but recovered steadily from January 2012. When our initial viability report was prepared in December 2016 and the data upon which the rates have been set, the sales values in Haringey were reported to be circa 65% higher than the October 2007 peak of the market values. As of July 2019 (the most recent date for which data is available) residential sales values were 71.6% higher than the October 2007 peak of the market values.

2.27 Haringey has seen very strong growth in sales values, particularly in the east of the borough, where values have more than doubled since the CIL was set in the adopted Charging Schedule. Growth in values has partly been driven by a number of major development schemes coming forward, regenerating the area.

2.28 As previously identified, the future trajectory of house prices is currently uncertain, although both Knight Frank and Savills' current predictions are that values are expected to increase over the next five years. Their medium term predictions are that house prices for properties in the Greater London/Mainstream London market will grow by 9.2% and 4.5% (respectively) over the period between 2019 to 2023 inclusive, this is compared to a UK average of 10.3% and 14.8% (respectively) cumulative growth over the same period.

Figure 2.26.1: Average house prices in Haringey

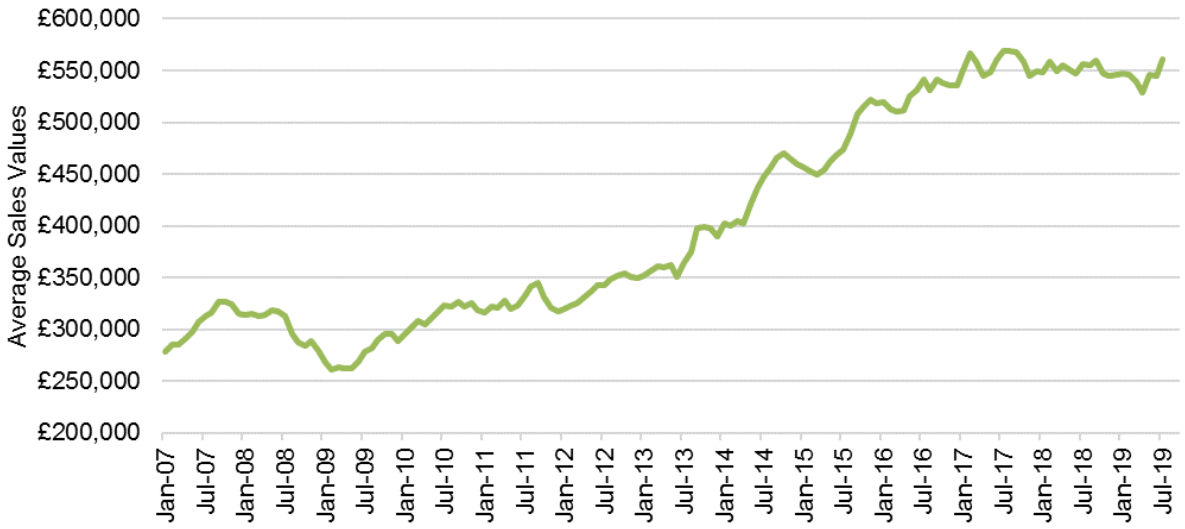
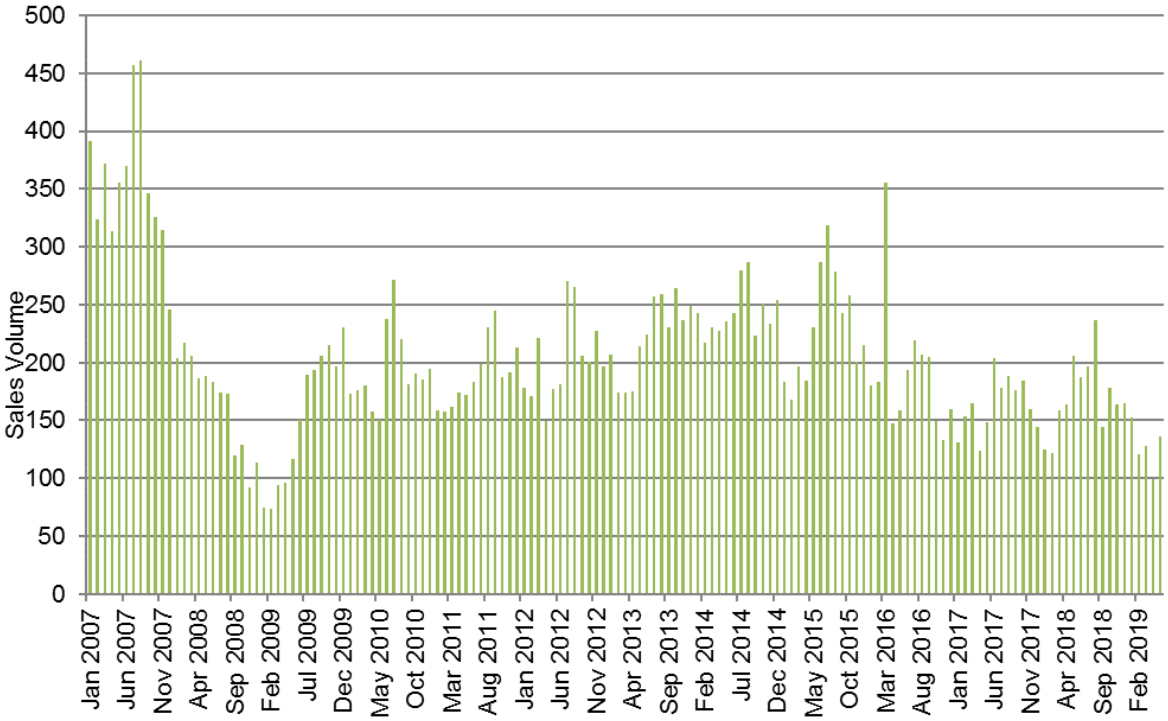


Figure 2.26.2: Sales volumes in Haringey



Source: Land Registry

National Policy Context

The National Planning Policy Framework ('NPPF')

2.29 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG'). In February 2019, the government issued a revised NPPF and amendments to the NPPG were issued in May 2019 and September 2019.

2.30 The 2012 NPPF provided more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The 2012 NPPF required that local planning authorities have regard to the impact on viability of the cumulative effect of all their planning requirements on viability. Para 173 of the 2012 NPPF required that local planning authorities give careful attention *"to viability and costs in plan-making and decision-taking"*. The 2012 NPPF required that *"the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened"*. After taking account of policy requirements, land values should be sufficient to *"provide competitive returns to a willing landowner and willing developer"*. The 2019 NPPF places less emphasis on viability and 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 for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"* (Para 34, emphasis added).

2.31 The meaning of benchmark land value for the purposes of establishing viability in accordance with the NPPF and NPPG has been the subject of considerable debate since the publication of the 2012 NPPF. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value, although there is no consensus around this view. The government's 2019 NPPF removes the requirement for "*competitive returns*" in the 2012 NPPF and is silent on how landowner returns should be assessed. The May 2019 NPPG (Paragraph: 013 Reference ID: 10-013-20190509) indicates that viability testing of plans should be based on existing use value plus a landowner premium.

CIL Policy Context

2.32 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. Haringey implemented its first CIL Charging Schedule on 1 November 2014 so had a means of collecting contributions towards community infrastructure at the point at which the limitations on the pooling of planning obligations through S106 came into effect. 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.

2.33 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 CIL regulation 122 and paragraph 56 of the NPPF and to the provision of affordable housing.

2.34 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between securing enough revenue to fund necessary infrastructure on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that charging 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.

2.35 The 2019 CIL Regulations amendments have sought to streamline the adoption process of charging schedules. 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. The NPPG identifies at Para 032 Ref ID: 25-032-20190901 that, *"It is for charging authorities to decide how they wish to consult. The regulations do not specify for how long or how many times charging authorities should consult because charging authorities are best placed to decide how to engage with their local communities and other relevant parties. Where authorities are introducing the levy for the first time, or making significant changes to their levy, the expectation is that charging authorities will consult for a minimum of 4 weeks. Conversely, where only minor changes are proposed a shorter consultation period may be considered appropriate"*. It will then be for Examiners to*, "consider whether charging authorities have given adequate time for consultation on a draft charging schedule, particularly for consultations of less than 4 weeks. In doing so, they should take into account the scale and complexity of the changes proposed".

2.36 The payment of CIL is mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres or comprising a new dwelling once a charging schedule has been adopted. The CIL Regulations (as amended) still 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 charging authorities may, if they choose, elect to offer exceptional relief from CIL on proven viability grounds. A local charging 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, as permitted by Regulation 50. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.37 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.

2.38 CIL Regulation 40/Schedule 1 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.

2.39 The CIL Regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (Para 023 Ref ID: 25-022-2019090125-022-20140612) clarifies that CIL Regulation 13 permits charging authorities to levy *"apply differential rates in a flexible way [including] in relation to geographical zones with*

the charging authority's boundary; types of development; and/or scales of development". Charging authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further, the NPPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (Para 024 Ref ID: 25-024-2019090) 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.

2.40 The 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 and s allow 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 for a Charging Authority 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). To this end, we note that Haringey has an Instalments Policy in place for its adopted Charging Schedule.

2.41 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at Para 2.28 that the Government will *"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."*

2.42 As a result, the Government committed to respond to the independent review and examine the options for reforming the system of developer contributions including ensuring direct benefit for communities. 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 the granting of an amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development, which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

2.43 The Council is required to calculate, collect and enforce the Mayoral CIL. Haringey falls within Mayoral CIL Zone 2 of the adopted Mayoral CIL Charging Schedule (MCIL2). A CIL charge of £60 per square metre is levied on most development excluding health and education.

2.44 This study takes into consideration the implications of the appropriate costs associated with MCIL2.

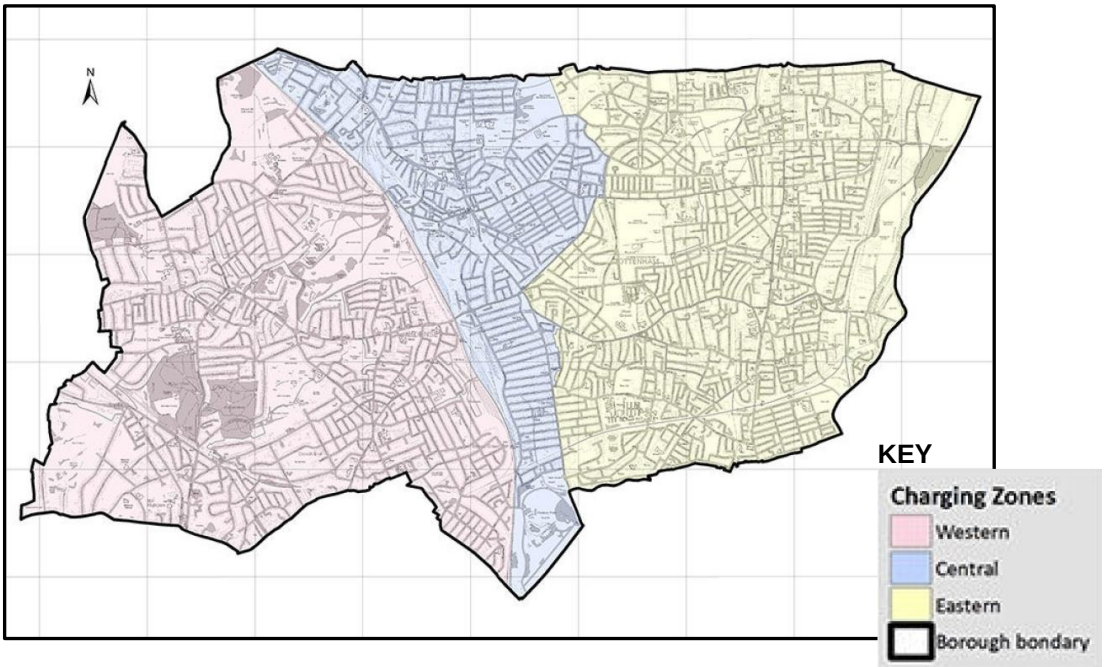
Haringey CIL

2.45 The Council approved its current CIL Charging Schedule in July 2014 and it came into effect on 1 November 2014. Table 2.45.1 below summarises the rates of CIL charged and Figure 2.45.1 provides a map of the CIL Charging Zones.

Table 2.45.1: CIL rates in the adopted Charging Schedule

Use	Western	Central	Eastern
Residential	£265	£165	£15
Student Accommodation	£265	£165	£15
Supermarkets[4]	£95		
Retail Warehousing[5]	£25		
Office, industrial, warehousing, small scale retail (use class A1-A5)	Nil		
Health, school and higher education	Nil		
All other uses	Nil		

Figure 2.45.1: Map of CIL rates in the adopted Charging Schedule



[4] Superstores /supermarkets are defined as shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the units.

[5] Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for bar borne customers.

Local Policy context

2.46 This study takes into account the policies and standards set out within Haringey's adopted Local Plan policies, which includes the following four documents;

- Strategic Policies DPD 2013-2026 (March 2013, consolidated with alterations 2017) – formerly the Core Strategy ('SP');
- Development Management DPD (July 2017)**;**
- Site Allocations DPD (July 2017)**;** and
- Tottenham Area Action Plan ('AAP' July 2017) DPD.

2.47 These policies and standards include *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 the additional policy requirements above base build costs as required by the NPPF. In addition, it has regard to policies within the London Plan 2016 which also forms part of the relevant plan for the borough as set out in the NPPG.

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

- Strategic Policies DPD Policy SP4: Working towards a Low Carbon Haringey - Requires all new non-residential development to be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard

- Strategic Policies DPD: Policy SP2: Housing:
  - (4) 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings and 10% meeting Building Regulations requirement M4(3) 'wheelchair user dwelling',
  - (5) Subject to viability, sites capable of delivering 10 units or more will be required to meet a borough wide affordable housing target of 40%, based on habitable rooms;
  - (6) Delivering an affordable housing tenure split of 60% affordable rent (including social rent) and 40% intermediate housing; and
  - (8) The preferred affordable housing mix, in terms of unit size and types of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up-to-date assessments of local housing needs, as set out in the Haringey Housing Strategy.

- Development Management DPD:
  - Policy DM13: Affordable Housing: seeks the maximum reasonable amount of affordable housing provision on sites with the capacity to accommodate more than 10 dwellings having regard to:
    - Policy SP2 - borough-wide target of 40% affordable housing provision;
    - 60% provision to be social/affordable rent and 40% intermediate housing;
    - The preferred affordable housing size mix as set out in the Council's Housing Strategy;
    - The individual circumstances of the site;
    - The availability of public subsidy;
    - Development viability; and
    - Other planning benefits that may be achieved.

  - Policy DM15: Specialist Housing – identities that proposals for student accommodation will need to demonstrate that the accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or the proposal will provide an element of affordable student accommodation.

  - Policy DM21: Sustainable Design, Layout and Construction – identifies that all new development, including building and landscape works, will be expected to consider

and implement sustainable design, layout and construction techniques (as set out in the London Plan Policy 5.3).

- Policy DM39: Warehouse Living – identifies that the Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.

- Policy DM48: Use of Planning Obligations – identifies that proposals should make adequate provision for affordable housing, infrastructure and other requirements such as essential site-specific transport infrastructure, and employment contributions made necessary by the development, either through appropriate on-site provision or a planning obligation.

- Tottenham AAP:
  - Policy AAP3: Housing – identifies that the affordable housing tenure split in the Tottenham AAP area should be provided at 60% intermediate and 40% affordable rented accommodation.

Development context

2.49 The Council's SP DPD identifies that, *"the borough covers an area of more than 11 square miles. Its most familiar local landmarks include Alexandra Palace, Bruce Castle and Tottenham Hotspur Football Stadium".* It goes on to highlight that the borough *"is strategically located in the London-Stansted-Cambridge-Peterborough growth area"* and that it has, *"strong links to the City, West End and Stansted Airport"* and on this basis it is, *"well placed for both business and commuting".*

2.50 The SP DPD indicates that the borough has a resident population of circa 230,000 people and there is a high demand for housing across all tenures. In particular, it highlights that *"the need for affordable housing outstrips supply, with a shortfall in provision of 4,865 units per annum, or 52 per 1,000 head of population - outstripping the average Inner London shortfall of 32 units per 1000 head of population"* The SP DPD forecasts that by 2026, the population will have increased to over 260,000, which equates to an increase of over 15%.

2.51 The SP DPD highlights Haringey's strategic housing target has been significantly increased by the London Plan from 820 homes per annum (as identified previously) to 1,502 homes per annum, effective from April 2015, which equates to an increase of 83%.

2.52 The DP DPD indicates that a key area of residential development in the borough will be the "*new Housing Zone designation to be applied to Tottenham Hale, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to prepare a comprehensive regeneration framework for the area along with a dedicated Area Action Plan".*

2.53 The AAP identifies *"land capable of delivering 10,000 new homes and 5,000 new jobs. It provides a legal basis for developments including establishing a new retail centre at Tottenham Hale, the intensification and diversification of existing industrial estates, and mixed leisure development around Tottenham Hotspur stadium.".*

2.54 The adopted SP DPD highlights that Haringey has a *"relatively large amount of industrial land"* and that *"in the past, this land provided many jobs for manufacturing".* However, manufacturing has declined and the Council now considers that it needs *"to plan for new jobs to replace those being lost and to provide jobs for the increasing population".* This is complicated by the fact that *"many working residents in Haringey travel to work outside of the borough*" and as a result *"travel to work patterns have become increasingly complex"*. The SP DPD identifies that the borough will**,** *'diversify and grow the economy - supporting business and job growth, addressing the borough's worklessness by increasing the skills and employability of local people, encouraging enterprise and inward investment, protecting employment land, strengthening Haringey's town centres and planning for retail growth".*

2.55 Developments in Haringey range from conversions of existing buildings to small in-fill sites to major regeneration schemes. The bulk of development (in terms of volume of units) is expected to come forward on sites in the east of the borough. The property market has improved since the 2013 CIL viability report was produced, particularly in the east of the borough which has seen significant improvement.

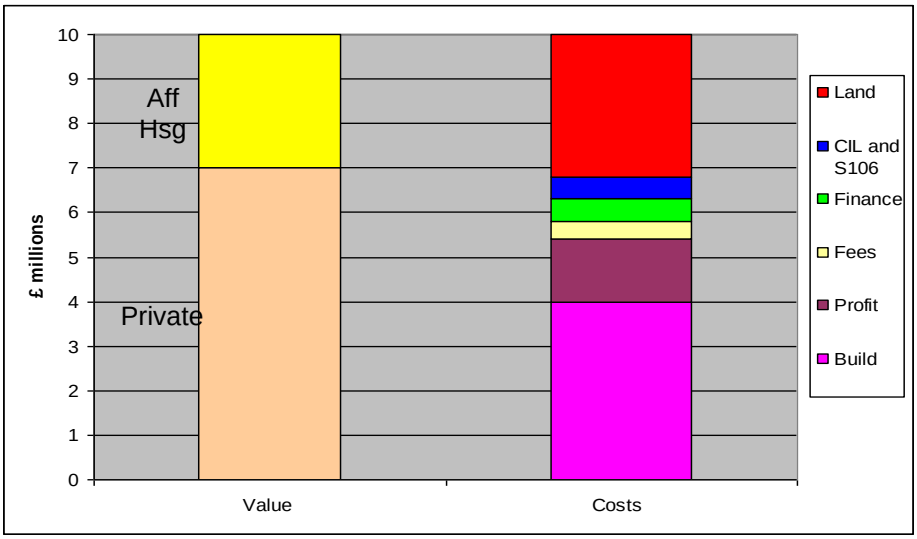
3 Methodology and appraisal inputs

3.1 The NPPG 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 NPPG goes on to identify that, *"there are a number of valuation models and methodologies available to charging authorities to help them in preparing this evidence. Charging authorities should use evidence in accordance with planning practice guidance on viability".*

3.2 Our methodology follows standard development appraisal conventions, which is advocated by the NPPG on Viability, using locally-based sites and assumptions that reflect local market circumstances and planning policy requirements. The study is therefore specific to Haringey and reflects the Council's planning policy requirements.

Approach to testing development viability

3.3 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the peach portion) and the payment from a Registered Provider ('RP') for the completed affordable housing units (the yellow portion). 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, CIL, Section 106 contributions 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 red portion of the right hand bar in the diagram.



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

3.5 Problems with key appraisal variables can be summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Haringey, most sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken 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 the obligations is deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a profit level that is reflective of current perceived risk. Typically developers and banks have been targeting between 17% to 20% profit on value of the private housing element dependant on the nature of the scheme.

3.6 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[6]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

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

Viability benchmark

3.8 In February 2019, the government published a revised NPPF, which indicates at para 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The NPPG on Viability indicates that benchmark land value should be based on existing use value, plus a premium for the landowner. It goes on to note *"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"* (Para 013, Ref ID 10-103-20190509).

3.9 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 which should be *"fully justified*

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

based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses".

3.10 The Local Housing Delivery Group published guidance[7] in June 2012 provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

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

3.12 The examination on the Mayor of London's first CIL charging schedule 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*" (Para 9).

3.13 In his concluding remark, the Examiner points out that

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

3.14 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.

3.15 Respondents to consultations on planning policy documents in other authorities in London have made various references to the 2012 RICS Guidance on 'Viability in Planning' and 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

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

which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

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

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

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

3.18 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.15. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

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

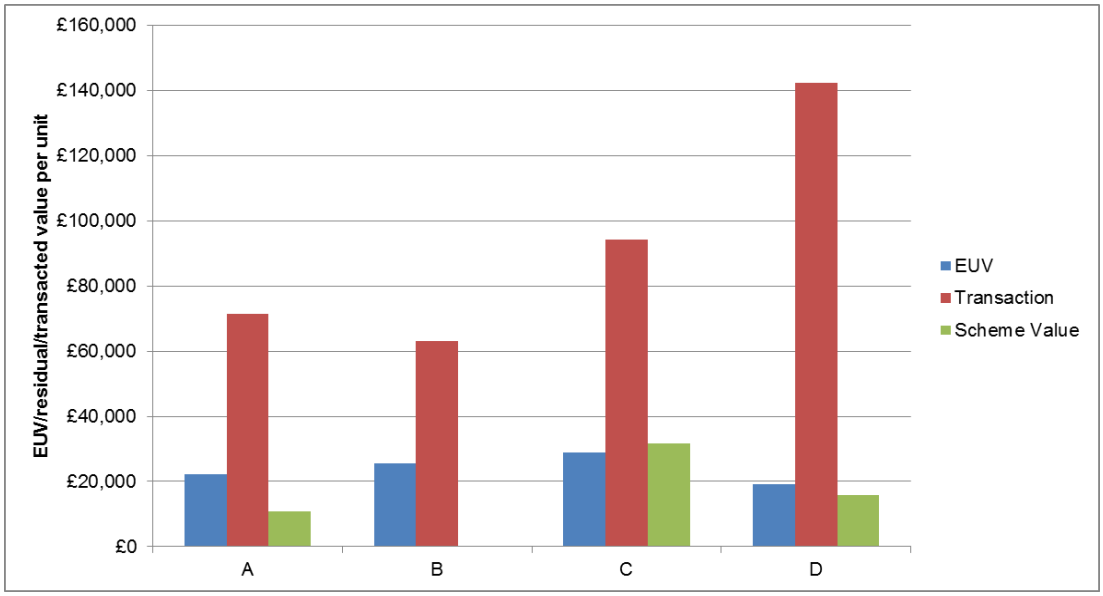
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- 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.

3.19 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 3.19.1. 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 3.19.1: Comparison of scheme residual value to existing use value and price paid for site



3.20 The issue is recognised in the May 2019 revisions to the PPG, 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"* (Para 014, Ref ID 10-014-20190509). As a consequence, the NPPG goes on to identify in the same para that market evidence, "*should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence"*.

3.21 NPPG recognises the concerns we have outlined above in relation to the differences between purchase prices/market values, the proposed residual value of the scheme and an existing use benchmark value. As a consequence, the NPPG stresses on no fewer than five separate occasions that, "*price paid for land*" should not be reflected in viability assessments.

3.22 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 Development appraisals

Residential development

4.1 We have appraised eight residential development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the Eastern CIL Zone. The Council has considered these in light of historic planning applications and knowledge of anticipated future development within the borough. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in the eastern part of the borough in future.

4.2 Details of the schemes selected for testing purposes are provided below in Table 4.2.1. A consistent unit mix has been adopted for both private and affordable tenures, as shown in Table 4.2.2. The unit mix varies between type of development.

Table 4.2.1: Development typologies

Typology No.	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	5	Houses	50	0.100
2	10	Flats	140	0.071
3	11	Flats	140	0.079
4	25	Flats	140	0.179
5	50	Flats	160	0.313
6	100	Flats	250	0.400
7	250	Flats	250	1.000
8	500	Flats	250	2.000

Table 4.2.2: Unit Mix (across all tenures taken together)

Site type	1 Bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
Size (sq m)	*50*	*70*	*86*	*79*	*93*	*115*
1	-	-	-	20%	40%	40%
2	30%	40%	30%			
3	30%	40%	30%			
4	30%	40%	30%			
5	30%	40%	30%	-	-	-
6	40%	40%	20%	-	-	-
7	40%	45%	15%	-	-	-
8	40%	45%	15%			

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, which conform with MHCLG's Technical Housing Standards' Nationally Described Space Standard published in March 2015.

Residential sales values

4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We note that since our 2012 CIL Viability report was published (with research undertaken in 2011), the Land Registry's database identifies that house prices in the borough have increased by circa 64% and the research we have undertaken specific to the east of the Borough has identified that values have more than doubled.

4.5 We reviewed residential values in the East of the borough in early 2017 using online database sources including Molior, Rightmove and Land Registry as well as pricing schedules submitted by developers with planning applications. This exercise indicates that developments in the Eastern CIL Zone attract average sales values of between circa £5,113 per square metre (£475 per square foot) and £6,728 per square metre (£625 per square foot). However, since then the Eastern CIL Zone residential markets have continued to improve and in particular, significant regeneration schemes have been consented and or come forward. This has changed the profile of the Eastern CIL Zone's residential sales values, with new build developments across the area identified as achieving or able to achieve similar values, at the higher end of the scale. In particular, we are aware that the viability evidence submitted by Tottenham Hotspur Football Club for the Tottenham Goods Yard [8] appeal, agreed in a Statement of Common Ground in May 2019, which confirmed that sales values achievable would be akin to those achieved in the regeneration schemes in Tottenham Hale at £7,373 per square metre (£685 per square foot)..

4.6 In light of this we have adopted the average sales value set out in Table 4.6.1 in our appraisals, which reflects the flatter structure of residential sales values now achievable in developments across the area under consideration in this Study.

Table 4.6.1: Average sales values adopted in appraisals

Area	Ave values £s per sq m	Ave values £s per sq ft
Eastern CIL Zone	6,728	625

4.7 As noted earlier in the report, both Knight Frank and Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by cost inflation of 5%. This sensitivity analysis provides the Council with an indication of the impact of changes in values and costs on scheme viability.

Affordable housing tenure and values

4.8 The Council's policy position seeks the maximum reasonable amount of affordable housing on sites with the capacity to accommodate 10 units or more subject to viability, with a borough wide target of 40% affordable housing. The Council seeks a tenure split of 60% Social / Affordable Rent and 40% intermediate housing with the exception of sites located within the Tottenham AAP area, where the tenure split is sought at 60% intermediate and 40% Affordable Rented accommodation.

4.9 We note the Council's preference in the updated Appendix C of the Council's Housing Strategy 2017-2022 (February 2019) is as follows:

- low cost rented housing for general needs: social rent at target rent levels – rather than Affordable Rent or London Affordable Rent; and

[8] The Goods Yard 36 And 44-52 White Hart Lane, N17 8DP – Refs: HGY/2018/0187, HGY/2018/0188, APP/Y5420/W/18/3204591 & APP/Y5420/W/18/3204592

- intermediate housing: the Council is keen to promote a range of intermediate housing i.e. Shared Ownership is not the preferred product in all cases, Discounted Market Rent with rents set at London Living Rent levels is the preferred option and.

4.10 We have therefore undertaken our appraisals testing the following affordable housing tenure scenarios:

- Affordable Rent ('AR') and Shared Ownership ('SO');
- London Affordable Rent ('LAR') and SO;
- Social Rent ('SR') and SO; and
- SR and Discount Market Rent ('DMR') at London Living Rents ('LLR').

4.11 Our appraisals including AR assume that rents that do not exceed Local Housing Allowance ('LHA') rates, so that they are affordable to households subject to the Universal Credit, as shown in Table 4.11.1. The approach adopted is therefore consistent with the rent caps announced in the Autumn Statement in November 2015. It should be noted that the LHAs are lower than market rents. Prior to the 2015 Autumn Statement, rents for affordable rented units could have (in theory) been set as high as 80% of market rents (inclusive of service charges), but this is no longer an option.

Table 4.11.1: Weekly rents and Local Housing Allowance limits

Unit type	Local Housing Allowance per week	Rent assumed in appraisals per week	Rent as a percentage of Local Housing Allowance
1 bed	£199.68	£186.22	93%
2 beds	£255.34	£241.88	95%
3 beds	£315.12	£301.66	96%
4 or more beds	£388.65	£375.19	97%

4.12 For LAR units we have adopted the 2019-2020 rents published by the GLA as set out in Table 4.12.1 below. For LLR we have adopted a conservative position assuming the lowest rents identified in the GLA's published LLR ward rent data for 2019-2020 as set out Table 4.12.1.

Table 4.12.1: GLA published 2019-2020 LAR and LLR Weekly rents

Unit type	LAR per week 2019/2020 (exclusive of service charge)	LLR per week 2019/2020 White Hart Lane Ward (inclusive of service charge)
1 bed	£155.13	£161.03
2 beds	£164.24	£178.93
3 beds	£173.37	£196.82
4 or more beds	£182.49	£214.71

4.13 We have used our bespoke model which replicates how RPs undertake such appraisals to value the rented (AR, LAR, SR and LLR) affordable housing tenures. This model runs cashflows for the rented tenures in the Eastern CIL Zone area over a period of circa 35 years, which capitalises the net rental income stream. With respect to the SR

accommodation the model calculates the gross rent for these properties derived from a combination of relative property values (as at January 1999) and relative local earnings. The net rent is calculated by taking into account factors such as standard levels for individual registered providers (RP's) management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.

4.14 RPs are permitted to increase rents by CPI plus 1% per annum and we have reflected this in our appraisals.

4.15 For shared ownership units, we have assumed that RPs will sell 25% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%.

4.16 The CLG/HCA 'Shared Ownership and *Affordable Homes Programme 2016-2021: Prospectus'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. The Mayor of London's "Homes for Londoners Affordable Housing Programme 2016-21 Funding Guidance" (November 2018) identifies that *"The Mayor has secured £3.15bn from the Government to fund new affordable homes for Londoners. This funding is expected to support starts for at least 90,000 new affordable homes in London through to 2021. The Mayor and Government have agreed at least 58,500 of this total will be a combination of London Living Rent and shared ownership".* The guidance goes on to set out that "*The GLA will fund affordable housing through three different routes:*

- *The Approved Provider route, with a single set grant rate for London Affordable Rent at or below the benchmarks, and a different set grant rate for both London Living Rent and London Shared Ownership;*
- *The Developer-led route, with a single set grant rate to increase the level of affordable homes provided on section 106 sites;*
- *Negotiated grant rates mainly for supported and specialised housing, and for London Affordable Rent at levels above the benchmarks.*

The GLA does not expect to allocate its entire available grant in this programme through the initial bidding round. There will be further opportunities to bid on an ongoing basis, once the initial allocations are made".

4.17 We therefore consider that developments receiving grant funding will be the exception rather than the rule and consequently, all our appraisals, which we rely upon for testing Haringey's updated Eastern CIL Zone rates 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.

PRS

4.18 We have tested the 50 unit and 100 unit schemes (Typologies 5 and 6) delivered as PRS schemes in the borough. Based on PRS schemes in the borough we have adopted the unit mix as set out in table 4.18 below.

Table 4.18 Unit mix adopted in PRS testing

Site type	1 Bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
Size (sq m)	*50*	*70*	*86*	*79*	*93*	*115*
	40%	45%	15%	-	-	-

4.19 We have adopted the rents as set out in Table 4.19.1 below following research into rents achievable in PRS schemes in the area using the Molior London database and our knowledge of viability of PRS schemes coming forward in the area. We have capitalised these rents at a net yield of 3.75%, in line with market research published by Knight Frank[9] and CBRE[10]. As we have adopted a net yield we have included an allowance at the upper end of the range of 25% for operating costs (this accounts for the costs of maintenance, lettings management, repairs, void periods, insurance, utilities and replacement of fixtures and fittings etc). We consider this to be a conservative allowance as in our experience this figure can be lower. We have tested the delivery of such schemes at a range of affordable housing (40% to 5%) provided as DMR units included at LLRs (as identified by the GLA). We have also tested the schemes as 100% market rental units. We have allowed for a developer return/profit level of 15% on the revenue given 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 already factored into the 25% operating costs.

Table 4.19.1 Rents adopted in PRS testing

Unit type	Rent per month	London Living Rents per month[11]
1 bed	£1,300	£700
2 beds	£1,700	£778
3 beds	£2,500	£855

Residential Build costs

4.20 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service ('BCIS'), which is based on tenders for actual schemes adjusted to reflect local circumstances in Haringey. However, adjustments to the base costs are necessary to reflect other factors which are not included in BCIS. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.

4.21 **Houses:** we have used the mean average BCIS 'Estate housing terraced – generally' cost, which is currently £1,343 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 15% of the base cost for external works and 2% for demolition and site preparation costs. We have assumed a gross to net ratio of 100%.

4.22 **Flats:** we have used the mean average BCIS 'Flats – generally' cost, which is currently £1,634 per square metre for the lower density schemes in the borough (Typologies 2 and 3). For the medium density schemes (typologies 4 and 5) we have used the upper quartile BCIS 'Flats – generally', which is currently £1,836 per square metre. For high density schemes (typologies 6, 7 and 8) we have adopted the mean BCIS 'Flats – 6+ storeys', which is currently £2,055 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 15% of the base cost for external works and 2% for demolition and site preparation costs. Our appraisals assume a gross to net ratio of between 75% and 80% for flats, depending on the density and notional height of each scheme.

4.23 A further allowance of 4% has been included to account for sustainability and accessibility policy requirements. This is in line with advice contained in the GLA's Housing Standards Review Viability Assessment published in May 2015 and prepared by David Lock Associates with Hoare Lea and Gardiner and Theobald. This identified that*, "the estimated cost impact of the optional access requirements represents circa an additional 2-2.4% of base build cost for small low rise developments which is where the requirement for step free access to all*

[9] Knight Frank Residential Yield Guide Q1 2017

[10] CBRE UK Residential Property Investment Yields March 2017

[11] We have adopted a cautious position allowing for the lowest LLR's based on Northumberland Park ward

homes is an additional requirement to current London Plan standards". It goes on to identify that, *"the estimated cost impact of moving to zero carbon homes in 2016 represents circa an additional 1-1.4% of base build cost."* We note that the most recent London Plan Viability Study dated December 2017 indicates that to meet the proposed energy performance a premium of circa £1,500 per dwelling over base build costs is required, which is covered by the 1.4% allowance on base build costs identified above and included in our appraisals.

Professional fees

4.24 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% - 12% allowance, dependant on the typology, which is at the middle to higher end of the range for most schemes. The two larger typologies (7 and 8) incorporate a 12% allowance and the remainder a 10% allowance.

Development finance

4.25 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, which is considered to be a conservative assumption of current funding conditions.

Marketing costs

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

Acquisition costs

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

Section 106 costs

4.28 To account for residual Section 106 requirements, we have included a notional allowance of £1,000 per unit for residential schemes. This is an estimate and actual sums sought vary according to site specific circumstances, however the figure is considered by the Council to be a reasonable proxy for the likely sums to be sought.

Mayoral CIL

4.29 As previously noted, Mayoral CIL has been payable on most developments that received planning consent from 1 April 2012 onwards. The Mayor's Charging Schedule for MCIL2 has been in effect from 1 April 2019. MCIL2 increased the charge in Haringey to £60 per square metre across the whole area. We have accordingly adopted the higher MCIL2 rates within our assessment.

Haringey CIL

4.30 As noted previously, the Council started charging CIL on 1 November 2014. The rates of Borough CIL are summarised in Table 4.30.1. As with Mayoral CIL the borough's Charging Schedule rates are also subject to annual indexation. The figures below reflect the adopted rates and in italics the 2017 inflated charging rates (i.e. inflated from November 2013 to April 2019).

Table 4.30.1: Haringey adopted and indexed CIL rates

Use	Western	Central	Eastern
Residential	£265 *(£329.13)*	£165 *(£204.93)*	£15 *(£18.63)*
Student Accommodation	£265 *(£329.13)*	£165 *(£204.93)*	£15 *(£18.63)*
Supermarkets[12]	£95 *(£117.99)*		
Retail Warehousing[13]	£25 *(£31.05)*		
Office, industrial, warehousing, small scale retail (use class A1-A5)	Nil		
Health, school and higher education	Nil		
All other uses	Nil		

4.31 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This will be the case for many development sites in Haringey. However, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace. This represents a worst-case scenario, as most sites in Haringey are likely to benefit from at least some off-setting of existing floorspace against proposed floorspace.

Development and sales periods

4.32 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of up to 8 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 10-12 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time.

Developer's profit

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

4.34 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.

[12] Superstores /supermarkets are defined as shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the units.

[13] Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for bar borne customers.

4.35 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 sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the in the UK housing market had been receding with a range of developer profit of between 17% to 20% of private housing GDV being seen on developments across London, but the outcome of the referendum on the UK's membership of the European Union has resulted in a degree of uncertainty about the future trajectory of house prices, particularly in prime central London markets. Paragraph 018 of the PPG indicates that planning authorities should consider profit margins between 15% to 20% of GDV. We have therefore adopted a profit margin of 20% on private housing GDV for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.

4.36 Our assumed return on affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and the former Homes and Communities Agency's ('HCA') guidelines in its Development Appraisal Tool (August 2013). The NPPG on Viability also identifies that, *"A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk"* (Para 018).

Exceptional costs

4.37 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. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

4.38 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.

Benchmark land values for residential analysis

4.39 The NPPG on Viability indicates that benchmark land values should be based on existing use value plus a premium to incentivise the release of sites for development. The NPPG states very clearly that transactional data should be treated with caution, as using historic transaction of non-policy compliant developments can inflate land values over time (Para 014). The NPPG also states that local planning authorities should not rely upon prices paid for sites for establishing benchmark land values and that hope value should be disregarded (Para 015). Furthermore, the NPPG indicates that any premium to be added to existing use value should provide an incentive to landowners to bring land forward, but critically this must be balanced with the need to provide "*a sufficient contribution to comply with policy requirements*" (Para 016).

4.40 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the

land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

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

4.42 The four benchmark land values used in this study (see Table 4.48 below) have been selected to provide a broad indication of likely land values across the borough, 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.

4.43 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development[14]. 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, which is towards the higher end of the scale.

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

Benchmark land values

4.45 **Benchmark Land Value 1**: This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the borough at £166.30 per square metre (£15.45 per square foot). We have assumed a £538.20 per square metre (£50 per square foot) allowance for refurbishment and a letting void of three years. The capital value of the building would be £9.181 million, to which we have added a 20% premium, resulting in a benchmark of £11.017 million.

4.46 **Benchmark Land Value 2**: This benchmark assumes lower value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the borough at £107.64 per square metre (£10 per square foot). We have assumed a £538.20 per square foot (£50 per square foot) allowance for refurbishment and a letting void of three years. The capital value of the building would be £4.173 million, to which we have added a 20% premium, resulting in a benchmark of £5.007 million.

[14] This approach is therefore consistent with the NPPG, which sets out that, *"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+)* (Para 013)

4.47 **Benchmark Land Value 3**: This benchmark assumes secondary industrial/storage/ distribution space on a hectare of land, with 60% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the borough at £56.51 per square metre (£5.25 per square foot). We have assumed a £269.10 per square metre (£25 square foot) allowance for refurbishment and a letting void of two and a half years. The capital value of the building would be £2.823 million, to which we have added a 20% premium, resulting in a benchmark of £3.387 million.

4.48 **Benchmark Land Value 4**: This benchmark assumes community use on a hectare of land, with 50% site coverage and 1.5 storeys. The rent assumed is based on lettings of such space in the borough at £48.44 per square metre (£4.50 square foot). We have assumed a letting void of two and a half years. The capital value of the building would be £1.996 million, to which we have added a 20% premium, resulting in a benchmark of £2.395 million.

Table 4.48.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Higher Value Secondary Offices	£11,017,000
Lower Value Secondary Offices	£ 5,007,000
Secondary Industrial/Storage/Distribution	£ 3,387,000
Community Use	£ 2,395,000

Student Accommodation and Warehouse Living

4.49 As part of this review we have considered the viability of purpose built student accommodation in the Eastern CIL Zone and the new residential use Warehouse Living in the borough. The Eastern CIL area has in particular seen a significant quantum of student accommodation consented and developed since Haringey's CIL Charging schedule was adopted. Current student accommodation CIL charges are set at the same level as residential developments. Given the quantum of student accommodation development that has come forward in the Eastern CIL Zone, the Council has requested we undertake testing of such developments. With respect to Warehouse Living, the designated Warehouse Living district is located within the Eastern CIL Zone. This was not considered within the last Charging Schedule, however given the significant quantum of development of such space in recent years and the formalisation of this new type of residential accommodation, the Council has requested that the viability of this use is assessed as part of this review.

4.50 We have appraised development typologies reflecting these uses at average rent levels achieved on lettings of such space in actual developments. In each case, our assessment assumes an intensification of the site, based on three current commercial uses of the site, providing a range of current use values. In each case, the existing use value assumes that the existing building is 30%-50% of the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Rents and yields

4.51 Table 4.53.1 summarises our assumptions on appropriate rents and yields to arrive at a capital value of the commercial space. New build developments are on the whole likely to attract a premium rent above second hand rents.

4.52 Our appraisals of student and warehouse living developments test the viability of developments on commercial sites. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for

development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Build costs

4.53 We have sourced build costs from the BCIS, which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.53.1.

4.54 It is noted that the Council's Policy SP4 'Working towards a low carbon Haringey' in the SP DPD sets out the Council's aspiration to achieve at least BREEAM 'very good' with an aim to achieve 'Excellent' on all non-residential development. In this regard we have included an allowance of 2% of base build costs towards achieving BREEAM 'very good' in our commercial appraisals, which reflects the advice contained in the BREEAM and Sweett Group Research 'Delivering Sustainable Buildings: savings and payback' 2014.

Profit

4.55 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Residual Section 106 costs

4.56 The extent to which the Council will seek Section 106 contributions on commercial floorspace is unclear at this stage, but we have incorporated a notional £20 per square metre allowance. This figure is considered to be a reasonable proxy for likely sums to be sought after CIL is adopted. It is noted that Section 106 contributions will remain negotiable and in this regard there is scope for these to flex according to viability.

Table 4.53.1: Student Accommodation and Warehouse Living appraisal assumptions

Appraisal input	Source/Commentary	Student Accommodation	Warehouse Living
Total floor area sq m (sq ft)	Scheme	500 rooms 13 239 sq m (142,500 sq ft) based on 26.48 sq m (285 sq ft) per room	(4 flats with 16 rooms in total) 1,060 sq m (11,408 sq ft)
Rent	Based on average lettings sourced from EGI and Focus	£179 per week for standard room £155 per week for affordable room £250 per week for a studio Blended rate adopted of £173 per week (60% market rent, 40% affordable rooms)	£700 per room per calendar month.
Rent free/void period (years)	BNPPRE assumption	95% occupancy of rooms	95% occupancy of rooms
Yield	BNPPRE prime yield schedule	4.75%	4.75%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	6.80%	6.8%
Demolition costs £s per sq m (£s per sq ft) of existing space	Based on experience from individual schemes	(£8)	N/A

Appraisal input	Source/Commentary	Student Accommodation	Warehouse Living
Gross to net (net as % of gross)	Based on experience from individual schemes	N/A as rent based on per room and room size based on gross area per room.	N/A as rent based on per room and size of warehouse based on gross area.
Base construction costs per sq m (£s per sq ft)	BCIS costs. Student Accommodation – 'generally' mean and Rehabilitation / conversion Flats 'Generally' mean	£2,038 per sq m (£189.33 per sq ft)	£1,061 per s qm (£98.57 per sq ft)
BREEAM Very Good (% of base build costs)		2%	N/A
External works (% of base build costs)	BNPPRE assumption	10%	0%
Contingency (% of build costs)	BNPPRE assumption	5%	5%
Letting agent's fee	(% of first year's rent)	N/A	N/A
Agent's fees and legal fees	(% of capital value)	1.5%	1.75%
Interest rate	BNPPRE assumption	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	8%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%

Table 4.53.2 Student Accommodation and Warehouse Living appraisal assumptions – current use benchmarks

Appraisal input	Source/Commentary	Student Accommodation	Warehouse Living
Existing floorspace	Assumed to be between 30% to 50% of new space (N.B. appraisals do not discount existing floorspace)	50%	100%
Rent on existing floorspace £ per sq m (£s per sq ft)	Reflects three types of poor quality second hand space (industrial, office and retail as appropriate), low optimisation of site etc. and ripe for redevelopment.	£129.17 per sq m (£12 per sq ft)	£43.06 per sq m (£4 per sq ft)
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc.	7%	8%
Rent free on existing space	Years	2	3
Refurbishment costs £ per sq m (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£322.92 per sq m (£30 per sq ft)	£269.10 per sq m (£25 per sq ft)
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	20%	20%

5 Appraisal outputs

5.1 The full outputs from our appraisals of the various developments tested are set out in Section 6 and appendices 1 to 9. We have modelled eight development typologies, reflecting different densities and types of development in the borough. These have been tested against the typical land value benchmarks for the borough.

Residential appraisals scenarios tested

5.2 The purpose of the exercise is to test whether the rate of CIL can be varied from the current rates in the adopted Charging Schedule. We have therefore tested the eight development typologies with 40% to 10% affordable housing to reflect the range of affordable housing delivered on actual developments across the borough. The affordable housing has also been tested with a range of affordable housing tenures with 60% provided as affordable rented accommodation and 40% intermediate accommodation with the exception of the Tottenham AAP area where the tense split is 40% affordable rented accommodation and 60% intermediate accommodation. We set out below the scenarios tested:

1 Policy position with base sales values and base costs (including extra overs for planning policy requirements);
   - 40% affordable housing (60% rented 40% intermediate) with the following tenures tested:
     - Rented as AR @LHA and intermediate as SO;
     - Rented as LAR and intermediate as SO;
     - Rented as SR and intermediate as SO; and
     - Rented as SR and intermediate as DMR at LLR.
   - 40% affordable housing (40% rented 60% intermediate) in Tottenham AAP area with the following tenures tested:
     - Rented as AR @LHA and intermediate as SO;
     - Rented as LAR and intermediate as SO;
     - Rented as SR and intermediate as SO; and
     - Rented as SR and intermediate as DMR at LLR.
   - 0% affordable housing for typologies 1 which falls below the threshold.

2 As (1) above with 30%, 20%, 10% and 0% affordable housing;

3 As (1) above with 10% increase in sales values and 5% increase in build costs; and

4 As (1) above with 5% fall in sales values.

5.3 CIL applies to net additional floor area only. Our base appraisals assume no deduction for existing floorspace, thereby providing the worst case scenario[15].

5.4 The residual land values from each of the scenarios above are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.45 to 4.48. This comparison enables us to determine whether the imposition of higher rates of CIL than those in the adopted Charging Schedule (with indexation) would have a significant impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether the adopted level of CIL was imposed or not. Given that the rates would apply to such scenarios currently, as the CIL is in force, the question we need to explore is the extent to which a higher rate of CIL would significantly change the result, such that the scheme would almost certainly not come forward.

[15] 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.

5.5 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.

5.6 A sample of the format of the results is provided in Figure 5.6.1 below. This sample relates to site type 3.

Figure 5.6.1: Sample format of residential results

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/ Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared owner	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	390,775	4,973,497	-6,043,503	-33,503	1,586,497	2,578,497
65	349,900	4,453,271	-6,563,729	-553,729	1,066,271	2,058,271
85	339,391	4,319,525	-6,697,475	-687,475	932,525	1,924,525
105	328,882	4,185,767	-6,831,233	-821,233	798,767	1,790,767
125	318,373	4,052,021	-6,964,979	-954,979	665,021	1,657,021
145	307,865	3,918,276	-7,098,724	-1,088,724	531,276	1,523,276
165	297,356	3,784,530	-7,232,470	-1,222,470	397,530	1,389,530
185	286,846	3,650,772	-7,366,228	-1,356,228	263,772	1,255,772
205	276,338	3,517,027	-7,499,973	-1,489,973	130,027	1,122,027
225	265,829	3,383,281	-7,633,719	-1,623,719	-3,719	988,281
275	239,557	3,048,911	-7,968,089	-1,958,089	-338,089	653,911
300	226,421	2,881,719	-8,135,281	-2,125,281	-505,281	486,719
325	213,284	2,714,528	-8,302,472	-2,292,472	-672,472	319,528
350	200,149	2,547,349	-8,469,651	-2,459,651	-839,651	152,349
400	173,877	2,212,979	-8,804,021	-2,794,021	-1,174,021	-182,021
435	155,487	1,978,921	-9,038,079	-3,028,079	-1,408,079	-416,079

6 Assessment of the results

6.1 This section sets out the results of our appraisals. This section should be read in conjunction with the full results attached at **Appendices 1 to 6** (residential appraisal results), **Appendix 7** (PRS appraisal results), **Appendix 8** (student accommodation appraisals) and **Appendix 9** (Warehouse living appraisals). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the borough. These residual land values 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 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, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
- Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
- Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
- Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
- Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

6.3 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Councils 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.

6.4 This conclusion follows guidance in paragraph: Para 020 Ref ID: 25-020-20190901 of the NPPG 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 NPPG identifies that, *'a charging authority that plans to set differential levy rates should seek to avoid undue complexity'*.

Residential development

6.5 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact of any increase in the Eastern Charging Zone CIL rate on two key factors. Firstly, the need to strike a balance between securing enough 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.

6.6 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless* of the level of CIL (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing for particular sites in the short term.

6.7 The critical issue to consider, therefore, is the extent to which an increase in CIL rates in the Eastern Charging Zone would move a development typology from showing as viable to being either only marginally viable or unviable. If there are many instances where this shift occurs, then the Council should avoid increasing CIL rates to avoid adversely impacting on housing and commercial land supply. If on the other hand, the impact is relatively modest, then the Council could confidently increase the CIL rates in the knowledge that land supply is unlikely to be affected.

The potential impact of increased CIL rates on development viability

6.8 As noted in paragraph 6.6, 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 whether the currently adopted CIL rates can be revised upwards, we have undertaken an exercise which compares (a) residual values for each development typology reflecting the prevailing CIL rates to (b) residual values of each typology with a series of increased CIL rates.

6.9 There is clearly a balance that has to be struck between the aims of the Council's affordable housing policy and recent changes to the preferred tenure aspirations for affordable housing sought from schemes coming forward in the borough. Policy SP2 (Housing), Policy DM13 (Affordable Housing) and Policy AAP3 (Housing) set out the Council's policy position on the delivery of affordable housing (which sets a target of 40%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 40% affordable housing, as this is not always viable.

6.10 All the results for the Eastern Charging Zone summarised in tables 6.10.1 and 6.10.2 below assume that current affordable housing target of 40% is met in full and considers the impact of different affordable tenures and tenure splits. Notwithstanding this, we note that Site Type 1 is a scheme which falls below the affordable housing threshold, and the results below are based on 0% affordable housing.

6.11 We have however considered the full range of results of testing where we have included between 10% and 40% affordable housing, as the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

6.12 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the affordable housing tenure mix 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 and more affordable tenures of affordable housing are included.

6.13 Table 6.10.1 sets out a summary of the Maximum CIL charges at 40% affordable housing indicated by our appraisals inclusive of Mayoral CIL. Table 6.10.2 sets out a summary of the Maximum Borough CIL charges at 40% affordable housing indicated by our appraisals i.e. they exclude Mayoral CIL.

Table 6.10.1: Summary of Maximum CIL Results (inclusive of Mayoral CIL) at 40% affordable housing (£ per square metre)

	Benchmark land value 1 - Higher Value Secondary Offices								Benchmark land value 2- Lower Value Secondary Offices							
Tenure tested	*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*		*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*	
Affordable hsg %	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*
Tenure split	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*
T1 - 5 Houses (NB - 0% AH)	435	435	435	435	435	435	435	435	435	435	435	435	435	435	NV	NV
T2 - 10 Flats	NV	NV	NV	NV	NV	NV	NV	NV	435	435	435	435	NV	300	NV	NV
T3 - 11 Flats	NV	NV	NV	NV	NV	NV	NV	NV	435	435	435	435	NV	325	NV	NV
T4 - 25 Flats	NV	NV	NV	NV	NV	NV	NV	NV	85	185	0	145	NV	NV	NV	NV
T5 - 50 Flats	NV	NV	NV	NV	NV	NV	NV	NV	165	275	105	225	NV	NV	NV	NV
T6 - 100 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
T7 - 250 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
T8 - 500 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV

	Benchmark land value 3 - Secondary Industrial/Storage/Distribution								Benchmark land value 4- Community Use							
Tenure tested	*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*		*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*	
Affordable hsg %	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*
Tenure split	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*
T1 - 5 Houses (NB - 0% AH)	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435
T2 - 10 Flats	435	435	435	435	185	435	NV	NV	435	435	435	435	350	435	NV	NV
T3 - 11 Flats	435	435	435	435	205	435	NV	NV	435	435	435	435	350	435	NV	NV
T4 - 25 Flats	300	400	225	350	NV	NV	NV	NV	435	435	400	435	NV	125	NV	NV
T5 - 50 Flats	350	435	300	435	NV	0	NV	NV	435	435	435	435	NV	165	NV	NV
T6 - 100 Flats	NV	0	NV	NV	NV	NV	NV	NV	NV	85	NV	0	NV	NV	NV	NV
T7 - 250 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
T8 - 500 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV

Table 6.10.2: Summary of Maximum Borough CIL Results (exclusive of Mayoral CIL) at 40% affordable housing (£ per square metre)

	Benchmark land value 1 - Higher Value Secondary Offices								Benchmark land value 2- Lower Value Secondary Offices							
Tenure tested	*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*		*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*	
Affordable hsg %	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*
Tenure split	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*
T1 - 5 Houses (NB - 0% AH)	375	375	375	375	375	375	375	375	375	375	375	375	375	375	NV	NV
T2 - 10 Flats	NV	NV	NV	NV	NV	NV	NV	NV	375	375	375	375	NV	240	NV	NV
T3 - 11 Flats	NV	NV	NV	NV	NV	NV	NV	NV	375	375	375	375	NV	265	NV	NV
T4 - 25 Flats	NV	NV	NV	NV	NV	NV	NV	NV	25	125	NV	85	NV	NV	NV	NV
T5 - 50 Flats	NV	NV	NV	NV	NV	NV	NV	NV	105	215	45	165	NV	NV	NV	NV
T6 - 100 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
T7 - 250 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
T8 - 500 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV

	Benchmark land value 3 - Secondary Industrial/Storage/Distribution								Benchmark land value 4- Community Use							
Tenure tested	*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*		*AR & SO*		*LAR & SO*		*SR &SO*		*SR & DMR @ LLR*	
Affordable hsg %	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*	*40%*
Tenure split	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*	*60 : 40*	*40 : 60*
T1 - 5 Houses (NB - 0% AH)	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
T2 - 10 Flats	375	375	375	375	125	375	NV	NV	375	375	375	375	290	375	NV	NV
T3 - 11 Flats	375	375	375	375	145	375	NV	NV	375	375	375	375	290	375	NV	NV
T4 - 25 Flats	240	340	165	290	NV	NV	NV	NV	375	375	340	375	NV	65	NV	NV
T5 - 50 Flats	290	375	240	375	NV	NV	NV	NV	375	375	375	375	NV	105	NV	NV
T6 - 100 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	25	NV	NV	NV	NV	NV	NV
T7 - 250 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV
T8 - 500 Flats	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV

6.14 Site types 2 and 3 are small scale flatted developments from which the Council would seek affordable housing. The results of our appraisals identify that dependant on the affordable housing tenure and split and benchmark land value, these schemes could support a maximum Borough CIL charge of between £65 per square metre and £375 per square metre at 40% affordable housing.

6.15 Site types 4 and 5 are medium density flatted developments of 25 and 50 units respectively. Such schemes incur higher build costs than the previous typologies and as a result this has an impact on the residual land values. As with site types 2 and 3 the results of our appraisals identify that dependant on the affordable housing tenure and split and benchmark land value, these schemes could support a CIL charge. The maximum viable borough CIL charge is identified as being between £25 per square metre and £375 per square metre at 40% affordable housing.

6.16 Site Types 6, 7 and 8 reflect high density flatted schemes. These schemes incur higher build costs than the previous schemes and understandably this can be seen to impact on viability. They are unviable in all except one instance at 40% affordable housing. Consequently, the imposition of a CIL charge cannot be considered to detrimentally impact on the viability or deliverability of such schemes in these locations.

6.17 When considering the results set out in tables 6.10.1 and 6.10.2, in conjunction with the sensitivity testing scenarios of lower levels of affordable housing, which reflects the range of affordable housing delivered on actual developments across the borough, it is noted that viability across the typology schemes is achievable. At lower affordable housing levels the maximum viable borough CIL charge dependant on the affordable housing tenure and split and benchmark land value is identified as being between £25 per square metre and £375 per square metre.

6.18 The results of our appraisals identify that at 40% affordable housing delivered as SR and DMR at LLR tenures viability is challenging. However our appraisals at lower levels of affordable housing do demonstrate some viability to accommodate a CIL charge. As identified above, the imposition of CIL at a zero level on such schemes will not make the scheme viable, rather other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable.

6.19 In the Eastern CIL Zone the flexibility of the Council's affordable housing policy will ensure that developments come forward. This would enable the Council to seek contributions towards infrastructure delivery as well as reasonable levels of affordable housing.

Sensitivity growth in sales values and increases in build costs

6.20 As noted in Section 5, we carried out further analyses which consider the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within Appendix 5 set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments. It is also worth noting that given the predicted improvement in the market in the medium term, there may be potential for developer's return/profits to reduce in future to the levels that were starting to be seen prior to the result of the EU Referendum vote. This would further improve viability, as would the ability for S106 developments to secure grant funding for affordable housing.

Suggested CIL rates

6.21 Although the results indicate that viability of residential development is currently challenging on certain types of development, it is possible for the Council to continue to levy rates across the Eastern CIL Zone and increase the rates, subject to allowing for a buffer or margin to address risks to delivery.

6.22 As previously identified we reiterate that it is important to consider that where a scheme is shown as unviable before the application of CIL, it will be movements in other key appraisal variables such as sales values and build costs that enable a scheme to become viable.

6.23 In arriving at a conclusion on recommended 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, rather than be redeveloped.

6.24 In determining the maximum levels of CIL and the recommended rates, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs and a further set of results that show the impact of a fall in sales values (the results are set out at **appendices 5 and 6**). These appraisals provide an indication of the likely movement in viability that any 'buffer' below the maximum rates would need to accommodate.

6.25 The maximum rates of CIL indicated by our appraisals are outlined below. Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the Council might set – having regard to the range of the results and taking account of viability across the borough as a whole are as shown in Table 6.25.1 below.

Table 6.25.1: Maximum and suggested Residential CIL rates based on evidence

Tenure Tested	Maximum CIL Analysis £ per sq m (inclusive of Mayoral CIL)	Maximum Borough CIL £ per sq m	Proposed CIL Charges allowing for buffer
AR & SO	£205	£145	£115
LAR & SO	£205	£145	£115
SR & SO	£145	£85	£65
SR & DMR @ LLR	£125	£65	£50

6.26 In light of the above we recommend that the Council considers increasing the Eastern CIL Zone CIL charge to £50 per square metre. When considered in context of total scheme value, the recommended CIL rate will be a very modest amount, typically accounting for between 1% and 1.6% of development costs. This level of charge is considered to be nominal and is unlikely to have an impact on a developer's decision making as to whether to bring forward a scheme or not.

PRS schemes

6.27 PRS schemes are currently charged under the adopted Residential CIL charge, which is £15 per (£18.63 per square metre after indexation) in the Eastern CIL Zone. The results of our appraisals of residential developments in the Eastern CIL Zone provided as PRS (see

Appendix 4) identify that such schemes can viably support a higher CIL charge to contribute towards infrastructure. In light of this, we recommend that the Council considers setting a rate for such developments in the East of the Borough of £100 per square metre. This is based on a maximum CIL charge of £185 per square metre. After allowing for Mayoral CIL2 this leaves a maximum borough charge of £125 per square metre, to which we have applied a buffer of 20%.

6.28 A CIL charge of £100 per square metre reflects a charge of no more than circa 4% of development costs, which in our experience is unlikely to be the determining factor in a developer's decision making as to whether they deliver such developments.

Student accommodation

6.29 The following section sets out the results of our analysis of the viability of student accommodation development in the Eastern CIL Zone. As previously identified the pre-existing rates of CIL in the adopted Charging Schedule for Student accommodation mirrors the residential rates adopted. The adopted charge in the Eastern CIL Zone is £15 per (£18.63 per square metre after indexation). Student schemes which can demonstrate an agreement between the provider and a recognised higher education institution are not required to provide affordable student housing, which has an impact on viability of developments.

6.30 Our testing considers whether there have been significant changes in viability that would give rise to an enhanced capacity to absorb a higher CIL rate than currently levied.

6.31 Student rents have continued to increase since the Charging Schedule was adopted and consequently scheme values have grown faster than build costs and residual land values have increased.

6.32 Our appraisal of student housing developments is attached at **Appendix 5**. Our analysis of a scheme entirely at private market rents (£185 per week on 51 week tenancies, which is the lower end of the range), indicates a maximum viable CIL rate of £435 per square metre. The currently adopted CIL rates are therefore identified as being significantly below the maximum CIL rate for such schemes. However, when an allowance of 40% affordable student accommodation is allowed for within the appraisal the CIL maximum charge reduces to £105 per square metre. Given this position and the quantum of Student Accommodation that has come forward in the Eastern CIL Zone of the borough, we recommend that the Council considers increasing its currently adopted Student Accommodation CIL charge in the Eastern CIL Zone of the borough to £85 per square metre. This would allow for a buffer of circa 20% from the maximum CIL charge of £160 per square metre and would also allow the Council to seek the maximum level of affordable student accommodation from schemes. .

6.33 A CIL charge of £100 per square metre would amount to circa 2.25% of development costs, which we consider would not have a significant baring on a developer's decision to bring forward a scheme.

Warehouse living

6.34 The current Charging Schedule does not include a rate for such uses. The identified employment areas already contain varying elements of warehouse living. The Council's Policy DM39 (Warehouse Living) "*seeks to further regularise/legitimise this use, and through the planning process, ensure existing and future occupants are provided with an appropriate standard of living; the existing creative industries and SME sectors are supported and given room to grow; and the creative living and working offer of these sites is maximised*".

6.35 Given the above the Council has expressed an interest in understanding the viability characteristics of such uses with respect to whether they would be able to support a CIL charge.

6.36 Our appraisal of the conversion of such space is attached at **Appendix 9**. This has identified that such schemes generate significant residual land values that exceed the existing use values and can accommodate a maximum CIL Charge of £683 per square metre. We recommend that the Council considers maintaining the rate of £130 per square metre (as set out in the PDCS) for such uses, which will come forward within the designated

Warehouse Living areas located in the Eastern CIL Zone. This would reflect a significant discount/buffer from the maximum charge which would account for site and scheme specific differences in such developments.

6.37 Notwithstanding the above, we would query with the Council as to whether many of such conversion schemes will be liable for CIL contributions given that they will be conversions of existing floorspace and we are aware that a large number of such schemes have achieved their legal status as a result of Certificates of Lawful use development as opposed to change of use planning applications.

6.38 A charge of £130 per square metre would equate to circa 5.5% of the likely conversion costs or 0.5% of the total development value. Although the costs by reference to the conversion costs are a higher percentage, the latter calculation, based on comparison to the development's value, demonstrates that the CIL cost is small by reference to the revenue achievable as compared to the development costs, which are lower due to there being refurbishment costs and not new full development costs. In our experience, this level of CIL charge is unlikely to have an impact on a developer's decision to deliver such schemes.

7 Conclusions and recommendations

7.1 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"* (Para 34). The Council adopted its CIL Charging Schedule in July 2014 and it came into effect on 1 November 2014. The CIL rates are consequently embedded into both the planning requirements and the land market.

7.2 The residential and student accommodation rates in the Eastern CIL Zone however, are now low as a result of significant changes in market conditions in the borough since the evidence base for the first Charging Schedule was prepared. At the same time, the Council is facing significant challenges in the delivery of community infrastructure to support new development. Consequently, there is a compelling case to review the residential and student accommodation CIL rates in the Eastern CIL Zone to enhance income to support infrastructure delivery.

7.3 In addition, since the Charging Schedule was adopted in 2014, new formats of residential accommodation are being delivered in the borough including Warehouse Living, for which there is no current dedicated CIL charge.

7.4 This report and supporting appendices accordingly review the residential and student accommodation charges in the Eastern CIL Zone and considers the potential for a CIL charge on Warehouse Living schemes in the borough. The Study takes account of the cumulative impact of Haringey's current planning requirements, in line with the requirements of the NPPF, NPPG 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.

7.5 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the Council's requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time.

Suggested revisions to CIL Charging Schedule

7.6 Table 7.6.1 below summarises our recommended revisions to Haringey's CIL Charging Schedule in light of the results of our appraisals. The proposed rates are shown in bold whilst the adopted Charging Schedule rates are shown below with the corresponding 2019 indexed figures (in line with the requirements of CIL Regulation 40 (as amended)) shown in italics.

Table 7.6.1: Potential revisions to CIL Charging Schedule – Eastern CIL Zone

Use	Adopted CIL rate £s per sqm	Adopted CIL rate after indexation £s per sqm	Proposed CIL rate £s per sqm
Residential	£15	*£18.63*	**£50**
PRS	£15	*£18.63*	**£100**
Student Accommodation	£15	*£18.63*	**£85**
Warehouse Living	N/A	*N/A*	**£130**

7.7 We have tested residential schemes in the Eastern CIL Zone with a range of affordable housing tenures and percentages. In arriving at the updated recommended rate we have taken into consideration a balance of both the Council's current affordable housing policies target requirement for 40% as well as the Council's aspirations to deliver more affordable housing tenures in the borough. We recommend that the Council considers setting an increased CIL rate of £50 per square metre for residential development in the Eastern CIL Zone.

7.8 The recommended rate is set at a discount to the maximum rates identified, in line with the requirements set out in the NPPG. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.

7.9 We have also considered the viability of residential schemes delivered as PRS in the Eastern CIL Zone. We have allowed for affordable housing delivered at the Council's required target of 40% at LLRs. Our testing identifies that these schemes could viably support a CIL charge and we recommend that the Council considers adopting a charge of £100 per square metre in the Eastern CIL Zone

7.10 Our testing of student accommodation in the Eastern CIL Zone identifies that these schemes can viably support a higher CIL charge than that currently levied. Taking into consideration the requirement for the delivery of affordable student accommodation in such schemes, we have recommended an increased CIL rate of £85 per square metre.

7.11 The results of our appraisals of Warehouse Living schemes in the Eastern CIL Zone show that these schemes generate positive outcomes and can viably contribute towards the delivery of supporting infrastructure in the borough. We recommend a rate of £130 per square metre in the Eastern CIL Zone.

7.12 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.

7.13 There is clearly a need to balance the need to deliver affordable housing with the need to

secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.

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

Additional observations

7.15 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.

7.16 In most cases, the changes in residual land values required to accommodate the increased CIL rates are 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.

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

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

7.19 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 - Residential appraisal results at base costs and values (AR and SO)

Community Infrastructure Levy Viability
LB Haringey
Results summary
40% AH (60% AR @ LHA : 40% SO)

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Harringay	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Harringay	#N/A	225	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	165	350	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	966,452	9,664,520	-1,352,480	4,657,520	6,277,520	7,269,520
65	931,959	9,319,592	-1,697,408	4,312,592	5,932,592	6,924,592
85	926,460	9,264,601	-1,752,399	4,257,601	5,877,601	6,869,601
105	920,961	9,209,611	-1,807,389	4,202,611	5,822,611	6,814,611
125	915,463	9,154,631	-1,862,369	4,147,631	5,767,631	6,759,631
145	909,964	9,099,641	-1,917,359	4,092,641	5,712,641	6,704,641
165	904,465	9,044,651	-1,972,349	4,037,651	5,657,651	6,649,651
185	898,966	8,989,661	-2,027,339	3,982,661	5,602,661	6,594,661
205	893,467	8,934,671	-2,082,329	3,927,671	5,547,671	6,539,671
225	887,969	8,879,691	-2,137,309	3,872,691	5,492,691	6,484,691
275	874,222	8,742,220	-2,274,780	3,735,220	5,355,220	6,347,220
300	867,348	8,673,480	-2,343,520	3,666,480	5,286,480	6,278,480
325	860,475	8,604,750	-2,412,250	3,597,750	5,217,750	6,209,750
350	853,601	8,536,010	-2,480,990	3,529,010	5,149,010	6,141,010
400	839,854	8,398,540	-2,618,460	3,391,540	5,011,540	6,003,540
435	830,231	8,302,309	-2,714,691	3,295,309	4,915,309	5,907,309

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	689,162	9,648,264	-1,368,736	4,641,264	6,261,264	7,253,264
65	646,260	9,047,637	-1,969,363	4,040,637	5,660,637	6,652,637
85	636,706	8,913,888	-2,103,112	3,906,888	5,526,888	6,518,888
105	627,153	8,780,139	-2,236,861	3,773,139	5,393,139	6,385,139
125	617,599	8,646,389	-2,370,611	3,639,389	5,259,389	6,251,389
145	608,046	8,512,640	-2,504,360	3,505,640	5,125,640	6,117,640
165	598,492	8,378,891	-2,638,109	3,371,891	4,991,891	5,983,891
185	588,939	8,245,141	-2,771,859	3,238,141	4,858,141	5,850,141
205	579,385	8,111,392	-2,905,608	3,104,392	4,724,392	5,716,392
225	569,832	7,977,643	-3,039,357	2,970,643	4,590,643	5,582,643
275	545,948	7,643,276	-3,373,724	2,636,276	4,256,276	5,248,276
300	534,006	7,476,086	-3,540,914	2,469,086	4,089,086	5,081,086
325	522,064	7,308,896	-3,708,104	2,301,896	3,921,896	4,913,896
350	510,123	7,141,720	-3,875,280	2,134,720	3,754,720	4,746,720
400	486,239	6,807,339	-4,209,661	1,800,339	3,420,339	4,412,339
435	469,520	6,573,281	-4,443,719	1,566,281	3,186,281	4,178,281

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	768,525	9,781,229	-1,235,771	4,774,229	6,394,229	7,386,229
65	721,154	9,178,326	-1,838,674	4,171,326	5,791,326	6,783,326
85	710,645	9,044,568	-1,972,432	4,037,568	5,657,568	6,649,568
105	700,136	8,910,823	-2,106,177	3,903,823	5,523,823	6,515,823
125	689,627	8,777,077	-2,239,923	3,770,077	5,390,077	6,382,077
145	679,119	8,643,332	-2,373,668	3,636,332	5,256,332	6,248,332
165	668,609	8,509,573	-2,507,427	3,502,573	5,122,573	6,114,573
185	658,101	8,375,828	-2,641,172	3,368,828	4,988,828	5,980,828
205	647,592	8,242,082	-2,774,918	3,235,082	4,855,082	5,847,082
225	637,084	8,108,337	-2,908,663	3,101,337	4,721,337	5,713,337
275	610,811	7,773,954	-3,243,046	2,766,954	4,386,954	5,378,954
300	597,675	7,606,775	-3,410,225	2,599,775	4,219,775	5,211,775
325	584,539	7,439,584	-3,577,416	2,432,584	4,052,584	5,044,584
350	571,403	7,272,405	-3,744,595	2,265,405	3,885,405	4,877,405
400	545,131	6,938,035	-4,078,965	1,931,035	3,551,035	4,543,035
435	526,740	6,703,964	-4,313,036	1,696,964	3,316,964	4,308,964

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£85	£300	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,021,499	5,720,396	-5,296,604	713,396	2,333,396	3,325,396
65	923,856	5,173,596	-5,843,404	166,596	1,786,596	2,778,596
85	899,219	5,035,624	-5,981,376	28,624	1,648,624	2,640,624
105	874,580	4,897,647	-6,119,353	-109,353	1,510,647	2,502,647
125	849,942	4,759,675	-6,257,325	-247,325	1,372,675	2,364,675
145	825,304	4,621,704	-6,395,296	-385,296	1,234,704	2,226,704
165	800,665	4,483,727	-6,533,273	-523,273	1,096,727	2,088,727
185	776,028	4,345,755	-6,671,245	-661,245	958,755	1,950,755
205	751,390	4,207,784	-6,809,216	-799,216	820,784	1,812,784
225	726,751	4,069,806	-6,947,194	-937,194	682,806	1,674,806
275	665,156	3,724,872	-7,292,128	-1,282,128	337,872	1,329,872
300	634,358	3,552,405	-7,464,595	-1,454,595	165,405	1,157,405
325	603,560	3,379,937	-7,637,063	-1,627,063	-7,063	984,937
350	572,763	3,207,470	-7,809,530	-1,799,530	-179,530	812,470
400	511,168	2,862,541	-8,154,459	-2,144,459	-524,459	467,541
435	468,050	2,621,083	-8,395,917	-2,385,917	-765,917	226,083

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£350	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,023,303	6,474,569	-4,542,431	1,467,569	3,087,569	4,079,569
65	1,828,536	5,851,314	-5,165,686	844,314	2,464,314	3,456,314
85	1,779,316	5,693,810	-5,323,190	686,810	2,306,810	3,298,810
105	1,730,095	5,536,303	-5,480,697	529,303	2,149,303	3,141,303
125	1,680,873	5,378,795	-5,638,205	371,795	1,991,795	2,983,795
145	1,631,652	5,221,288	-5,795,712	214,288	1,834,288	2,826,288
165	1,582,432	5,063,784	-5,953,216	56,784	1,676,784	2,668,784
185	1,533,211	4,906,276	-6,110,724	-100,724	1,519,276	2,511,276
205	1,483,990	4,748,769	-6,268,231	-258,231	1,361,769	2,353,769
225	1,434,769	4,591,261	-6,425,739	-415,739	1,204,261	2,196,261
275	1,311,717	4,197,494	-6,819,506	-809,506	810,494	1,802,494
300	1,250,191	4,000,611	-7,016,389	-1,006,389	613,611	1,605,611
325	1,188,665	3,803,727	-7,213,273	-1,203,273	416,727	1,408,727
350	1,127,139	3,606,844	-7,410,156	-1,400,156	219,844	1,211,844
400	1,004,087	3,213,077	-7,803,923	-1,793,923	-173,923	818,077
435	917,950	2,937,441	-8,079,559	-2,069,559	-449,559	542,441

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	954,482	2,386,206	-8,630,794	-2,620,794	-1,000,794	-8,794
65	636,234	1,590,585	-9,426,415	-3,416,415	-1,796,415	-804,415
85	543,362	1,358,406	-9,658,594	-3,648,594	-2,028,594	-1,036,594
105	450,491	1,126,227	-9,890,773	-3,880,773	-2,260,773	-1,268,773
125	357,619	894,048	-10,122,952	-4,112,952	-2,492,952	-1,500,952
145	264,748	661,870	-10,355,130	-4,345,130	-2,725,130	-1,733,130
165	171,876	429,691	-10,587,309	-4,577,309	-2,957,309	-1,965,309
185	79,005	197,512	-10,819,488	-4,809,488	-3,189,488	-2,197,488
205	-14,094	-35,235	-11,052,235	-5,042,235	-3,422,235	-2,430,235
225	-108,484	-271,211	-11,288,211	-5,278,211	-3,658,211	-2,666,211
275	-344,461	-861,152	-11,878,152	-5,868,152	-4,248,152	-3,256,152
300	-462,448	-1,156,121	-12,173,121	-6,163,121	-4,543,121	-3,551,121
325	-580,437	-1,451,092	-12,468,092	-6,458,092	-4,838,092	-3,846,092
350	-698,425	-1,746,061	-12,763,061	-6,753,061	-5,133,061	-4,141,061
400	-934,401	-2,336,002	-13,353,002	-7,343,002	-5,723,002	-4,731,002
435	-1,099,584	-2,748,960	-13,765,960	-7,755,960	-6,135,960	-5,143,960

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-477,435	-477,435	-11,494,435	-5,484,435	-3,864,435	-2,872,435
65	-1,220,790	-1,220,790	-12,237,790	-6,227,790	-4,607,790	-3,615,790
85	-1,452,041	-1,452,041	-12,469,041	-6,459,041	-4,839,041	-3,847,041
105	-1,683,292	-1,683,292	-12,700,292	-6,690,292	-5,070,292	-4,078,292
125	-1,914,543	-1,914,543	-12,931,543	-6,921,543	-5,301,543	-4,309,543
145	-2,145,794	-2,145,794	-13,162,794	-7,152,794	-5,532,794	-4,540,794
165	-2,377,045	-2,377,045	-13,394,045	-7,384,045	-5,764,045	-4,772,045
185	-2,608,296	-2,608,296	-13,625,296	-7,615,296	-5,995,296	-5,003,296
205	-2,839,547	-2,839,547	-13,856,547	-7,846,547	-6,226,547	-5,234,547
225	-3,070,798	-3,070,798	-14,087,798	-8,077,798	-6,457,798	-5,465,798
275	-3,648,926	-3,648,926	-14,665,926	-8,655,926	-7,035,926	-6,043,926
300	-3,937,990	-3,937,990	-14,954,990	-8,944,990	-7,324,990	-6,332,990
325	-4,227,053	-4,227,053	-15,244,053	-9,234,053	-7,614,053	-6,622,053
350	-4,516,118	-4,516,118	-15,533,118	-9,523,118	-7,903,118	-6,911,118
400	-5,094,245	-5,094,245	-16,111,245	-10,101,245	-8,481,245	-7,489,245
435	-5,498,934	-5,498,934	-16,515,934	-10,505,934	-8,885,934	-7,893,934

Community Infrastructure Levy
LB Haringey

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,293,930	646,965	-10,370,035	-4,360,035	-2,740,035	-1,748,035
65	-200,538	-100,269	-11,117,269	-5,107,269	-3,487,269	-2,495,269
85	-659,927	-329,964	-11,346,964	-5,336,964	-3,716,964	-2,724,964
105	-1,119,316	-559,658	-11,576,658	-5,566,658	-3,946,658	-2,954,658
125	-1,578,705	-789,352	-11,806,352	-5,796,352	-4,176,352	-3,184,352
145	-2,038,093	-1,019,047	-12,036,047	-6,026,047	-4,406,047	-3,414,047
165	-2,497,481	-1,248,741	-12,265,741	-6,255,741	-4,635,741	-3,643,741
185	-2,956,870	-1,478,435	-12,495,435	-6,485,435	-4,865,435	-3,873,435
205	-3,416,259	-1,708,129	-12,725,129	-6,715,129	-5,095,129	-4,103,129
225	-3,875,647	-1,937,823	-12,954,823	-6,944,823	-5,324,823	-4,332,823
275	-5,024,118	-2,512,059	-13,529,059	-7,519,059	-5,899,059	-4,907,059
300	-5,598,354	-2,799,177	-13,816,177	-7,806,177	-6,186,177	-5,194,177
325	-6,172,590	-3,086,295	-14,103,295	-8,093,295	-6,473,295	-5,481,295
350	-6,746,825	-3,373,413	-14,390,413	-8,380,413	-6,760,413	-5,768,413
400	-7,895,297	-3,947,648	-14,964,648	-8,954,648	-7,334,648	-6,342,648
435	-8,699,227	-4,349,613	-15,366,613	-9,356,613	-7,736,613	-6,744,613

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (40% AR @ LHA : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	T3 - 11 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	T4 - 25 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	185	400	435

Site type	T5 - 50 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	275	435	435

Site type	T6 - 100 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	0	85

Site type	T7 - 250 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,007,201	10,072,008	-944,992	5,065,008	6,685,008	7,677,008
65	972,007	9,720,070	-1,296,930	4,713,070	6,333,070	7,325,070
85	966,508	9,665,080	-1,351,920	4,658,080	6,278,080	7,270,080
105	961,009	9,610,090	-1,406,910	4,603,090	6,223,090	7,215,090
125	955,511	9,555,110	-1,461,890	4,548,110	6,168,110	7,160,110
145	950,012	9,500,120	-1,516,880	4,493,120	6,113,120	7,105,120
165	944,513	9,445,130	-1,571,870	4,438,130	6,058,130	7,050,130
185	939,014	9,390,140	-1,626,860	4,383,140	6,003,140	6,995,140
205	933,515	9,335,150	-1,681,850	4,328,150	5,948,150	6,940,150
225	928,017	9,280,169	-1,736,831	4,273,169	5,893,169	6,885,169
275	914,270	9,142,699	-1,874,301	4,135,699	5,755,699	6,747,699
300	907,396	9,073,959	-1,943,041	4,066,959	5,686,959	6,678,959
325	900,523	9,005,229	-2,011,771	3,998,229	5,618,229	6,610,229
350	893,649	8,936,489	-2,080,511	3,929,489	5,549,489	6,541,489
400	879,902	8,799,018	-2,217,982	3,792,018	5,412,018	6,404,018
435	870,279	8,702,788	-2,314,212	3,695,788	5,315,788	6,307,788

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	745,799	10,441,182	-575,818	5,434,182	7,054,182	8,046,182
65	701,923	9,826,917	-1,190,083	4,819,917	6,439,917	7,431,917
85	692,369	9,693,167	-1,323,833	4,686,167	6,306,167	7,298,167
105	682,816	9,559,418	-1,457,582	4,552,418	6,172,418	7,164,418
125	673,262	9,425,669	-1,591,331	4,418,669	6,038,669	7,030,669
145	663,709	9,291,919	-1,725,081	4,284,919	5,904,919	6,896,919
165	654,155	9,158,170	-1,858,830	4,151,170	5,771,170	6,763,170
185	644,601	9,024,421	-1,992,579	4,017,421	5,637,421	6,629,421
205	635,048	8,890,671	-2,126,329	3,883,671	5,503,671	6,495,671
225	625,494	8,756,922	-2,260,078	3,749,922	5,369,922	6,361,922
275	601,611	8,422,555	-2,594,445	3,415,555	5,035,555	6,027,555
300	589,669	8,255,365	-2,761,635	3,248,365	4,868,365	5,860,365
325	577,727	8,088,175	-2,928,825	3,081,175	4,701,175	5,693,175
350	565,786	7,920,999	-3,096,001	2,913,999	4,533,999	5,525,999
400	541,901	7,586,619	-3,430,381	2,579,619	4,199,619	5,191,619
435	525,183	7,352,561	-3,664,439	2,345,561	3,965,561	4,957,561

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	830,826	10,574,149	-442,851	5,567,149	7,187,149	8,179,149
65	782,382	9,957,594	-1,059,406	4,950,594	6,570,594	7,562,594
85	771,874	9,823,849	-1,193,151	4,816,849	6,436,849	7,428,849
105	761,365	9,690,103	-1,326,897	4,683,103	6,303,103	7,295,103
125	750,857	9,556,358	-1,460,642	4,549,358	6,169,358	7,161,358
145	740,347	9,422,599	-1,594,401	4,415,599	6,035,599	7,027,599
165	729,839	9,288,854	-1,728,146	4,281,854	5,901,854	6,893,854
185	719,330	9,155,108	-1,861,892	4,148,108	5,768,108	6,760,108
205	708,820	9,021,350	-1,995,650	4,014,350	5,634,350	6,626,350
225	698,312	8,887,605	-2,129,395	3,880,605	5,500,605	6,492,605
275	672,040	8,553,234	-2,463,766	3,546,234	5,166,234	6,158,234
300	658,903	8,386,043	-2,630,957	3,379,043	4,999,043	5,991,043
325	645,768	8,218,864	-2,798,136	3,211,864	4,831,864	5,823,864
350	632,631	8,051,673	-2,965,327	3,044,673	4,664,673	5,656,673
400	606,359	7,717,302	-3,299,698	2,710,302	4,330,302	5,322,302
435	587,969	7,483,245	-3,533,755	2,476,245	4,096,245	5,088,245

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,159,545	6,493,453	-4,523,547	1,486,453	3,106,453	4,098,453
65	1,059,528	5,933,356	-5,083,644	926,356	2,546,356	3,538,356
85	1,034,890	5,795,384	-5,221,616	788,384	2,408,384	3,400,384
105	1,010,252	5,657,412	-5,359,588	650,412	2,270,412	3,262,412
125	985,613	5,519,435	-5,497,565	512,435	2,132,435	3,124,435
145	960,976	5,381,464	-5,635,536	374,464	1,994,464	2,986,464
165	936,338	5,243,492	-5,773,508	236,492	1,856,492	2,848,492
185	911,699	5,105,515	-5,911,485	98,515	1,718,515	2,710,515
205	887,061	4,967,544	-6,049,456	-39,456	1,580,544	2,572,544
225	862,423	4,829,566	-6,187,434	-177,434	1,442,566	2,434,566
275	800,828	4,484,637	-6,532,363	-522,363	1,097,637	2,089,637
300	770,030	4,312,170	-6,704,830	-694,830	925,170	1,917,170
325	739,233	4,139,703	-6,877,297	-867,297	752,703	1,744,703
350	708,435	3,967,236	-7,049,764	-1,039,764	580,236	1,572,236
400	646,840	3,622,301	-7,394,699	-1,384,699	235,301	1,227,301
435	603,723	3,380,848	-7,636,152	-1,626,152	-6,152	985,848

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£400	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,296,889	7,350,045	-3,666,955	2,343,045	3,963,045	4,955,045
65	2,097,417	6,711,736	-4,305,264	1,704,736	3,324,736	4,316,736
85	2,048,196	6,554,228	-4,462,772	1,547,228	3,167,228	4,159,228
105	1,998,975	6,396,721	-4,620,279	1,389,721	3,009,721	4,001,721
125	1,949,754	6,239,213	-4,777,787	1,232,213	2,852,213	3,844,213
145	1,900,533	6,081,706	-4,935,294	1,074,706	2,694,706	3,686,706
165	1,851,313	5,924,202	-5,092,798	917,202	2,537,202	3,529,202
185	1,802,092	5,766,694	-5,250,306	759,694	2,379,694	3,371,694
205	1,752,871	5,609,187	-5,407,813	602,187	2,222,187	3,214,187
225	1,703,650	5,451,680	-5,565,320	444,680	2,064,680	3,056,680
275	1,580,598	5,057,913	-5,959,087	50,913	1,670,913	2,662,913
300	1,519,072	4,861,029	-6,155,971	-145,971	1,474,029	2,466,029
325	1,457,546	4,664,146	-6,352,854	-342,854	1,277,146	2,269,146
350	1,396,019	4,467,262	-6,549,738	-539,738	1,080,262	2,072,262
400	1,272,968	4,073,498	-6,943,502	-933,502	686,498	1,678,498
435	1,186,831	3,797,860	-7,219,140	-1,209,140	410,860	1,402,860

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£85

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,462,543	3,656,357	-7,360,643	-1,350,643	269,357	1,261,357
65	1,135,556	2,838,889	-8,178,111	-2,168,111	-548,111	443,889
85	1,042,684	2,606,710	-8,410,290	-2,400,290	-780,290	211,710
105	949,813	2,374,531	-8,642,469	-2,632,469	-1,012,469	-20,469
125	856,941	2,142,352	-8,874,648	-2,864,648	-1,244,648	-252,648
145	764,069	1,910,174	-9,106,826	-3,096,826	-1,476,826	-484,826
165	671,198	1,677,995	-9,339,005	-3,329,005	-1,709,005	-717,005
185	578,326	1,445,816	-9,571,184	-3,561,184	-1,941,184	-949,184
205	485,456	1,213,640	-9,803,360	-3,793,360	-2,173,360	-1,181,360
225	392,584	981,461	-10,035,539	-4,025,539	-2,405,539	-1,413,539
275	160,405	401,014	-10,615,986	-4,605,986	-2,985,986	-1,993,986
300	44,316	110,790	-10,906,210	-4,896,210	-3,276,210	-2,284,210
325	-72,948	-182,370	-11,199,370	-5,189,370	-3,569,370	-2,577,370
350	-190,936	-477,339	-11,494,339	-5,484,339	-3,864,339	-2,872,339
400	-426,912	-1,067,279	-12,084,279	-6,074,279	-4,454,279	-3,462,279
435	-592,095	-1,480,238	-12,497,238	-6,487,238	-4,867,238	-3,875,238

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,420	755,420	-10,261,580	-4,251,580	-2,631,580	-1,639,580
65	2,955	2,955	-11,014,045	-5,004,045	-3,384,045	-2,392,045
85	-228,247	-228,247	-11,245,247	-5,235,247	-3,615,247	-2,623,247
105	-459,498	-459,498	-11,476,498	-5,466,498	-3,846,498	-2,854,498
125	-690,749	-690,749	-11,707,749	-5,697,749	-4,077,749	-3,085,749
145	-922,001	-922,001	-11,939,001	-5,929,001	-4,309,001	-3,317,001
165	-1,153,251	-1,153,251	-12,170,251	-6,160,251	-4,540,251	-3,548,251
185	-1,384,503	-1,384,503	-12,401,503	-6,391,503	-4,771,503	-3,779,503
205	-1,615,753	-1,615,753	-12,632,753	-6,622,753	-5,002,753	-4,010,753
225	-1,847,005	-1,847,005	-12,864,005	-6,854,005	-5,234,005	-4,242,005
275	-2,425,132	-2,425,132	-13,442,132	-7,432,132	-5,812,132	-4,820,132
300	-2,714,197	-2,714,197	-13,731,197	-7,721,197	-6,101,197	-5,109,197
325	-3,003,260	-3,003,260	-14,020,260	-8,010,260	-6,390,260	-5,398,260
350	-3,292,324	-3,292,324	-14,309,324	-8,299,324	-6,679,324	-5,687,324
400	-3,870,452	-3,870,452	-14,887,452	-8,877,452	-7,257,452	-6,265,452
435	-4,275,141	-4,275,141	-15,292,141	-9,282,141	-7,662,141	-6,670,141

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,616,129	1,808,064	-9,208,936	-3,198,936	-1,578,936	-586,936
65	2,084,947	1,042,474	-9,974,526	-3,964,526	-2,344,526	-1,352,526
85	1,632,952	816,476	-10,200,524	-4,190,524	-2,570,524	-1,578,524
105	1,180,956	590,478	-10,426,522	-4,416,522	-2,796,522	-1,804,522
125	728,959	364,480	-10,652,520	-4,642,520	-3,022,520	-2,030,520
145	276,963	138,481	-10,878,519	-4,868,519	-3,248,519	-2,256,519
165	-177,896	-88,948	-11,105,948	-5,095,948	-3,475,948	-2,483,948
185	-637,284	-318,642	-11,335,642	-5,325,642	-3,705,642	-2,713,642
205	-1,096,672	-548,336	-11,565,336	-5,555,336	-3,935,336	-2,943,336
225	-1,556,061	-778,031	-11,795,031	-5,785,031	-4,165,031	-3,173,031
275	-2,704,533	-1,352,266	-12,369,266	-6,359,266	-4,739,266	-3,747,266
300	-3,278,769	-1,639,384	-12,656,384	-6,646,384	-5,026,384	-4,034,384
325	-3,853,004	-1,926,502	-12,943,502	-6,933,502	-5,313,502	-4,321,502
350	-4,427,240	-2,213,620	-13,230,620	-7,220,620	-5,600,620	-4,608,620
400	-5,575,711	-2,787,855	-13,804,855	-7,794,855	-6,174,855	-5,182,855
435	-6,379,641	-3,189,821	-14,206,821	-8,196,821	-6,576,821	-5,584,821

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (60% AR @ LHA : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	300	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	125	205

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,062,841	10,628,413	-388,587	5,621,413	7,241,413	8,233,413
65	1,023,712	10,237,119	-779,881	5,230,119	6,850,119	7,842,119
85	1,017,297	10,172,966	-844,034	5,165,966	6,785,966	7,777,966
105	1,010,881	10,108,812	-908,188	5,101,812	6,721,812	7,713,812
125	1,004,466	10,044,659	-972,341	5,037,659	6,657,659	7,649,659
145	998,051	9,980,505	-1,036,495	4,973,505	6,593,505	7,585,505
165	991,635	9,916,352	-1,100,648	4,909,352	6,529,352	7,521,352
185	985,220	9,852,198	-1,164,802	4,845,198	6,465,198	7,457,198
205	978,804	9,788,045	-1,228,955	4,781,045	6,401,045	7,393,045
225	972,389	9,723,892	-1,293,108	4,716,892	6,336,892	7,328,892
275	956,351	9,563,508	-1,453,492	4,556,508	6,176,508	7,168,508
300	948,332	9,483,316	-1,533,684	4,476,316	6,096,316	7,088,316
325	940,312	9,403,124	-1,613,876	4,396,124	6,016,124	7,008,124
350	932,294	9,322,942	-1,694,058	4,315,942	5,935,942	6,927,942
400	916,256	9,162,559	-1,854,441	4,155,559	5,775,559	6,767,559
435	905,029	9,050,290	-1,966,710	4,043,290	5,663,290	6,655,290

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	824,979	11,549,706	532,706	6,542,706	8,162,706	9,154,706
65	774,567	10,843,943	-173,057	5,836,943	7,456,943	8,448,943
85	763,421	10,687,899	-329,101	5,680,899	7,300,899	8,292,899
105	752,275	10,531,856	-485,144	5,524,856	7,144,856	8,136,856
125	741,129	10,375,813	-641,187	5,368,813	6,988,813	7,980,813
145	729,984	10,219,770	-797,230	5,212,770	6,832,770	7,824,770
165	718,839	10,063,740	-953,260	5,056,740	6,676,740	7,668,740
185	707,693	9,907,697	-1,109,303	4,900,697	6,520,697	7,512,697
205	696,547	9,751,654	-1,265,346	4,744,654	6,364,654	7,356,654
225	685,401	9,595,611	-1,421,389	4,588,611	6,208,611	7,200,611
275	657,536	9,205,510	-1,811,490	4,198,510	5,818,510	6,810,510
300	643,605	9,010,466	-2,006,534	4,003,466	5,623,466	6,615,466
325	629,672	8,815,408	-2,201,592	3,808,408	5,428,408	6,420,408
350	615,740	8,620,365	-2,396,635	3,613,365	5,233,365	6,225,365
400	587,876	8,230,264	-2,786,736	3,223,264	4,843,264	5,835,264
435	568,371	7,957,192	-3,059,808	2,950,192	4,570,192	5,562,192

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	917,925	11,682,683	665,683	6,675,683	8,295,683	9,287,683
65	862,292	10,974,620	-42,380	5,967,620	7,587,620	8,579,620
85	850,032	10,818,586	-198,414	5,811,586	7,431,586	8,423,586
105	837,771	10,662,539	-354,461	5,655,539	7,275,539	8,267,539
125	825,511	10,506,504	-510,496	5,499,504	7,119,504	8,111,504
145	813,250	10,350,457	-666,543	5,343,457	6,963,457	7,955,457
165	800,990	10,194,423	-822,577	5,187,423	6,807,423	7,799,423
185	788,730	10,038,376	-978,624	5,031,376	6,651,376	7,643,376
205	776,470	9,882,342	-1,134,658	4,875,342	6,495,342	7,487,342
225	764,209	9,726,295	-1,290,705	4,719,295	6,339,295	7,331,295
275	733,559	9,336,202	-1,680,798	4,329,202	5,949,202	6,941,202
300	718,233	9,141,150	-1,875,850	4,134,150	5,754,150	6,746,150
325	702,908	8,946,097	-2,070,903	3,939,097	5,559,097	6,551,097
350	687,582	8,751,045	-2,265,955	3,744,045	5,364,045	6,356,045
400	656,931	8,360,940	-2,656,060	3,353,940	4,973,940	5,965,940
435	635,476	8,087,877	-2,929,123	3,080,877	4,700,877	5,692,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,358,565	7,607,962	-3,409,038	2,600,962	4,220,962	5,212,962
65	1,241,779	6,953,964	-4,063,036	1,946,964	3,566,964	4,558,964
85	1,213,035	6,792,993	-4,224,007	1,785,993	3,405,993	4,397,993
105	1,184,291	6,632,028	-4,384,972	1,625,028	3,245,028	4,237,028
125	1,155,546	6,471,058	-4,545,942	1,464,058	3,084,058	4,076,058
145	1,126,801	6,310,087	-4,706,913	1,303,087	2,923,087	3,915,087
165	1,098,057	6,149,117	-4,867,883	1,142,117	2,762,117	3,754,117
185	1,069,313	5,988,152	-5,028,848	981,152	2,601,152	3,593,152
205	1,040,568	5,827,181	-5,189,819	820,181	2,440,181	3,432,181
225	1,011,823	5,666,211	-5,350,789	659,211	2,279,211	3,271,211
275	939,962	5,263,787	-5,753,213	256,787	1,876,787	2,868,787
300	904,032	5,062,578	-5,954,422	55,578	1,675,578	2,667,578
325	868,101	4,861,364	-6,155,636	-145,636	1,474,364	2,466,364
350	832,170	4,660,155	-6,356,845	-346,845	1,273,155	2,265,155
400	760,309	4,257,731	-6,759,269	-749,269	870,731	1,862,731
435	710,006	3,976,034	-7,040,966	-1,030,966	589,034	1,581,034

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,691,185	8,611,791	-2,405,209	3,604,791	5,224,791	6,216,791
65	2,458,270	7,866,464	-3,150,536	2,859,464	4,479,464	5,471,464
85	2,400,846	7,682,707	-3,334,293	2,675,707	4,295,707	5,287,707
105	2,343,422	7,498,950	-3,518,050	2,491,950	4,111,950	5,103,950
125	2,285,997	7,315,190	-3,701,810	2,308,190	3,928,190	4,920,190
145	2,228,573	7,131,433	-3,885,567	2,124,433	3,744,433	4,736,433
165	2,171,149	6,947,676	-4,069,324	1,940,676	3,560,676	4,552,676
185	2,113,725	6,763,919	-4,253,081	1,756,919	3,376,919	4,368,919
205	2,056,300	6,580,162	-4,436,838	1,573,162	3,193,162	4,185,162
225	1,998,875	6,396,401	-4,620,599	1,389,401	3,009,401	4,001,401
275	1,855,315	5,937,009	-5,079,991	930,009	2,550,009	3,542,009
300	1,783,535	5,707,311	-5,309,689	700,311	2,320,311	3,312,311
325	1,711,754	5,477,613	-5,539,387	470,613	2,090,613	3,082,613
350	1,639,973	5,247,915	-5,769,085	240,915	1,860,915	2,852,915
400	1,496,413	4,788,522	-6,228,478	-218,478	1,401,522	2,393,522
435	1,395,921	4,466,946	-6,550,054	-540,054	1,079,946	2,071,946

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£125	£205

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,115,033	5,287,581	-5,729,419	280,581	1,900,581	2,892,581
65	1,726,519	4,316,297	-6,700,703	-690,703	929,297	1,921,297
85	1,618,168	4,045,421	-6,971,579	-961,579	658,421	1,650,421
105	1,509,819	3,774,547	-7,242,453	-1,232,453	387,547	1,379,547
125	1,401,468	3,503,671	-7,513,329	-1,503,329	116,671	1,108,671
145	1,293,118	3,232,795	-7,784,205	-1,774,205	-154,205	837,795
165	1,184,768	2,961,921	-8,055,079	-2,045,079	-425,079	566,921
185	1,076,418	2,691,045	-8,325,955	-2,315,955	-695,955	296,045
205	968,067	2,420,169	-8,596,831	-2,586,831	-966,831	25,169
225	859,718	2,149,295	-8,867,705	-2,857,705	-1,237,705	-245,705
275	588,842	1,472,106	-9,544,894	-3,534,894	-1,914,894	-922,894
300	453,405	1,133,513	-9,883,487	-3,873,487	-2,253,487	-1,261,487
325	317,968	794,919	-10,222,081	-4,212,081	-2,592,081	-1,600,081
350	182,529	456,323	-10,560,677	-4,550,677	-2,930,677	-1,938,677
400	-89,791	-224,477	-11,241,477	-5,231,477	-3,611,477	-2,619,477
435	-282,504	-706,260	-11,723,260	-5,713,260	-4,093,260	-3,101,260

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,033,715	2,033,715	-8,983,285	-2,973,285	-1,353,285	-361,285
65	1,136,020	1,136,020	-9,880,980	-3,870,980	-2,250,980	-1,258,980
85	870,569	870,569	-10,146,431	-4,136,431	-2,516,431	-1,524,431
105	605,118	605,118	-10,411,882	-4,401,882	-2,781,882	-1,789,882
125	339,666	339,666	-10,677,334	-4,667,334	-3,047,334	-2,055,334
145	74,215	74,215	-10,942,785	-4,932,785	-3,312,785	-2,320,785
165	-194,364	-194,364	-11,211,364	-5,201,364	-3,581,364	-2,589,364
185	-464,157	-464,157	-11,481,157	-5,471,157	-3,851,157	-2,859,157
205	-733,950	-733,950	-11,750,950	-5,740,950	-4,120,950	-3,128,950
225	-1,003,743	-1,003,743	-12,020,743	-6,010,743	-4,390,743	-3,398,743
275	-1,678,225	-1,678,225	-12,695,225	-6,685,225	-5,065,225	-4,073,225
300	-2,015,467	-2,015,467	-13,032,467	-7,022,467	-5,402,467	-4,410,467
325	-2,352,707	-2,352,707	-13,369,707	-7,359,707	-5,739,707	-4,747,707
350	-2,689,949	-2,689,949	-13,706,949	-7,696,949	-6,076,949	-5,084,949
400	-3,364,430	-3,364,430	-14,381,430	-8,371,430	-6,751,430	-5,759,430
435	-3,836,569	-3,836,569	-14,853,569	-8,843,569	-7,223,569	-6,231,569

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,377,669	3,188,834	-7,828,166	-1,818,166	-198,166	793,834
65	4,581,041	2,290,520	-8,726,480	-2,716,480	-1,096,480	-104,480
85	4,053,712	2,026,856	-8,990,144	-2,980,144	-1,360,144	-368,144
105	3,526,383	1,763,191	-9,253,809	-3,243,809	-1,623,809	-631,809
125	2,999,054	1,499,527	-9,517,473	-3,507,473	-1,887,473	-895,473
145	2,471,726	1,235,863	-9,781,137	-3,771,137	-2,151,137	-1,159,137
165	1,944,397	972,198	-10,044,802	-4,034,802	-2,414,802	-1,422,802
185	1,417,068	708,534	-10,308,466	-4,298,466	-2,678,466	-1,686,466
205	889,739	444,869	-10,572,131	-4,562,131	-2,942,131	-1,950,131
225	362,410	181,205	-10,835,795	-4,825,795	-3,205,795	-2,213,795
275	-971,546	-485,773	-11,502,773	-5,492,773	-3,872,773	-2,880,773
300	-1,641,487	-820,744	-11,837,744	-5,827,744	-4,207,744	-3,215,744
325	-2,311,429	-1,155,714	-12,172,714	-6,162,714	-4,542,714	-3,550,714
350	-2,981,370	-1,490,685	-12,507,685	-6,497,685	-4,877,685	-3,885,685
400	-4,321,253	-2,160,627	-13,177,627	-7,167,627	-5,547,627	-4,555,627
435	-5,259,173	-2,629,586	-13,646,586	-7,636,586	-6,016,586	-5,024,586

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (40% AR @ LHA : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	105	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	125	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	65	185	275

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	105

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,093,403	10,934,027	-82,973	5,927,027	7,547,027	8,539,027
65	1,053,747	10,537,473	-479,527	5,530,473	7,150,473	8,142,473
85	1,047,332	10,473,320	-543,680	5,466,320	7,086,320	8,078,320
105	1,040,917	10,409,166	-607,834	5,402,166	7,022,166	8,014,166
125	1,034,501	10,345,013	-671,987	5,338,013	6,958,013	7,950,013
145	1,028,086	10,280,860	-736,140	5,273,860	6,893,860	7,885,860
165	1,021,671	10,216,706	-800,294	5,209,706	6,829,706	7,821,706
185	1,015,256	10,152,563	-864,437	5,145,563	6,765,563	7,757,563
205	1,008,841	10,088,409	-928,591	5,081,409	6,701,409	7,693,409
225	1,002,426	10,024,256	-992,744	5,017,256	6,637,256	7,629,256
275	986,387	9,863,872	-1,153,128	4,856,872	6,476,872	7,468,872
300	978,368	9,783,680	-1,233,320	4,776,680	6,396,680	7,388,680
325	970,349	9,703,488	-1,313,512	4,696,488	6,316,488	7,308,488
350	962,330	9,623,296	-1,393,704	4,616,296	6,236,296	7,228,296
400	946,291	9,462,913	-1,554,087	4,455,913	6,075,913	7,067,913
435	935,064	9,350,644	-1,666,356	4,343,644	5,963,644	6,955,644

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£105	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	867,457	12,144,394	1,127,394	7,137,394	8,757,394	9,749,394
65	816,314	11,428,398	411,398	6,421,398	8,041,398	9,033,398
85	805,168	11,272,355	255,355	6,265,355	7,885,355	8,877,355
105	794,022	11,116,312	99,312	6,109,312	7,729,312	8,721,312
125	782,876	10,960,269	-56,731	5,953,269	7,573,269	8,565,269
145	771,730	10,804,226	-212,774	5,797,226	7,417,226	8,409,226
165	760,585	10,648,196	-368,804	5,641,196	7,261,196	8,253,196
185	749,440	10,492,153	-524,847	5,485,153	7,105,153	8,097,153
205	738,294	10,336,110	-680,890	5,329,110	6,949,110	7,941,110
225	727,148	10,180,067	-836,933	5,173,067	6,793,067	7,785,067
275	699,283	9,789,965	-1,227,035	4,782,965	6,402,965	7,394,965
300	685,352	9,594,922	-1,422,078	4,587,922	6,207,922	7,199,922
325	671,419	9,399,864	-1,617,136	4,392,864	6,012,864	7,004,864
350	657,487	9,204,821	-1,812,179	4,197,821	5,817,821	6,809,821
400	629,623	8,814,720	-2,202,280	3,807,720	5,427,720	6,419,720
435	610,118	8,541,647	-2,475,353	3,534,647	5,154,647	6,146,647

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	964,650	12,277,370	1,260,370	7,270,370	8,890,370	9,882,370
65	908,214	11,559,084	542,084	6,552,084	8,172,084	9,164,084
85	895,953	11,403,037	386,037	6,396,037	8,016,037	9,008,037
105	883,693	11,247,002	230,002	6,240,002	7,860,002	8,852,002
125	871,432	11,090,955	73,955	6,083,955	7,703,955	8,695,955
145	859,172	10,934,921	-82,079	5,927,921	7,547,921	8,539,921
165	846,912	10,778,874	-238,126	5,771,874	7,391,874	8,383,874
185	834,652	10,622,840	-394,160	5,615,840	7,235,840	8,227,840
205	822,391	10,466,792	-550,208	5,459,792	7,079,792	8,071,792
225	810,131	10,310,758	-706,242	5,303,758	6,923,758	7,915,758
275	779,480	9,920,653	-1,096,347	4,913,653	6,533,653	7,525,653
300	764,154	9,725,601	-1,291,399	4,718,601	6,338,601	7,330,601
325	748,829	9,530,548	-1,486,452	4,523,548	6,143,548	7,135,548
350	733,504	9,335,509	-1,681,491	4,328,509	5,948,509	6,940,509
400	702,853	8,945,404	-2,071,596	3,938,404	5,558,404	6,550,404
435	681,397	8,672,328	-2,344,672	3,665,328	5,285,328	6,277,328

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,462,099	8,187,755	-2,829,245	3,180,755	4,800,755	5,792,755
65	1,343,533	7,523,785	-3,493,215	2,516,785	4,136,785	5,128,785
85	1,314,788	7,362,815	-3,654,185	2,355,815	3,975,815	4,967,815
105	1,286,044	7,201,844	-3,815,156	2,194,844	3,814,844	4,806,844
125	1,257,300	7,040,879	-3,976,121	2,033,879	3,653,879	4,645,879
145	1,228,555	6,879,909	-4,137,091	1,872,909	3,492,909	4,484,909
165	1,199,810	6,718,938	-4,298,062	1,711,938	3,331,938	4,323,938
185	1,171,066	6,557,968	-4,459,032	1,550,968	3,170,968	4,162,968
205	1,142,322	6,397,003	-4,619,997	1,390,003	3,010,003	4,002,003
225	1,113,577	6,236,032	-4,780,968	1,229,032	2,849,032	3,841,032
275	1,041,716	5,833,609	-5,183,391	826,609	2,446,609	3,438,609
300	1,005,786	5,632,400	-5,384,600	625,400	2,245,400	3,237,400
325	969,854	5,431,185	-5,585,815	424,185	2,044,185	3,036,185
350	933,924	5,229,976	-5,787,024	222,976	1,842,976	2,834,976
400	862,063	4,827,552	-6,189,448	-179,448	1,440,552	2,432,552
435	811,760	4,545,855	-6,471,145	-461,145	1,158,855	2,150,855

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,896,375	9,268,400	-1,748,600	4,261,400	5,881,400	6,873,400
65	2,659,931	8,511,779	-2,505,221	3,504,779	5,124,779	6,116,779
85	2,602,507	8,328,022	-2,688,978	3,321,022	4,941,022	5,933,022
105	2,545,082	8,144,262	-2,872,738	3,137,262	4,757,262	5,749,262
125	2,487,658	7,960,505	-3,056,495	2,953,505	4,573,505	5,565,505
145	2,430,234	7,776,748	-3,240,252	2,769,748	4,389,748	5,381,748
165	2,372,810	7,592,991	-3,424,009	2,585,991	4,205,991	5,197,991
185	2,315,385	7,409,231	-3,607,769	2,402,231	4,022,231	5,014,231
205	2,257,961	7,225,474	-3,791,526	2,218,474	3,838,474	4,830,474
225	2,200,536	7,041,717	-3,975,283	2,034,717	3,654,717	4,646,717
275	2,056,975	6,582,321	-4,434,679	1,575,321	3,195,321	4,187,321
300	1,985,195	6,352,623	-4,664,377	1,345,623	2,965,623	3,957,623
325	1,913,415	6,122,928	-4,894,072	1,115,928	2,735,928	3,727,928
350	1,841,634	5,893,230	-5,123,770	886,230	2,506,230	3,498,230
400	1,698,073	5,433,834	-5,583,166	426,834	2,046,834	3,038,834
435	1,597,581	5,112,258	-5,904,742	105,258	1,725,258	2,717,258

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£65	£185	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,496,079	6,240,196	-4,776,804	1,233,196	2,853,196	3,845,196
65	2,101,010	5,252,525	-5,764,475	245,525	1,865,525	2,857,525
85	1,992,660	4,981,651	-6,035,349	-25,349	1,594,651	2,586,651
105	1,884,310	4,710,775	-6,306,225	-296,225	1,323,775	2,315,775
125	1,775,961	4,439,901	-6,577,099	-567,099	1,052,901	2,044,901
145	1,667,610	4,169,025	-6,847,975	-837,975	782,025	1,774,025
165	1,559,260	3,898,149	-7,118,851	-1,108,851	511,149	1,503,149
185	1,450,910	3,627,275	-7,389,725	-1,379,725	240,275	1,232,275
205	1,342,560	3,356,399	-7,660,601	-1,650,601	-30,601	961,399
225	1,234,209	3,085,523	-7,931,477	-1,921,477	-301,477	690,523
275	963,335	2,408,336	-8,608,664	-2,598,664	-978,664	13,336
300	827,897	2,069,743	-8,947,257	-2,937,257	-1,317,257	-325,257
325	692,459	1,731,147	-9,285,853	-3,275,853	-1,655,853	-663,853
350	557,022	1,392,554	-9,624,446	-3,614,446	-1,994,446	-1,002,446
400	286,146	715,365	-10,301,635	-4,291,635	-2,671,635	-1,679,635
435	96,534	241,335	-10,775,665	-4,765,665	-3,145,665	-2,153,665

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,952,595	2,952,595	-8,064,405	-2,054,405	-434,405	557,595
65	2,039,096	2,039,096	-8,977,904	-2,967,904	-1,347,904	-355,904
85	1,773,644	1,773,644	-9,243,356	-3,233,356	-1,613,356	-621,356
105	1,508,193	1,508,193	-9,508,807	-3,498,807	-1,878,807	-886,807
125	1,242,742	1,242,742	-9,774,258	-3,764,258	-2,144,258	-1,152,258
145	977,291	977,291	-10,039,709	-4,029,709	-2,409,709	-1,417,709
165	711,839	711,839	-10,305,161	-4,295,161	-2,675,161	-1,683,161
185	446,387	446,387	-10,570,613	-4,560,613	-2,940,613	-1,948,613
205	180,936	180,936	-10,836,064	-4,826,064	-3,206,064	-2,214,064
225	-85,898	-85,898	-11,102,898	-5,092,898	-3,472,898	-2,480,898
275	-760,380	-760,380	-11,777,380	-5,767,380	-4,147,380	-3,155,380
300	-1,097,621	-1,097,621	-12,114,621	-6,104,621	-4,484,621	-3,492,621
325	-1,434,862	-1,434,862	-12,451,862	-6,441,862	-4,821,862	-3,829,862
350	-1,772,104	-1,772,104	-12,789,104	-6,779,104	-5,159,104	-4,167,104
400	-2,446,586	-2,446,586	-13,463,586	-7,453,586	-5,833,586	-4,841,586
435	-2,918,723	-2,918,723	-13,935,723	-7,925,723	-6,305,723	-5,313,723

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (AR @L	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£105

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,091,290	4,045,645	-6,971,355	-961,355	658,645	1,650,645
65	6,265,888	3,132,944	-7,884,056	-1,874,056	-254,056	737,944
85	5,747,046	2,873,523	-8,143,477	-2,133,477	-513,477	478,523
105	5,228,202	2,614,101	-8,402,899	-2,392,899	-772,899	219,101
125	4,709,360	2,354,680	-8,662,320	-2,652,320	-1,032,320	-40,320
145	4,183,420	2,091,710	-8,925,290	-2,915,290	-1,295,290	-303,290
165	3,656,092	1,828,046	-9,188,954	-3,178,954	-1,558,954	-566,954
185	3,128,762	1,564,381	-9,452,619	-3,442,619	-1,822,619	-830,619
205	2,601,434	1,300,717	-9,716,283	-3,706,283	-2,086,283	-1,094,283
225	2,074,105	1,037,052	-9,979,948	-3,969,948	-2,349,948	-1,357,948
275	755,783	377,891	-10,639,109	-4,629,109	-3,009,109	-2,017,109
300	96,622	48,311	-10,968,689	-4,958,689	-3,338,689	-2,346,689
325	-571,739	-285,870	-11,302,870	-5,292,870	-3,672,870	-2,680,870
350	-1,241,681	-620,840	-11,637,840	-5,627,840	-4,007,840	-3,015,840
400	-2,581,565	-1,290,782	-12,307,782	-6,297,782	-4,677,782	-3,685,782
435	-3,519,483	-1,759,741	-12,776,741	-6,766,741	-5,146,741	-4,154,741

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (60% AR @ LHA : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	85	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	225	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	225	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	185	300	350

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	65	125

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	145	205

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£85	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,159,230	11,592,297	575,297	6,585,297	8,205,297	9,197,297
65	1,115,464	11,154,637	137,637	6,147,637	7,767,637	8,759,637
85	1,108,132	11,081,320	64,320	6,074,320	7,694,320	8,686,320
105	1,100,800	11,008,003	-8,997	6,001,003	7,621,003	8,613,003
125	1,093,469	10,934,687	-82,313	5,927,687	7,547,687	8,539,687
145	1,086,137	10,861,370	-155,630	5,854,370	7,474,370	8,466,370
165	1,078,805	10,788,053	-228,947	5,781,053	7,401,053	8,393,053
185	1,071,474	10,714,736	-302,264	5,707,736	7,327,736	8,319,736
205	1,064,142	10,641,419	-375,581	5,634,419	7,254,419	8,246,419
225	1,056,810	10,568,102	-448,898	5,561,102	7,181,102	8,173,102
275	1,038,481	10,384,805	-632,195	5,377,805	6,997,805	7,989,805
300	1,029,316	10,293,162	-723,838	5,286,162	6,906,162	7,898,162
325	1,020,151	10,201,508	-815,492	5,194,508	6,814,508	7,806,508
350	1,010,986	10,109,865	-907,135	5,102,865	6,722,865	7,714,865
400	992,657	9,926,568	-1,090,432	4,919,568	6,539,568	7,531,568
435	979,827	9,798,271	-1,218,729	4,791,271	6,411,271	7,403,271

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	960,797	13,451,161	2,434,161	8,444,161	10,064,161	11,056,161
65	902,874	12,640,234	1,623,234	7,633,234	9,253,234	10,245,234
85	890,135	12,461,897	1,444,897	7,454,897	9,074,897	10,066,897
105	877,398	12,283,573	1,266,573	7,276,573	8,896,573	9,888,573
125	864,660	12,105,236	1,088,236	7,098,236	8,718,236	9,710,236
145	851,922	11,926,913	909,913	6,919,913	8,539,913	9,531,913
165	839,184	11,748,576	731,576	6,741,576	8,361,576	9,353,576
185	826,446	11,570,239	553,239	6,563,239	8,183,239	9,175,239
205	813,708	11,391,916	374,916	6,384,916	8,004,916	8,996,916
225	800,970	11,213,579	196,579	6,206,579	7,826,579	8,818,579
275	769,125	10,767,757	-249,243	5,760,757	7,380,757	8,372,757
300	753,202	10,544,832	-472,168	5,537,832	7,157,832	8,149,832
325	737,280	10,321,921	-695,079	5,314,921	6,934,921	7,926,921
350	721,358	10,099,010	-917,990	5,092,010	6,712,010	7,704,010
400	689,512	9,653,174	-1,363,826	4,646,174	6,266,174	7,258,174
435	667,222	9,341,102	-1,675,898	4,334,102	5,954,102	6,946,102

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,067,325	13,584,137	2,567,137	8,577,137	10,197,137	11,189,137
65	1,003,429	12,770,914	1,753,914	7,763,914	9,383,914	10,375,914
85	989,418	12,592,591	1,575,591	7,585,591	9,205,591	10,197,591
105	975,406	12,414,255	1,397,255	7,407,255	9,027,255	10,019,255
125	961,394	12,235,919	1,218,919	7,228,919	8,848,919	9,840,919
145	947,383	12,057,596	1,040,596	7,050,596	8,670,596	9,662,596
165	933,370	11,879,260	862,260	6,872,260	8,492,260	9,484,260
185	919,358	11,700,924	683,924	6,693,924	8,313,924	9,305,924
205	905,347	11,522,601	505,601	6,515,601	8,135,601	9,127,601
225	891,335	11,344,265	327,265	6,337,265	7,957,265	8,949,265
275	856,306	10,898,438	-118,562	5,891,438	7,511,438	8,503,438
300	838,791	10,675,525	-341,475	5,668,525	7,288,525	8,280,525
325	821,277	10,452,611	-564,389	5,445,611	7,065,611	8,057,611
350	803,761	10,229,685	-787,315	5,222,685	6,842,685	7,834,685
400	768,732	9,783,858	-1,233,142	4,776,858	6,396,858	7,388,858
435	744,211	9,471,777	-1,545,223	4,464,777	6,084,777	7,076,777

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,695,630	9,495,529	-1,521,471	4,488,529	6,108,529	7,100,529
65	1,559,702	8,734,332	-2,282,668	3,727,332	5,347,332	6,339,332
85	1,526,851	8,550,368	-2,466,632	3,543,368	5,163,368	6,155,368
105	1,494,001	8,366,404	-2,650,596	3,359,404	4,979,404	5,971,404
125	1,461,150	8,182,440	-2,834,560	3,175,440	4,795,440	5,787,440
145	1,428,298	7,998,471	-3,018,529	2,991,471	4,611,471	5,603,471
165	1,395,448	7,814,507	-3,202,493	2,807,507	4,427,507	5,419,507
185	1,362,597	7,630,543	-3,386,457	2,623,543	4,243,543	5,235,543
205	1,329,746	7,446,579	-3,570,421	2,439,579	4,059,579	5,051,579
225	1,296,896	7,262,615	-3,754,385	2,255,615	3,875,615	4,867,615
275	1,214,768	6,802,702	-4,214,298	1,795,702	3,415,702	4,407,702
300	1,173,705	6,572,746	-4,444,254	1,565,746	3,185,746	4,177,746
325	1,132,641	6,342,790	-4,674,210	1,335,790	2,955,790	3,947,790
350	1,091,577	6,112,833	-4,904,167	1,105,833	2,725,833	3,717,833
400	1,009,450	5,652,921	-5,364,079	645,921	2,265,921	3,257,921
435	951,962	5,330,985	-5,686,015	323,985	1,943,985	2,935,985

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£435	£435	£435

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	3,359,067	10,749,016	-267,984	5,742,016	7,362,016	8,354,016
65	3,088,004	9,881,614	-1,135,386	4,874,614	6,494,614	7,486,614
85	3,022,376	9,671,604	-1,345,396	4,664,604	6,284,604	7,276,604
105	2,956,749	9,461,597	-1,555,403	4,454,597	6,074,597	7,066,597
125	2,891,121	9,251,588	-1,765,412	4,244,588	5,864,588	6,856,588
145	2,825,493	9,041,578	-1,975,422	4,034,578	5,654,578	6,646,578
165	2,759,865	8,831,568	-2,185,432	3,824,568	5,444,568	6,436,568
185	2,694,238	8,621,561	-2,395,439	3,614,561	5,234,561	6,226,561
205	2,628,610	8,411,551	-2,605,449	3,404,551	5,024,551	6,016,551
225	2,562,982	8,201,541	-2,815,459	3,194,541	4,814,541	5,806,541
275	2,398,912	7,676,520	-3,340,480	2,669,520	4,289,520	5,281,520
300	2,316,877	7,414,007	-3,602,993	2,407,007	4,027,007	5,019,007
325	2,234,843	7,151,498	-3,865,502	2,144,498	3,764,498	4,756,498
350	2,152,808	6,888,986	-4,128,014	1,881,986	3,501,986	4,493,986
400	1,988,739	6,363,964	-4,653,036	1,356,964	2,976,964	3,968,964
435	1,873,890	5,996,447	-5,020,553	989,447	2,609,447	3,601,447

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£300	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,275,584	8,188,959	-2,828,041	3,181,959	4,801,959	5,793,959
65	2,816,803	7,042,009	-3,974,991	2,035,009	3,655,009	4,647,009
85	2,692,975	6,732,438	-4,284,562	1,725,438	3,345,438	4,337,438
105	2,569,147	6,422,867	-4,594,133	1,415,867	3,035,867	4,027,867
125	2,445,317	6,113,293	-4,903,707	1,106,293	2,726,293	3,718,293
145	2,321,489	5,803,722	-5,213,278	796,722	2,416,722	3,408,722
165	2,197,661	5,494,151	-5,522,849	487,151	2,107,151	3,099,151
185	2,073,831	5,184,578	-5,832,422	177,578	1,797,578	2,789,578
205	1,950,003	4,875,007	-6,141,993	-131,993	1,488,007	2,480,007
225	1,826,174	4,565,436	-6,451,564	-441,564	1,178,436	2,170,436
275	1,516,603	3,791,507	-7,225,493	-1,215,493	404,507	1,396,507
300	1,361,817	3,404,542	-7,612,458	-1,602,458	17,542	1,009,542
325	1,207,030	3,017,576	-7,999,424	-1,989,424	-369,424	622,576
350	1,052,245	2,630,613	-8,386,387	-2,376,387	-756,387	235,613
400	742,674	1,856,684	-9,160,316	-3,150,316	-1,530,316	-538,316
435	525,973	1,314,932	-9,702,068	-3,692,068	-2,072,068	-1,080,068

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£65	£125

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,537,184	4,537,184	-6,479,816	-469,816	1,150,184	2,142,184
65	3,473,187	3,473,187	-7,543,813	-1,533,813	86,187	1,078,187
85	3,169,813	3,169,813	-7,847,187	-1,837,187	-217,187	774,813
105	2,866,440	2,866,440	-8,150,560	-2,140,560	-520,560	471,440
125	2,563,067	2,563,067	-8,453,933	-2,443,933	-823,933	168,067
145	2,259,694	2,259,694	-8,757,306	-2,747,306	-1,127,306	-135,306
165	1,956,321	1,956,321	-9,060,679	-3,050,679	-1,430,679	-438,679
185	1,652,948	1,652,948	-9,364,052	-3,354,052	-1,734,052	-742,052
205	1,349,575	1,349,575	-9,667,425	-3,657,425	-2,037,425	-1,045,425
225	1,046,202	1,046,202	-9,970,798	-3,960,798	-2,340,798	-1,348,798
275	287,769	287,769	-10,729,231	-4,719,231	-3,099,231	-2,107,231
300	-92,943	-92,943	-11,109,943	-5,099,943	-3,479,943	-2,487,943
325	-478,361	-478,361	-11,495,361	-5,485,361	-3,865,361	-2,873,361
350	-863,779	-863,779	-11,880,779	-5,870,779	-4,250,779	-3,258,779
400	-1,634,617	-1,634,617	-12,651,617	-6,641,617	-5,021,617	-4,029,617
435	-2,174,202	-2,174,202	-13,191,202	-7,181,202	-5,561,202	-4,569,202

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£0	£145	£205

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	11,406,560	5,703,280	-5,313,720	696,280	2,316,280	3,308,280
65	9,293,792	4,646,896	-6,370,104	-360,104	1,259,896	2,251,896
85	8,700,829	4,350,415	-6,666,585	-656,585	963,415	1,955,415
105	8,107,866	4,053,933	-6,963,067	-953,067	666,933	1,658,933
125	7,514,902	3,757,451	-7,259,549	-1,249,549	370,451	1,362,451
145	6,921,939	3,460,969	-7,556,031	-1,546,031	73,969	1,065,969
165	6,328,975	3,164,487	-7,852,513	-1,842,513	-222,513	769,487
185	5,736,012	2,868,006	-8,148,994	-2,138,994	-518,994	473,006
205	5,140,763	2,570,381	-8,446,619	-2,436,619	-816,619	175,381
225	4,538,101	2,269,051	-8,747,949	-2,737,949	-1,117,949	-125,949
275	3,031,447	1,515,724	-9,501,276	-3,491,276	-1,871,276	-879,276
300	2,278,121	1,139,060	-9,877,940	-3,867,940	-2,247,940	-1,255,940
325	1,524,794	762,397	-10,254,603	-4,244,603	-2,624,603	-1,632,603
350	771,467	385,734	-10,631,266	-4,621,266	-3,001,266	-2,009,266
400	-747,210	-373,605	-11,390,605	-5,380,605	-3,760,605	-2,768,605
435	-1,819,118	-909,559	-11,926,559	-5,916,559	-4,296,559	-3,304,559

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (40% AR @ LHA : 60% SO)

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	145	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	275	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	300	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	225	325	400

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	105	165

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	65	185	225

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,179,604	11,796,036	779,036	6,789,036	8,409,036	9,401,036
65	1,135,488	11,354,876	337,876	6,347,876	7,967,876	8,959,876
85	1,128,156	11,281,560	264,560	6,274,560	7,894,560	8,886,560
105	1,120,824	11,208,243	191,243	6,201,243	7,821,243	8,813,243
125	1,113,493	11,134,926	117,926	6,127,926	7,747,926	8,739,926
145	1,106,161	11,061,609	44,609	6,054,609	7,674,609	8,666,609
165	1,098,829	10,988,292	-28,708	5,981,292	7,601,292	8,593,292
185	1,091,498	10,914,976	-102,024	5,907,976	7,527,976	8,519,976
205	1,084,166	10,841,659	-175,341	5,834,659	7,454,659	8,446,659
225	1,076,834	10,768,342	-248,658	5,761,342	7,381,342	8,373,342
275	1,058,504	10,585,045	-431,955	5,578,045	7,198,045	8,190,045
300	1,049,340	10,493,401	-523,599	5,486,401	7,106,401	8,098,401
325	1,040,175	10,401,748	-615,252	5,394,748	7,014,748	8,006,748
350	1,031,010	10,310,104	-706,896	5,303,104	6,923,104	7,915,104
400	1,012,681	10,126,807	-890,193	5,119,807	6,739,807	7,731,807
435	999,851	9,998,510	-1,018,490	4,991,510	6,611,510	7,603,510

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£145	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	989,116	13,847,620	2,830,620	8,840,620	10,460,620	11,452,620
65	930,705	13,029,866	2,012,866	8,022,866	9,642,866	10,634,866
85	917,967	12,851,543	1,834,543	7,844,543	9,464,543	10,456,543
105	905,229	12,673,206	1,656,206	7,666,206	9,286,206	10,278,206
125	892,492	12,494,883	1,477,883	7,487,883	9,107,883	10,099,883
145	879,753	12,316,546	1,299,546	7,309,546	8,929,546	9,921,546
165	867,015	12,138,209	1,121,209	7,131,209	8,751,209	9,743,209
185	854,278	11,959,886	942,886	6,952,886	8,572,886	9,564,886
205	841,539	11,781,548	764,548	6,774,548	8,394,548	9,386,548
225	828,802	11,603,225	586,225	6,596,225	8,216,225	9,208,225
275	796,956	11,157,389	140,389	6,150,389	7,770,389	8,762,389
300	781,034	10,934,478	-82,522	5,927,478	7,547,478	8,539,478
325	765,111	10,711,554	-305,446	5,704,554	7,324,554	8,316,554
350	749,189	10,488,643	-528,357	5,481,643	7,101,643	8,093,643
400	717,344	10,042,821	-974,179	5,035,821	6,655,821	7,647,821
435	695,052	9,730,734	-1,286,266	4,723,734	6,343,734	7,335,734

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,098,475	13,980,591	2,963,591	8,973,591	10,593,591	11,585,591
65	1,034,044	13,160,560	2,143,560	8,153,560	9,773,560	10,765,560
85	1,020,032	12,982,225	1,965,225	7,975,225	9,595,225	10,587,225
105	1,006,020	12,803,889	1,786,889	7,796,889	9,416,889	10,408,889
125	992,009	12,625,566	1,608,566	7,618,566	9,238,566	10,230,566
145	977,997	12,447,230	1,430,230	7,440,230	9,060,230	10,052,230
165	963,985	12,268,894	1,251,894	7,261,894	8,881,894	9,873,894
185	949,973	12,090,571	1,073,571	7,083,571	8,703,571	9,695,571
205	935,961	11,912,235	895,235	6,905,235	8,525,235	9,517,235
225	921,949	11,733,899	716,899	6,726,899	8,346,899	9,338,899
275	886,920	11,288,072	271,072	6,281,072	7,901,072	8,893,072
300	869,405	11,065,159	48,159	6,058,159	7,678,159	8,670,159
325	851,891	10,842,245	-174,755	5,835,245	7,455,245	8,447,245
350	834,376	10,619,332	-397,668	5,612,332	7,232,332	8,224,332
400	799,347	10,173,505	-843,495	5,166,505	6,786,505	7,778,505
435	774,826	9,861,423	-1,155,577	4,854,423	6,474,423	7,466,423

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,764,653	9,882,058	-1,134,942	4,875,058	6,495,058	7,487,058
65	1,627,538	9,114,215	-1,902,785	4,107,215	5,727,215	6,719,215
85	1,594,687	8,930,245	-2,086,755	3,923,245	5,543,245	6,535,245
105	1,561,836	8,746,282	-2,270,718	3,739,282	5,359,282	6,351,282
125	1,528,985	8,562,318	-2,454,682	3,555,318	5,175,318	6,167,318
145	1,496,135	8,378,354	-2,638,646	3,371,354	4,991,354	5,983,354
165	1,463,284	8,194,390	-2,822,610	3,187,390	4,807,390	5,799,390
185	1,430,433	8,010,426	-3,006,574	3,003,426	4,623,426	5,615,426
205	1,397,582	7,826,462	-3,190,538	2,819,462	4,439,462	5,431,462
225	1,364,731	7,642,492	-3,374,508	2,635,492	4,255,492	5,247,492
275	1,282,604	7,182,580	-3,834,420	2,175,580	3,795,580	4,787,580
300	1,241,541	6,952,629	-4,064,371	1,945,629	3,565,629	4,557,629
325	1,200,477	6,722,673	-4,294,327	1,715,673	3,335,673	4,327,673
350	1,159,414	6,492,716	-4,524,284	1,485,716	3,105,716	4,097,716
400	1,077,286	6,032,804	-4,984,196	1,025,804	2,645,804	3,637,804
435	1,019,797	5,710,862	-5,306,138	703,862	2,323,862	3,315,862

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,495,860	11,186,753	169,753	6,179,753	7,799,753	8,791,753
65	3,222,445	10,311,823	-705,177	5,304,823	6,924,823	7,916,823
85	3,156,817	10,101,813	-915,187	5,094,813	6,714,813	7,706,813
105	3,091,190	9,891,807	-1,125,193	4,884,807	6,504,807	7,496,807
125	3,025,561	9,681,797	-1,335,203	4,674,797	6,294,797	7,286,797
145	2,959,933	9,471,787	-1,545,213	4,464,787	6,084,787	7,076,787
165	2,894,305	9,261,777	-1,755,223	4,254,777	5,874,777	6,866,777
185	2,828,678	9,051,770	-1,965,230	4,044,770	5,664,770	6,656,770
205	2,763,050	8,841,760	-2,175,240	3,834,760	5,454,760	6,446,760
225	2,697,422	8,631,750	-2,385,250	3,624,750	5,244,750	6,236,750
275	2,533,353	8,106,729	-2,910,271	3,099,729	4,719,729	5,711,729
300	2,451,318	7,844,217	-3,172,783	2,837,217	4,457,217	5,449,217
325	2,369,284	7,581,707	-3,435,293	2,574,707	4,194,707	5,186,707
350	2,287,248	7,319,195	-3,697,805	2,312,195	3,932,195	4,924,195
400	2,123,179	6,794,174	-4,222,826	1,787,174	3,407,174	4,399,174
435	2,008,330	6,426,656	-4,590,344	1,419,656	3,039,656	4,031,656

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£325	£400

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,529,614	8,824,036	-2,192,964	3,817,036	5,437,036	6,429,036
65	3,066,465	7,666,163	-3,350,837	2,659,163	4,279,163	5,271,163
85	2,942,636	7,356,590	-3,660,410	2,349,590	3,969,590	4,961,590
105	2,818,808	7,047,019	-3,969,981	2,040,019	3,660,019	4,652,019
125	2,694,979	6,737,448	-4,279,552	1,730,448	3,350,448	4,342,448
145	2,571,150	6,427,874	-4,589,126	1,420,874	3,040,874	4,032,874
165	2,447,321	6,118,303	-4,898,697	1,111,303	2,731,303	3,723,303
185	2,323,493	5,808,732	-5,208,268	801,732	2,421,732	3,413,732
205	2,199,664	5,499,159	-5,517,841	492,159	2,112,159	3,104,159
225	2,075,835	5,189,588	-5,827,412	182,588	1,802,588	2,794,588
275	1,766,264	4,415,659	-6,601,341	-591,341	1,028,659	2,020,659
300	1,611,477	4,028,694	-6,988,306	-978,306	641,694	1,633,694
325	1,456,692	3,641,731	-7,375,269	-1,365,269	254,731	1,246,731
350	1,301,906	3,254,765	-7,762,235	-1,752,235	-132,235	859,765
400	992,335	2,480,836	-8,536,164	-2,526,164	-906,164	85,836
435	775,635	1,939,086	-9,077,914	-3,067,914	-1,447,914	-455,914

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	5,141,374	5,141,374	-5,875,626	134,374	1,754,374	2,746,374
65	4,075,236	4,075,236	-6,941,764	-931,764	688,236	1,680,236
85	3,771,864	3,771,864	-7,245,136	-1,235,136	384,864	1,376,864
105	3,468,490	3,468,490	-7,548,510	-1,538,510	81,490	1,073,490
125	3,165,117	3,165,117	-7,851,883	-1,841,883	-221,883	770,117
145	2,861,744	2,861,744	-8,155,256	-2,145,256	-525,256	466,744
165	2,558,371	2,558,371	-8,458,629	-2,448,629	-828,629	163,371
185	2,254,998	2,254,998	-8,762,002	-2,752,002	-1,132,002	-140,002
205	1,951,625	1,951,625	-9,065,375	-3,055,375	-1,435,375	-443,375
225	1,648,252	1,648,252	-9,368,748	-3,358,748	-1,738,748	-746,748
275	889,820	889,820	-10,127,180	-4,117,180	-2,497,180	-1,505,180
300	510,603	510,603	-10,506,397	-4,496,397	-2,876,397	-1,884,397
325	131,387	131,387	-10,885,613	-4,875,613	-3,255,613	-2,263,613
350	-251,883	-251,883	-11,268,883	-5,258,883	-3,638,883	-2,646,883
400	-1,022,720	-1,022,720	-12,039,720	-6,029,720	-4,409,720	-3,417,720
435	-1,562,306	-1,562,306	-12,579,306	-6,569,306	-4,949,306	-3,957,306

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£0	£105	£165

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£65	£185	£225

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	12,530,591	6,265,296	-4,751,704	1,258,296	2,878,296	3,870,296
65	10,416,560	5,208,280	-5,808,720	201,280	1,821,280	2,813,280
85	9,823,596	4,911,798	-6,105,202	-95,202	1,524,798	2,516,798
105	9,230,632	4,615,316	-6,401,684	-391,684	1,228,316	2,220,316
125	8,637,669	4,318,834	-6,698,166	-688,166	931,834	1,923,834
145	8,044,705	4,022,353	-6,994,647	-984,647	635,353	1,627,353
165	7,451,742	3,725,871	-7,291,129	-1,281,129	338,871	1,330,871
185	6,858,778	3,429,389	-7,587,611	-1,577,611	42,389	1,034,389
205	6,265,815	3,132,908	-7,884,092	-1,874,092	-254,092	737,908
225	5,672,851	2,836,426	-8,180,574	-2,170,574	-550,574	441,426
275	4,172,577	2,086,289	-8,930,711	-2,920,711	-1,300,711	-308,711
300	3,419,251	1,709,625	-9,307,375	-3,297,375	-1,677,375	-685,375
325	2,665,924	1,332,962	-9,684,038	-3,674,038	-2,054,038	-1,062,038
350	1,912,597	956,298	-10,060,702	-4,050,702	-2,430,702	-1,438,702
400	405,943	202,972	-10,814,028	-4,804,028	-3,184,028	-2,192,028
435	-659,324	-329,662	-11,346,662	-5,336,662	-3,716,662	-2,724,662

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (60% AR @ LHA : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	300	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	400	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	400	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	125	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	325	400	435

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	105	205	225

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	165	275	325

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,255,618	12,556,181	1,539,181	7,549,181	9,169,181	10,161,181
65	1,207,216	12,072,165	1,055,165	7,065,165	8,685,165	9,677,165
85	1,198,968	11,989,685	972,685	6,982,685	8,602,685	9,594,685
105	1,190,719	11,907,194	890,194	6,900,194	8,520,194	9,512,194
125	1,182,471	11,824,714	807,714	6,817,714	8,437,714	9,429,714
145	1,174,223	11,742,234	725,234	6,735,234	8,355,234	9,347,234
165	1,165,975	11,659,754	642,754	6,652,754	8,272,754	9,264,754
185	1,157,727	11,577,274	560,274	6,570,274	8,190,274	9,182,274
205	1,149,478	11,494,784	477,784	6,487,784	8,107,784	9,099,784
225	1,141,230	11,412,303	395,303	6,405,303	8,025,303	9,017,303
275	1,120,610	11,206,103	189,103	6,199,103	7,819,103	8,811,103
300	1,110,300	11,102,998	85,998	6,095,998	7,715,998	8,707,998
325	1,099,989	10,999,893	-17,107	5,992,893	7,612,893	8,604,893
350	1,089,680	10,896,797	-120,203	5,889,797	7,509,797	8,501,797
400	1,069,059	10,690,587	-326,413	5,683,587	7,303,587	8,295,587
435	1,054,624	10,546,242	-470,758	5,539,242	7,159,242	8,151,242

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,096,614	15,352,602	4,335,602	10,345,602	11,965,602	12,957,602
65	1,031,181	14,436,539	3,419,539	9,429,539	11,049,539	12,041,539
85	1,016,851	14,235,908	3,218,908	9,228,908	10,848,908	11,840,908
105	1,002,521	14,035,291	3,018,291	9,028,291	10,648,291	11,640,291
125	988,190	13,834,660	2,817,660	8,827,660	10,447,660	11,439,660
145	973,860	13,634,043	2,617,043	8,627,043	10,247,043	11,239,043
165	959,529	13,433,412	2,416,412	8,426,412	10,046,412	11,038,412
185	945,200	13,232,795	2,215,795	8,225,795	9,845,795	10,837,795
205	930,869	13,032,164	2,015,164	8,025,164	9,645,164	10,637,164
225	916,539	12,831,547	1,814,547	7,824,547	9,444,547	10,436,547
275	880,714	12,329,990	1,312,990	7,322,990	8,942,990	9,934,990
300	862,801	12,079,212	1,062,212	7,072,212	8,692,212	9,684,212
325	844,888	11,828,433	811,433	6,821,433	8,441,433	9,433,433
350	826,975	11,577,655	560,655	6,570,655	8,190,655	9,182,655
400	791,150	11,076,099	59,099	6,069,099	7,689,099	8,681,099
435	766,071	10,724,998	-292,002	5,717,998	7,337,998	8,329,998

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,216,724	15,485,579	4,468,579	10,478,579	12,098,579	13,090,579
65	1,144,567	14,567,220	3,550,220	9,560,220	11,180,220	12,172,220
85	1,128,804	14,366,596	3,349,596	9,359,596	10,979,596	11,971,596
105	1,113,041	14,165,971	3,148,971	9,158,971	10,778,971	11,770,971
125	1,097,277	13,965,346	2,948,346	8,958,346	10,578,346	11,570,346
145	1,081,514	13,764,722	2,747,722	8,757,722	10,377,722	11,369,722
165	1,065,750	13,564,097	2,547,097	8,557,097	10,177,097	11,169,097
185	1,049,987	13,363,472	2,346,472	8,356,472	9,976,472	10,968,472
205	1,034,225	13,162,860	2,145,860	8,155,860	9,775,860	10,767,860
225	1,018,461	12,962,236	1,945,236	7,955,236	9,575,236	10,567,236
275	979,053	12,460,674	1,443,674	7,453,674	9,073,674	10,065,674
300	959,349	12,209,900	1,192,900	7,202,900	8,822,900	9,814,900
325	939,645	11,959,112	942,112	6,952,112	8,572,112	9,564,112
350	919,941	11,708,338	691,338	6,701,338	8,321,338	9,313,338
400	880,532	11,206,776	189,776	6,199,776	7,819,776	8,811,776
435	852,947	10,855,689	-161,311	5,848,689	7,468,689	8,460,689

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,032,697	11,383,101	366,101	6,376,101	7,996,101	8,988,101
65	1,877,625	10,514,700	-502,300	5,507,700	7,127,700	8,119,700
85	1,840,667	10,307,738	-709,262	5,300,738	6,920,738	7,912,738
105	1,803,711	10,100,780	-916,220	5,093,780	6,713,780	7,705,780
125	1,766,753	9,893,817	-1,123,183	4,886,817	6,506,817	7,498,817
145	1,729,796	9,686,860	-1,330,140	4,679,860	6,299,860	7,291,860
165	1,692,839	9,479,897	-1,537,103	4,472,897	6,092,897	7,084,897
185	1,655,882	9,272,940	-1,744,060	4,265,940	5,885,940	6,877,940
205	1,618,924	9,065,977	-1,951,023	4,058,977	5,678,977	6,670,977
225	1,581,967	8,859,014	-2,157,986	3,852,014	5,472,014	6,464,014
275	1,489,575	8,341,618	-2,675,382	3,334,618	4,954,618	5,946,618
300	1,443,378	8,082,914	-2,934,086	3,075,914	4,695,914	5,687,914
325	1,397,181	7,824,216	-3,192,784	2,817,216	4,437,216	5,429,216
350	1,350,984	7,565,512	-3,451,488	2,558,512	4,178,512	5,170,512
400	1,258,591	7,048,111	-3,968,889	2,041,111	3,661,111	4,653,111
435	1,193,916	6,685,931	-4,331,069	1,678,931	3,298,931	4,290,931

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,026,949	12,886,238	1,869,238	7,879,238	9,499,238	10,491,238
65	3,717,739	11,896,764	879,764	6,889,764	8,509,764	9,501,764
85	3,643,908	11,660,504	643,504	6,653,504	8,273,504	9,265,504
105	3,570,076	11,424,242	407,242	6,417,242	8,037,242	9,029,242
125	3,496,244	11,187,982	170,982	6,180,982	7,800,982	8,792,982
145	3,422,413	10,951,723	-65,277	5,944,723	7,564,723	8,556,723
165	3,348,582	10,715,463	-301,537	5,708,463	7,328,463	8,320,463
185	3,274,751	10,479,204	-537,796	5,472,204	7,092,204	8,084,204
205	3,200,920	10,242,944	-774,056	5,235,944	6,855,944	7,847,944
225	3,127,088	10,006,681	-1,010,319	4,999,681	6,619,681	7,611,681
275	2,942,510	9,416,031	-1,600,969	4,409,031	6,029,031	7,021,031
300	2,850,221	9,120,707	-1,896,293	4,113,707	5,733,707	6,725,707
325	2,757,931	8,825,381	-2,191,619	3,818,381	5,438,381	6,430,381
350	2,665,643	8,530,057	-2,486,943	3,523,057	5,143,057	6,135,057
400	2,481,065	7,939,407	-3,077,593	2,932,407	4,552,407	5,544,407
435	2,351,860	7,525,952	-3,491,048	2,518,952	4,138,952	5,130,952

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£325	£400	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,436,135	11,090,337	73,337	6,083,337	7,703,337	8,695,337
65	3,907,088	9,767,721	-1,249,279	4,760,721	6,380,721	7,372,721
85	3,767,781	9,419,452	-1,597,548	4,412,452	6,032,452	7,024,452
105	3,628,475	9,071,186	-1,945,814	4,064,186	5,684,186	6,676,186
125	3,489,167	8,722,918	-2,294,082	3,715,918	5,335,918	6,327,918
145	3,349,860	8,374,650	-2,642,350	3,367,650	4,987,650	5,979,650
165	3,210,553	8,026,382	-2,990,618	3,019,382	4,639,382	5,631,382
185	3,071,245	7,678,113	-3,338,887	2,671,113	4,291,113	5,283,113
205	2,931,938	7,329,845	-3,687,155	2,322,845	3,942,845	4,934,845
225	2,792,631	6,981,577	-4,035,423	1,974,577	3,594,577	4,586,577
275	2,444,362	6,110,906	-4,906,094	1,103,906	2,723,906	3,715,906
300	2,270,228	5,675,571	-5,341,429	668,571	2,288,571	3,280,571
325	2,096,094	5,240,235	-5,776,765	233,235	1,853,235	2,845,235
350	1,921,960	4,804,900	-6,212,100	-202,100	1,417,900	2,409,900
400	1,573,692	3,934,229	-7,082,771	-1,072,771	547,229	1,539,229
435	1,329,904	3,324,760	-7,692,240	-1,682,240	-62,240	929,760

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£105	£205	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,011,110	7,011,110	-4,005,890	2,004,110	3,624,110	4,616,110
65	5,799,167	5,799,167	-5,217,833	792,167	2,412,167	3,404,167
85	5,463,364	5,463,364	-5,553,636	456,364	2,076,364	3,068,364
105	5,127,562	5,127,562	-5,889,438	120,562	1,740,562	2,732,562
125	4,786,468	4,786,468	-6,230,532	-220,532	1,399,468	2,391,468
145	4,445,173	4,445,173	-6,571,827	-561,827	1,058,173	2,050,173
165	4,103,878	4,103,878	-6,913,122	-903,122	716,878	1,708,878
185	3,762,584	3,762,584	-7,254,416	-1,244,416	375,584	1,367,584
205	3,421,289	3,421,289	-7,595,711	-1,585,711	34,289	1,026,289
225	3,079,994	3,079,994	-7,937,006	-1,927,006	-307,006	684,994
275	2,226,758	2,226,758	-8,790,242	-2,780,242	-1,160,242	-168,242
300	1,800,139	1,800,139	-9,216,861	-3,206,861	-1,586,861	-594,861
325	1,373,521	1,373,521	-9,643,479	-3,633,479	-2,013,479	-1,021,479
350	946,902	946,902	-10,070,098	-4,060,098	-2,440,098	-1,448,098
400	93,665	93,665	-10,923,335	-4,913,335	-3,293,335	-2,301,335
435	-511,837	-511,837	-11,528,837	-5,518,837	-3,898,837	-2,906,837

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£275	£325

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,386,644	8,193,322	-2,823,678	3,186,322	4,806,322	5,798,322
65	13,971,674	6,985,837	-4,031,163	1,978,837	3,598,837	4,590,837
85	13,315,326	6,657,663	-4,359,337	1,650,663	3,270,663	4,262,663
105	12,658,977	6,329,488	-4,687,512	1,322,488	2,942,488	3,934,488
125	12,002,627	6,001,314	-5,015,686	994,314	2,614,314	3,606,314
145	11,337,511	5,668,756	-5,348,244	661,756	2,281,756	3,273,756
165	10,670,427	5,335,213	-5,681,787	328,213	1,948,213	2,940,213
185	10,003,343	5,001,671	-6,015,329	-5,329	1,614,671	2,606,671
205	9,336,259	4,668,130	-6,348,870	-338,870	1,281,130	2,273,130
225	8,669,175	4,334,588	-6,682,412	-672,412	947,588	1,939,588
275	7,001,465	3,500,732	-7,516,268	-1,506,268	113,732	1,105,732
300	6,167,611	3,083,805	-7,933,195	-1,923,195	-303,195	688,805
325	5,323,822	2,661,911	-8,355,089	-2,345,089	-725,089	266,911
350	4,476,329	2,238,164	-8,778,836	-2,768,836	-1,148,836	-156,836
400	2,781,343	1,390,671	-9,626,329	-3,616,329	-1,996,329	-1,004,329
435	1,594,853	797,427	-10,219,573	-4,209,573	-2,589,573	-1,597,573

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (40% AR @ LHA : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	325	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	400	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	435	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	145	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	350	435	435

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	125	205	275

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	185	275	350

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,265,806	12,658,055	1,641,055	7,651,055	9,271,055	10,263,055
65	1,217,228	12,172,280	1,155,280	7,165,280	8,785,280	9,777,280
85	1,208,980	12,089,799	1,072,799	7,082,799	8,702,799	9,694,799
105	1,200,732	12,007,319	990,319	7,000,319	8,620,319	9,612,319
125	1,192,484	11,924,839	907,839	6,917,839	8,537,839	9,529,839
145	1,184,236	11,842,359	825,359	6,835,359	8,455,359	9,447,359
165	1,175,987	11,759,869	742,869	6,752,869	8,372,869	9,364,869
185	1,167,739	11,677,388	660,388	6,670,388	8,290,388	9,282,388
205	1,159,491	11,594,908	577,908	6,587,908	8,207,908	9,199,908
225	1,151,243	11,512,428	495,428	6,505,428	8,125,428	9,117,428
275	1,130,622	11,306,218	289,218	6,299,218	7,919,218	8,911,218
300	1,120,312	11,203,122	186,122	6,196,122	7,816,122	8,808,122
325	1,110,002	11,100,017	83,017	6,093,017	7,713,017	8,705,017
350	1,099,691	10,996,912	-20,088	5,989,912	7,609,912	8,601,912
400	1,079,071	10,790,712	-226,288	5,783,712	7,403,712	8,395,712
435	1,064,637	10,646,366	-370,634	5,639,366	7,259,366	8,251,366

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,110,774	15,550,832	4,533,832	10,543,832	12,163,832	13,155,832
65	1,045,096	14,631,348	3,614,348	9,624,348	11,244,348	12,236,348
85	1,030,767	14,430,731	3,413,731	9,423,731	11,043,731	12,035,731
105	1,016,436	14,230,100	3,213,100	9,223,100	10,843,100	11,835,100
125	1,002,106	14,029,483	3,012,483	9,022,483	10,642,483	11,634,483
145	987,776	13,828,866	2,811,866	8,821,866	10,441,866	11,433,866
165	973,445	13,628,235	2,611,235	8,621,235	10,241,235	11,233,235
185	959,116	13,427,618	2,410,618	8,420,618	10,040,618	11,032,618
205	944,785	13,226,987	2,209,987	8,219,987	9,839,987	10,831,987
225	930,455	13,026,370	2,009,370	8,019,370	9,639,370	10,631,370
275	894,630	12,524,813	1,507,813	7,517,813	9,137,813	10,129,813
300	876,717	12,274,035	1,257,035	7,267,035	8,887,035	9,879,035
325	858,804	12,023,257	1,006,257	7,016,257	8,636,257	9,628,257
350	840,890	11,772,465	755,465	6,765,465	8,385,465	9,377,465
400	805,065	11,270,908	253,908	6,263,908	7,883,908	8,875,908
435	779,987	10,919,821	-97,179	5,912,821	7,532,821	8,524,821

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,232,299	15,683,812	4,666,812	10,676,812	12,296,812	13,288,812
65	1,159,874	14,762,037	3,745,037	9,755,037	11,375,037	12,367,037
85	1,144,111	14,561,413	3,544,413	9,554,413	11,174,413	12,166,413
105	1,128,348	14,360,788	3,343,788	9,353,788	10,973,788	11,965,788
125	1,112,584	14,160,163	3,143,163	9,153,163	10,773,163	11,765,163
145	1,096,821	13,959,539	2,942,539	8,952,539	10,572,539	11,564,539
165	1,081,059	13,758,927	2,741,927	8,751,927	10,371,927	11,363,927
185	1,065,295	13,558,302	2,541,302	8,551,302	10,171,302	11,163,302
205	1,049,532	13,357,677	2,340,677	8,350,677	9,970,677	10,962,677
225	1,033,768	13,157,053	2,140,053	8,150,053	9,770,053	10,762,053
275	994,360	12,655,491	1,638,491	7,648,491	9,268,491	10,260,491
300	974,656	12,404,716	1,387,716	7,397,716	9,017,716	10,009,716
325	954,952	12,153,929	1,136,929	7,146,929	8,766,929	9,758,929
350	935,248	11,903,155	886,155	6,896,155	8,516,155	9,508,155
400	895,839	11,401,593	384,593	6,394,593	8,014,593	9,006,593
435	868,254	11,050,506	33,506	6,043,506	7,663,506	8,655,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£435	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,067,208	11,576,365	559,365	6,569,365	8,189,365	9,181,365
65	1,911,543	10,704,639	-312,361	5,697,639	7,317,639	8,309,639
85	1,874,586	10,497,682	-519,318	5,490,682	7,110,682	8,102,682
105	1,837,628	10,290,719	-726,281	5,283,719	6,903,719	7,895,719
125	1,800,672	10,083,761	-933,239	5,076,761	6,696,761	7,688,761
145	1,763,714	9,876,799	-1,140,201	4,869,799	6,489,799	7,481,799
165	1,726,756	9,669,836	-1,347,164	4,662,836	6,282,836	7,274,836
185	1,689,800	9,462,878	-1,554,122	4,455,878	6,075,878	7,067,878
205	1,652,842	9,255,915	-1,761,085	4,248,915	5,868,915	6,860,915
225	1,615,885	9,048,958	-1,968,042	4,041,958	5,661,958	6,653,958
275	1,523,492	8,531,556	-2,485,444	3,524,556	5,144,556	6,136,556
300	1,477,295	8,272,853	-2,744,147	3,265,853	4,885,853	5,877,853
325	1,431,099	8,014,155	-3,002,845	3,007,155	4,627,155	5,619,155
350	1,384,903	7,755,456	-3,261,544	2,748,456	4,368,456	5,360,456
400	1,292,510	7,238,055	-3,778,945	2,231,055	3,851,055	4,843,055
435	1,227,835	6,875,875	-4,141,125	1,868,875	3,488,875	4,480,875

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£145	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,095,346	13,105,108	2,088,108	8,098,108	9,718,108	10,710,108
65	3,784,958	12,111,867	1,094,867	7,104,867	8,724,867	9,716,867
85	3,711,127	11,875,607	858,607	6,868,607	8,488,607	9,480,607
105	3,637,296	11,639,348	622,348	6,632,348	8,252,348	9,244,348
125	3,563,465	11,403,088	386,088	6,396,088	8,016,088	9,008,088
145	3,489,634	11,166,829	149,829	6,159,829	7,779,829	8,771,829
165	3,415,802	10,930,566	-86,434	5,923,566	7,543,566	8,535,566
185	3,341,971	10,694,307	-322,693	5,687,307	7,307,307	8,299,307
205	3,268,140	10,458,047	-558,953	5,451,047	7,071,047	8,063,047
225	3,194,309	10,221,787	-795,213	5,214,787	6,834,787	7,826,787
275	3,009,730	9,631,137	-1,385,863	4,624,137	6,244,137	7,236,137
300	2,917,441	9,335,810	-1,681,190	4,328,810	5,948,810	6,940,810
325	2,825,152	9,040,487	-1,976,513	4,033,487	5,653,487	6,645,487
350	2,732,863	8,745,163	-2,271,837	3,738,163	5,358,163	6,350,163
400	2,548,285	8,154,513	-2,862,487	3,147,513	4,767,513	5,759,513
435	2,419,081	7,741,058	-3,275,942	2,734,058	4,354,058	5,346,058

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,563,149	11,407,873	390,873	6,400,873	8,020,873	9,012,873
65	4,031,920	10,079,799	-937,201	5,072,799	6,692,799	7,684,799
85	3,892,612	9,731,531	-1,285,469	4,724,531	6,344,531	7,336,531
105	3,753,305	9,383,263	-1,633,737	4,376,263	5,996,263	6,988,263
125	3,613,998	9,034,994	-1,982,006	4,027,994	5,647,994	6,639,994
145	3,474,690	8,686,726	-2,330,274	3,679,726	5,299,726	6,291,726
165	3,335,383	8,338,458	-2,678,542	3,331,458	4,951,458	5,943,458
185	3,196,076	7,990,189	-3,026,811	2,983,189	4,603,189	5,595,189
205	3,056,768	7,641,921	-3,375,079	2,634,921	4,254,921	5,246,921
225	2,917,461	7,293,653	-3,723,347	2,286,653	3,906,653	4,898,653
275	2,569,193	6,422,982	-4,594,018	1,415,982	3,035,982	4,027,982
300	2,395,059	5,987,647	-5,029,353	980,647	2,600,647	3,592,647
325	2,220,925	5,552,311	-5,464,689	545,311	2,165,311	3,157,311
350	2,046,790	5,116,976	-5,900,024	109,976	1,729,976	2,721,976
400	1,698,522	4,246,305	-6,770,695	-760,695	859,305	1,851,305
435	1,454,735	3,636,838	-7,380,162	-1,370,162	249,838	1,241,838

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£205	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,312,474	7,312,474	-3,704,526	2,305,474	3,925,474	4,917,474
65	6,095,348	6,095,348	-4,921,652	1,088,348	2,708,348	3,700,348
85	5,759,546	5,759,546	-5,257,454	752,546	2,372,546	3,364,546
105	5,423,743	5,423,743	-5,593,257	416,743	2,036,743	3,028,743
125	5,087,493	5,087,493	-5,929,507	80,493	1,700,493	2,692,493
145	4,746,198	4,746,198	-6,270,802	-260,802	1,359,198	2,351,198
165	4,404,903	4,404,903	-6,612,097	-602,097	1,017,903	2,009,903
185	4,063,609	4,063,609	-6,953,391	-943,391	676,609	1,668,609
205	3,722,314	3,722,314	-7,294,686	-1,284,686	335,314	1,327,314
225	3,381,019	3,381,019	-7,635,981	-1,625,981	-5,981	986,019
275	2,527,783	2,527,783	-8,489,217	-2,479,217	-859,217	132,783
300	2,101,164	2,101,164	-8,915,836	-2,905,836	-1,285,836	-293,836
325	1,674,546	1,674,546	-9,342,454	-3,332,454	-1,712,454	-720,454
350	1,247,928	1,247,928	-9,769,072	-3,759,072	-2,139,072	-1,147,072
400	394,691	394,691	-10,622,309	-4,612,309	-2,992,309	-2,000,309
435	-205,888	-205,888	-11,222,888	-5,212,888	-3,592,888	-2,600,888

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	16,948,660	8,474,330	-2,542,670	3,467,330	5,087,330	6,079,330
65	14,524,024	7,262,012	-3,754,988	2,255,012	3,875,012	4,867,012
85	13,867,675	6,933,837	-4,083,163	1,926,837	3,546,837	4,538,837
105	13,211,326	6,605,663	-4,411,337	1,598,663	3,218,663	4,210,663
125	12,554,977	6,277,489	-4,739,511	1,270,489	2,890,489	3,882,489
145	11,898,628	5,949,314	-5,067,686	942,314	2,562,314	3,554,314
165	11,231,811	5,615,905	-5,401,095	608,905	2,228,905	3,220,905
185	10,564,726	5,282,363	-5,734,637	275,363	1,895,363	2,887,363
205	9,897,642	4,948,821	-6,068,179	-58,179	1,561,821	2,553,821
225	9,230,559	4,615,279	-6,401,721	-391,721	1,228,279	2,220,279
275	7,562,849	3,781,424	-7,235,576	-1,225,576	394,424	1,386,424
300	6,728,994	3,364,497	-7,652,503	-1,642,503	-22,503	969,497
325	5,894,386	2,947,193	-8,069,807	-2,059,807	-439,807	552,193
350	5,046,894	2,523,447	-8,493,553	-2,483,553	-863,553	128,447
400	3,351,908	1,675,954	-9,341,046	-3,331,046	-1,711,046	-719,046
435	2,165,418	1,082,709	-9,934,291	-3,924,291	-2,304,291	-1,312,291

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£185	£275	£350

Appendix 2 - Residential appraisal results at base costs and values (LAR and SO)

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% LAR : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	225	400

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	105	300	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	943,902	9,439,024	-1,577,976	4,432,024	6,052,024	7,044,024
65	909,797	9,097,967	-1,919,033	4,090,967	5,710,967	6,702,967
85	904,298	9,042,977	-1,974,023	4,035,977	5,655,977	6,647,977
105	898,799	8,987,987	-2,029,013	3,980,987	5,600,987	6,592,987
125	893,301	8,933,007	-2,083,993	3,926,007	5,546,007	6,538,007
145	887,802	8,878,016	-2,138,984	3,871,016	5,491,016	6,483,016
165	882,303	8,823,026	-2,193,974	3,816,026	5,436,026	6,428,026
185	876,804	8,768,036	-2,248,964	3,761,036	5,381,036	6,373,036
205	871,305	8,713,046	-2,303,954	3,706,046	5,326,046	6,318,046
225	865,807	8,658,066	-2,358,934	3,651,066	5,271,066	6,263,066
275	852,060	8,520,596	-2,496,404	3,513,596	5,133,596	6,125,596
300	845,186	8,451,856	-2,565,144	3,444,856	5,064,856	6,056,856
325	838,313	8,383,125	-2,633,875	3,376,125	4,996,125	5,988,125
350	831,439	8,314,385	-2,702,615	3,307,385	4,927,385	5,919,385
400	817,691	8,176,915	-2,840,085	3,169,915	4,789,915	5,781,915
435	808,068	8,080,685	-2,936,315	3,073,685	4,693,685	5,685,685

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	657,819	9,209,470	-1,807,530	4,202,470	5,822,470	6,814,470
65	615,456	8,616,381	-2,400,619	3,609,381	5,229,381	6,221,381
85	605,903	8,482,645	-2,534,355	3,475,645	5,095,645	6,087,645
105	596,350	8,348,896	-2,668,104	3,341,896	4,961,896	5,953,896
125	586,796	8,215,147	-2,801,853	3,208,147	4,828,147	5,820,147
145	577,243	8,081,397	-2,935,603	3,074,397	4,694,397	5,686,397
165	567,689	7,947,648	-3,069,352	2,940,648	4,560,648	5,552,648
185	558,136	7,813,899	-3,203,101	2,806,899	4,426,899	5,418,899
205	548,582	7,680,149	-3,336,851	2,673,149	4,293,149	5,285,149
225	539,029	7,546,400	-3,470,600	2,539,400	4,159,400	5,151,400
275	515,144	7,212,020	-3,804,980	2,205,020	3,825,020	4,817,020
300	503,203	7,044,843	-3,972,157	2,037,843	3,657,843	4,649,843
325	491,261	6,877,653	-4,139,347	1,870,653	3,490,653	4,482,653
350	479,319	6,710,463	-4,306,537	1,703,463	3,323,463	4,315,463
400	455,435	6,376,097	-4,640,903	1,369,097	2,989,097	3,981,097
435	438,717	6,142,039	-4,874,961	1,135,039	2,755,039	3,747,039

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	734,049	9,342,439	-1,674,561	4,335,439	5,955,439	6,947,439
65	687,270	8,747,074	-2,269,926	3,740,074	5,360,074	6,352,074
85	676,761	8,613,328	-2,403,672	3,606,328	5,226,328	6,218,328
105	666,252	8,479,570	-2,537,430	3,472,570	5,092,570	6,084,570
125	655,743	8,345,824	-2,671,176	3,338,824	4,958,824	5,950,824
145	645,235	8,212,079	-2,804,921	3,205,079	4,825,079	5,817,079
165	634,726	8,078,333	-2,938,667	3,071,333	4,691,333	5,683,333
185	624,217	7,944,575	-3,072,425	2,937,575	4,557,575	5,549,575
205	613,708	7,810,829	-3,206,171	2,803,829	4,423,829	5,415,829
225	603,199	7,677,084	-3,339,916	2,670,084	4,290,084	5,282,084
275	576,928	7,342,714	-3,674,286	2,335,714	3,955,714	4,947,714
300	563,791	7,175,522	-3,841,478	2,168,522	3,788,522	4,780,522
325	550,655	7,008,331	-4,008,669	2,001,331	3,621,331	4,613,331
350	537,519	6,841,152	-4,175,848	1,834,152	3,454,152	4,446,152
400	511,247	6,506,782	-4,510,218	1,499,782	3,119,782	4,111,782
435	492,857	6,272,724	-4,744,276	1,265,724	2,885,724	3,877,724

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	945,105	5,292,588	-5,724,412	285,588	1,905,588	2,897,588
65	848,776	4,753,145	-6,263,855	-253,855	1,366,145	2,358,145
85	824,138	4,615,174	-6,401,826	-391,826	1,228,174	2,220,174
105	799,499	4,477,197	-6,539,803	-529,803	1,090,197	2,082,197
125	774,862	4,339,225	-6,677,775	-667,775	952,225	1,944,225
145	750,224	4,201,253	-6,815,747	-805,747	814,253	1,806,253
165	725,585	4,063,276	-6,953,724	-943,724	676,276	1,668,276
185	700,947	3,925,305	-7,091,695	-1,081,695	538,305	1,530,305
205	676,309	3,787,333	-7,229,667	-1,219,667	400,333	1,392,333
225	651,671	3,649,356	-7,367,644	-1,357,644	262,356	1,254,356
275	590,075	3,304,422	-7,712,578	-1,702,578	-82,578	909,422
300	559,278	3,131,954	-7,885,046	-1,875,046	-255,046	736,954
325	528,480	2,959,487	-8,057,513	-2,047,513	-427,513	564,487
350	497,682	2,787,020	-8,229,980	-2,219,980	-599,980	392,020
400	436,087	2,442,085	-8,574,915	-2,564,915	-944,915	47,085
435	392,970	2,200,632	-8,816,368	-2,806,368	-1,186,368	-194,368

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£0	£225	£400

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£105	£300	£435

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	1,871,901	5,990,083	-5,026,917	983,083	2,603,083	3,595,083
65	1,679,738	5,375,162	-5,641,838	368,162	1,988,162	2,980,162
85	1,630,517	5,217,654	-5,799,346	210,654	1,830,654	2,822,654
105	1,581,296	5,060,147	-5,956,853	53,147	1,673,147	2,665,147
125	1,532,076	4,902,643	-6,114,357	-104,357	1,515,643	2,507,643
145	1,482,855	4,745,135	-6,271,865	-261,865	1,358,135	2,350,135
165	1,433,634	4,587,628	-6,429,372	-419,372	1,200,628	2,192,628
185	1,384,413	4,430,120	-6,586,880	-576,880	1,043,120	2,035,120
205	1,335,193	4,272,616	-6,744,384	-734,384	885,616	1,877,616
225	1,285,971	4,115,109	-6,901,891	-891,891	728,109	1,720,109
275	1,162,919	3,721,342	-7,295,658	-1,285,658	334,342	1,326,342
300	1,101,393	3,524,458	-7,492,542	-1,482,542	137,458	1,129,458
325	1,039,867	3,327,575	-7,689,425	-1,679,425	-59,425	932,575
350	978,341	3,130,691	-7,886,309	-1,876,309	-256,309	735,691
400	855,289	2,736,924	-8,280,076	-2,270,076	-650,076	341,924
435	769,153	2,461,289	-8,555,711	-2,545,711	-925,711	66,289

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	673,322	1,683,304	-9,333,696	-3,323,696	-1,703,696	-711,696
65	359,910	899,775	-10,117,225	-4,107,225	-2,487,225	-1,495,225
85	267,038	667,596	-10,349,404	-4,339,404	-2,719,404	-1,727,404
105	174,167	435,417	-10,581,583	-4,571,583	-2,951,583	-1,959,583
125	81,295	203,238	-10,813,762	-4,803,762	-3,183,762	-2,191,762
145	-11,766	-29,416	-11,046,416	-5,036,416	-3,416,416	-2,424,416
165	-106,157	-265,392	-11,282,392	-5,272,392	-3,652,392	-2,660,392
185	-200,547	-501,368	-11,518,368	-5,508,368	-3,888,368	-2,896,368
205	-294,937	-737,343	-11,754,343	-5,744,343	-4,124,343	-3,132,343
225	-389,328	-973,319	-11,990,319	-5,980,319	-4,360,319	-3,368,319
275	-625,304	-1,563,260	-12,580,260	-6,570,260	-4,950,260	-3,958,260
300	-743,291	-1,858,229	-12,875,229	-6,865,229	-5,245,229	-4,253,229
325	-861,280	-2,153,200	-13,170,200	-7,160,200	-5,540,200	-4,548,200
350	-979,268	-2,448,169	-13,465,169	-7,455,169	-5,835,169	-4,843,169
400	-1,215,244	-3,038,110	-14,055,110	-8,045,110	-6,425,110	-5,433,110
435	-1,380,427	-3,451,068	-14,468,068	-8,458,068	-6,838,068	-5,846,068

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-1,166,532	-1,166,532	-12,183,532	-6,173,532	-4,553,532	-3,561,532
65	-1,898,035	-1,898,035	-12,915,035	-6,905,035	-5,285,035	-4,293,035
85	-2,129,286	-2,129,286	-13,146,286	-7,136,286	-5,516,286	-4,524,286
105	-2,360,537	-2,360,537	-13,377,537	-7,367,537	-5,747,537	-4,755,537
125	-2,591,789	-2,591,789	-13,608,789	-7,598,789	-5,978,789	-4,986,789
145	-2,823,039	-2,823,039	-13,840,039	-7,830,039	-6,210,039	-5,218,039
165	-3,054,290	-3,054,290	-14,071,290	-8,061,290	-6,441,290	-5,449,290
185	-3,285,541	-3,285,541	-14,302,541	-8,292,541	-6,672,541	-5,680,541
205	-3,516,792	-3,516,792	-14,533,792	-8,523,792	-6,903,792	-5,911,792
225	-3,748,044	-3,748,044	-14,765,044	-8,755,044	-7,135,044	-6,143,044
275	-4,326,172	-4,326,172	-15,343,172	-9,333,172	-7,713,172	-6,721,172
300	-4,615,235	-4,615,235	-15,632,235	-9,622,235	-8,002,235	-7,010,235
325	-4,904,299	-4,904,299	-15,921,299	-9,911,299	-8,291,299	-7,299,299
350	-5,193,363	-5,193,363	-16,210,363	-10,200,363	-8,580,363	-7,588,363
400	-5,771,490	-5,771,490	-16,788,490	-10,778,490	-9,158,490	-8,166,490
435	-6,176,179	-6,176,179	-17,193,179	-11,183,179	-9,563,179	-8,571,179

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	8,829	4,415	-11,012,585	-5,002,585	-3,382,585	-2,390,585
65	-1,484,193	-742,097	-11,759,097	-5,749,097	-4,129,097	-3,137,097
85	-1,943,583	-971,791	-11,988,791	-5,978,791	-4,358,791	-3,366,791
105	-2,402,971	-1,201,485	-12,218,485	-6,208,485	-4,588,485	-3,596,485
125	-2,862,359	-1,431,179	-12,448,179	-6,438,179	-4,818,179	-3,826,179
145	-3,321,748	-1,660,874	-12,677,874	-6,667,874	-5,047,874	-4,055,874
165	-3,781,136	-1,890,568	-12,907,568	-6,897,568	-5,277,568	-4,285,568
185	-4,240,524	-2,120,262	-13,137,262	-7,127,262	-5,507,262	-4,515,262
205	-4,699,914	-2,349,957	-13,366,957	-7,356,957	-5,736,957	-4,744,957
225	-5,159,302	-2,579,651	-13,596,651	-7,586,651	-5,966,651	-4,974,651
275	-6,307,773	-3,153,887	-14,170,887	-8,160,887	-6,540,887	-5,548,887
300	-6,882,009	-3,441,005	-14,458,005	-8,448,005	-6,828,005	-5,836,005
325	-7,456,245	-3,728,122	-14,745,122	-8,735,122	-7,115,122	-6,123,122
350	-8,030,480	-4,015,240	-15,032,240	-9,022,240	-7,402,240	-6,410,240
400	-9,178,952	-4,589,476	-15,606,476	-9,596,476	-7,976,476	-6,984,476
435	-9,982,882	-4,991,441	-16,008,441	-9,998,441	-8,378,441	-7,386,441

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (40% LAR : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	145	350	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	225	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	992,167	9,921,674	-1,095,326	4,914,674	6,534,674	7,526,674
65	957,232	9,572,321	-1,444,679	4,565,321	6,185,321	7,177,321
85	951,733	9,517,331	-1,499,669	4,510,331	6,130,331	7,122,331
105	946,234	9,462,340	-1,554,660	4,455,340	6,075,340	7,067,340
125	940,736	9,407,360	-1,609,640	4,400,360	6,020,360	7,012,360
145	935,237	9,352,370	-1,664,630	4,345,370	5,965,370	6,957,370
165	929,738	9,297,380	-1,719,620	4,290,380	5,910,380	6,902,380
185	924,239	9,242,390	-1,774,610	4,235,390	5,855,390	6,847,390
205	918,740	9,187,400	-1,829,600	4,180,400	5,800,400	6,792,400
225	913,242	9,132,420	-1,884,580	4,125,420	5,745,420	6,737,420
275	899,495	8,994,949	-2,022,051	3,987,949	5,607,949	6,599,949
300	892,621	8,926,209	-2,090,791	3,919,209	5,539,209	6,531,209
325	885,748	8,857,479	-2,159,521	3,850,479	5,470,479	6,462,479
350	878,874	8,788,739	-2,228,261	3,781,739	5,401,739	6,393,739
400	865,127	8,651,269	-2,365,731	3,644,269	5,264,269	6,256,269
435	855,504	8,555,039	-2,461,961	3,548,039	5,168,039	6,160,039

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	724,903	10,148,643	-868,357	5,141,643	6,761,643	7,753,643
65	681,387	9,539,412	-1,477,588	4,532,412	6,152,412	7,144,412
85	671,833	9,405,663	-1,611,337	4,398,663	6,018,663	7,010,663
105	662,280	9,271,914	-1,745,086	4,264,914	5,884,914	6,876,914
125	652,726	9,138,164	-1,878,836	4,131,164	5,751,164	6,743,164
145	643,172	9,004,415	-2,012,585	3,997,415	5,617,415	6,609,415
165	633,619	8,870,665	-2,146,335	3,863,665	5,483,665	6,475,665
185	624,065	8,736,916	-2,280,084	3,729,916	5,349,916	6,341,916
205	614,512	8,603,167	-2,413,833	3,596,167	5,216,167	6,208,167
225	604,958	8,469,417	-2,547,583	3,462,417	5,082,417	6,074,417
275	581,075	8,135,051	-2,881,949	3,128,051	4,748,051	5,740,051
300	569,133	7,967,861	-3,049,139	2,960,861	4,580,861	5,572,861
325	557,192	7,800,685	-3,216,315	2,793,685	4,413,685	5,405,685
350	545,250	7,633,494	-3,383,506	2,626,494	4,246,494	5,238,494
400	521,365	7,299,114	-3,717,886	2,292,114	3,912,114	4,904,114
435	504,647	7,065,056	-3,951,944	2,058,056	3,678,056	4,670,056

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	807,841	10,281,618	-735,382	5,274,618	6,894,618	7,886,618
65	759,793	9,670,092	-1,346,908	4,663,092	6,283,092	7,275,092
85	749,284	9,536,347	-1,480,653	4,529,347	6,149,347	7,141,347
105	738,776	9,402,601	-1,614,399	4,395,601	6,015,601	7,007,601
125	728,267	9,268,856	-1,748,144	4,261,856	5,881,856	6,873,856
145	717,758	9,135,097	-1,881,903	4,128,097	5,748,097	6,740,097
165	707,249	9,001,352	-2,015,648	3,994,352	5,614,352	6,606,352
185	696,741	8,867,606	-2,149,394	3,860,606	5,480,606	6,472,606
205	686,232	8,733,861	-2,283,139	3,726,861	5,346,861	6,338,861
225	675,722	8,600,103	-2,416,897	3,593,103	5,213,103	6,205,103
275	649,450	8,265,732	-2,751,268	3,258,732	4,878,732	5,870,732
300	636,315	8,098,554	-2,918,446	3,091,554	4,711,554	5,703,554
325	623,178	7,931,362	-3,085,638	2,924,362	4,544,362	5,536,362
350	610,042	7,764,171	-3,252,829	2,757,171	4,377,171	5,369,171
400	583,770	7,429,801	-3,587,199	2,422,801	4,042,801	5,034,801
435	565,380	7,195,743	-3,821,257	2,188,743	3,808,743	4,800,743

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,108,616	6,208,248	-4,808,752	1,201,248	2,821,248	3,813,248
65	1,009,474	5,653,055	-5,363,945	646,055	2,266,055	3,258,055
85	984,836	5,515,084	-5,501,916	508,084	2,128,084	3,120,084
105	960,199	5,377,112	-5,639,888	370,112	1,990,112	2,982,112
125	935,560	5,239,135	-5,777,865	232,135	1,852,135	2,844,135
145	910,922	5,101,164	-5,915,836	94,164	1,714,164	2,706,164
165	886,284	4,963,192	-6,053,808	-43,808	1,576,192	2,568,192
185	861,646	4,825,215	-6,191,785	-181,785	1,438,215	2,430,215
205	837,008	4,687,243	-6,329,757	-319,757	1,300,243	2,292,243
225	812,369	4,549,266	-6,467,734	-457,734	1,162,266	2,154,266
275	750,774	4,204,332	-6,812,668	-802,668	817,332	1,809,332
300	719,977	4,031,870	-6,985,130	-975,130	644,870	1,636,870
325	689,179	3,859,403	-7,157,597	-1,147,597	472,403	1,464,403
350	658,381	3,686,936	-7,330,064	-1,320,064	299,936	1,291,936
400	596,786	3,342,001	-7,674,999	-1,664,999	-44,999	947,001
435	553,669	3,100,548	-7,916,452	-1,906,452	-286,452	705,548

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£145	£350	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,195,954	7,027,053	-3,989,947	2,020,053	3,640,053	4,632,053
65	1,998,218	6,394,297	-4,622,703	1,387,297	3,007,297	3,999,297
85	1,948,997	6,236,790	-4,780,210	1,229,790	2,849,790	3,841,790
105	1,899,777	6,079,286	-4,937,714	1,072,286	2,692,286	3,684,286
125	1,850,556	5,921,778	-5,095,222	914,778	2,534,778	3,526,778
145	1,801,335	5,764,271	-5,252,729	757,271	2,377,271	3,369,271
165	1,752,114	5,606,764	-5,410,236	599,764	2,219,764	3,211,764
185	1,702,894	5,449,259	-5,567,741	442,259	2,062,259	3,054,259
205	1,653,672	5,291,752	-5,725,248	284,752	1,904,752	2,896,752
225	1,604,451	5,134,244	-5,882,756	127,244	1,747,244	2,739,244
275	1,481,399	4,740,478	-6,276,522	-266,522	1,353,478	2,345,478
300	1,419,873	4,543,594	-6,473,406	-463,406	1,156,594	2,148,594
325	1,358,347	4,346,711	-6,670,289	-660,289	959,711	1,951,711
350	1,296,821	4,149,827	-6,867,173	-857,173	762,827	1,754,827
400	1,173,769	3,756,060	-7,260,940	-1,250,940	369,060	1,361,060
435	1,087,633	3,480,425	-7,536,575	-1,526,575	93,425	1,085,425

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	#N/A	#N/A	£0

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	1,275,103	3,187,757	-7,829,243	-1,819,243	-199,243	792,757
65	951,340	2,378,350	-8,638,650	-2,628,650	-1,008,650	-16,650
85	858,468	2,146,171	-8,870,829	-2,860,829	-1,240,829	-248,829
105	765,597	1,913,992	-9,103,008	-3,093,008	-1,473,008	-481,008
125	672,725	1,681,813	-9,335,187	-3,325,187	-1,705,187	-713,187
145	579,854	1,449,634	-9,567,366	-3,557,366	-1,937,366	-945,366
165	486,982	1,217,455	-9,799,545	-3,789,545	-2,169,545	-1,177,545
185	394,111	985,277	-10,031,723	-4,021,723	-2,401,723	-1,409,723
205	301,239	753,098	-10,263,902	-4,253,902	-2,633,902	-1,641,902
225	208,368	520,919	-10,496,081	-4,486,081	-2,866,081	-1,874,081
275	-24,200	-60,500	-11,077,500	-5,067,500	-3,447,500	-2,455,500
300	-142,189	-355,472	-11,372,472	-5,362,472	-3,742,472	-2,750,472
325	-260,176	-650,441	-11,667,441	-5,657,441	-4,037,441	-3,045,441
350	-378,165	-945,413	-11,962,413	-5,952,413	-4,332,413	-3,340,413
400	-614,140	-1,535,351	-12,552,351	-6,542,351	-4,922,351	-3,930,351
435	-779,323	-1,948,309	-12,965,309	-6,955,309	-5,335,309	-4,343,309

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	303,414	303,414	-10,713,586	-4,703,586	-3,083,586	-2,091,586
65	-448,492	-448,492	-11,465,492	-5,455,492	-3,835,492	-2,843,492
85	-679,744	-679,744	-11,696,744	-5,686,744	-4,066,744	-3,074,744
105	-910,995	-910,995	-11,927,995	-5,917,995	-4,297,995	-3,305,995
125	-1,142,246	-1,142,246	-12,159,246	-6,149,246	-4,529,246	-3,537,246
145	-1,373,497	-1,373,497	-12,390,497	-6,380,497	-4,760,497	-3,768,497
165	-1,604,748	-1,604,748	-12,621,748	-6,611,748	-4,991,748	-3,999,748
185	-1,835,999	-1,835,999	-12,852,999	-6,842,999	-5,222,999	-4,230,999
205	-2,067,251	-2,067,251	-13,084,251	-7,074,251	-5,454,251	-4,462,251
225	-2,298,501	-2,298,501	-13,315,501	-7,305,501	-5,685,501	-4,693,501
275	-2,876,629	-2,876,629	-13,893,629	-7,883,629	-6,263,629	-5,271,629
300	-3,165,693	-3,165,693	-14,182,693	-8,172,693	-6,552,693	-5,560,693
325	-3,454,757	-3,454,757	-14,471,757	-8,461,757	-6,841,757	-5,849,757
350	-3,743,821	-3,743,821	-14,760,821	-8,750,821	-7,130,821	-6,138,821
400	-4,321,949	-4,321,949	-15,338,949	-9,328,949	-7,708,949	-6,716,949
435	-4,726,638	-4,726,638	-15,743,638	-9,733,638	-8,113,638	-7,121,638

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,759,395	1,379,698	-9,637,302	-3,627,302	-2,007,302	-1,015,302
65	1,242,949	621,475	-10,395,525	-4,385,525	-2,765,525	-1,773,525
85	790,953	395,476	-10,621,524	-4,611,524	-2,991,524	-1,999,524
105	338,956	169,478	-10,847,522	-4,837,522	-3,217,522	-2,225,522
125	-114,889	-57,444	-11,074,444	-5,064,444	-3,444,444	-2,452,444
145	-574,277	-287,138	-11,304,138	-5,294,138	-3,674,138	-2,682,138
165	-1,033,665	-516,832	-11,533,832	-5,523,832	-3,903,832	-2,911,832
185	-1,493,054	-746,527	-11,763,527	-5,753,527	-4,133,527	-3,141,527
205	-1,952,442	-976,221	-11,993,221	-5,983,221	-4,363,221	-3,371,221
225	-2,411,831	-1,205,915	-12,222,915	-6,212,915	-4,592,915	-3,600,915
275	-3,560,302	-1,780,151	-12,797,151	-6,787,151	-5,167,151	-4,175,151
300	-4,134,538	-2,067,269	-13,084,269	-7,074,269	-5,454,269	-4,462,269
325	-4,708,773	-2,354,387	-13,371,387	-7,361,387	-5,741,387	-4,749,387
350	-5,283,009	-2,641,505	-13,658,505	-7,648,505	-6,028,505	-5,036,505
400	-6,431,481	-3,215,740	-14,232,740	-8,222,740	-6,602,740	-5,610,740
435	-7,235,410	-3,617,705	-14,634,705	-8,624,705	-7,004,705	-6,012,705

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (60% LAR : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	225	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	325	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	85	165

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,045,929	10,459,286	-557,714	5,452,286	7,072,286	8,064,286
65	1,007,089	10,070,893	-946,107	5,063,893	6,683,893	7,675,893
85	1,000,674	10,006,740	-1,010,260	4,999,740	6,619,740	7,611,740
105	994,259	9,942,586	-1,074,414	4,935,586	6,555,586	7,547,586
125	987,844	9,878,443	-1,138,557	4,871,443	6,491,443	7,483,443
145	981,429	9,814,289	-1,202,711	4,807,289	6,427,289	7,419,289
165	975,014	9,750,136	-1,266,864	4,743,136	6,363,136	7,355,136
185	968,598	9,685,983	-1,331,017	4,678,983	6,298,983	7,290,983
205	962,183	9,621,829	-1,395,171	4,614,829	6,234,829	7,226,829
225	955,768	9,557,676	-1,459,324	4,550,676	6,170,676	7,162,676
275	939,729	9,397,292	-1,619,708	4,390,292	6,010,292	7,002,292
300	931,710	9,317,100	-1,699,900	4,310,100	5,930,100	6,922,100
325	923,691	9,236,908	-1,780,092	4,229,908	5,849,908	6,841,908
350	915,672	9,156,716	-1,860,284	4,149,716	5,769,716	6,761,716
400	899,633	8,996,333	-2,020,667	3,989,333	5,609,333	6,601,333
435	888,407	8,884,074	-2,132,926	3,877,074	5,497,074	6,489,074

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	801,472	11,220,606	203,606	6,213,606	7,833,606	8,825,606
65	751,464	10,520,497	-496,503	5,513,497	7,133,497	8,125,497
85	740,318	10,364,453	-652,547	5,357,453	6,977,453	7,969,453
105	729,173	10,208,424	-808,576	5,201,424	6,821,424	7,813,424
125	718,027	10,052,381	-964,619	5,045,381	6,665,381	7,657,381
145	706,881	9,896,338	-1,120,662	4,889,338	6,509,338	7,501,338
165	695,735	9,740,294	-1,276,706	4,733,294	6,353,294	7,345,294
185	684,589	9,584,251	-1,432,749	4,577,251	6,197,251	7,189,251
205	673,444	9,428,222	-1,588,778	4,421,222	6,041,222	7,033,222
225	662,298	9,272,179	-1,744,821	4,265,179	5,885,179	6,877,179
275	634,434	8,882,078	-2,134,922	3,875,078	5,495,078	6,487,078
300	620,501	8,687,020	-2,329,980	3,680,020	5,300,020	6,292,020
325	606,570	8,491,976	-2,525,024	3,484,976	5,104,976	6,096,976
350	592,637	8,296,919	-2,720,081	3,289,919	4,909,919	5,901,919
400	564,773	7,906,818	-3,110,182	2,899,818	4,519,818	5,511,818
435	545,268	7,633,746	-3,383,254	2,626,746	4,246,746	5,238,746

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	892,068	11,353,590	336,590	6,346,590	7,966,590	8,958,590
65	836,878	10,651,181	-365,819	5,644,181	7,264,181	8,256,181
85	824,619	10,495,146	-521,854	5,488,146	7,108,146	8,100,146
105	812,358	10,339,099	-677,901	5,332,099	6,952,099	7,944,099
125	800,098	10,183,065	-833,935	5,176,065	6,796,065	7,788,065
145	787,837	10,027,018	-989,982	5,020,018	6,640,018	7,632,018
165	775,577	9,870,983	-1,146,017	4,863,983	6,483,983	7,475,983
185	763,316	9,714,936	-1,302,064	4,707,936	6,327,936	7,319,936
205	751,057	9,558,902	-1,458,098	4,551,902	6,171,902	7,163,902
225	738,796	9,402,855	-1,614,145	4,395,855	6,015,855	7,007,855
275	708,146	9,012,763	-2,004,237	4,005,763	5,625,763	6,617,763
300	692,820	8,817,710	-2,199,290	3,810,710	5,430,710	6,422,710
325	677,495	8,622,658	-2,394,342	3,615,658	5,235,658	6,227,658
350	662,169	8,427,605	-2,589,395	3,420,605	5,040,605	6,032,605
400	631,519	8,037,513	-2,979,487	3,030,513	4,650,513	5,642,513
435	610,063	7,764,437	-3,252,563	2,757,437	4,377,437	5,369,437

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,301,270	7,287,110	-3,729,890	2,280,110	3,900,110	4,892,110
65	1,185,469	6,638,629	-4,378,371	1,631,629	3,251,629	4,243,629
85	1,156,725	6,477,658	-4,539,342	1,470,658	3,090,658	4,082,658
105	1,127,980	6,316,688	-4,700,312	1,309,688	2,929,688	3,921,688
125	1,099,235	6,155,717	-4,861,283	1,148,717	2,768,717	3,760,717
145	1,070,491	5,994,752	-5,022,248	987,752	2,607,752	3,599,752
165	1,041,747	5,833,782	-5,183,218	826,782	2,446,782	3,438,782
185	1,013,002	5,672,811	-5,344,189	665,811	2,285,811	3,277,811
205	984,257	5,511,841	-5,505,159	504,841	2,124,841	3,116,841
225	955,513	5,350,870	-5,666,130	343,870	1,963,870	2,955,870
275	883,652	4,948,452	-6,068,548	-58,548	1,561,452	2,553,452
300	847,721	4,747,238	-6,269,762	-259,762	1,360,238	2,352,238
325	811,791	4,546,029	-6,470,971	-460,971	1,159,029	2,151,029
350	775,860	4,344,814	-6,672,186	-662,186	957,814	1,949,814
400	703,998	3,942,390	-7,074,610	-1,064,610	555,390	1,547,390
435	653,695	3,660,693	-7,356,307	-1,346,307	273,693	1,265,693

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,577,633	8,248,426	-2,768,574	3,241,426	4,861,426	5,853,426
65	2,346,672	7,509,350	-3,507,650	2,502,350	4,122,350	5,114,350
85	2,289,247	7,325,590	-3,691,410	2,318,590	3,938,590	4,930,590
105	2,231,823	7,141,833	-3,875,167	2,134,833	3,754,833	4,746,833
125	2,174,399	6,958,076	-4,058,924	1,951,076	3,571,076	4,563,076
145	2,116,975	6,774,319	-4,242,681	1,767,319	3,387,319	4,379,319
165	2,059,550	6,590,559	-4,426,441	1,583,559	3,203,559	4,195,559
185	2,002,126	6,406,802	-4,610,198	1,399,802	3,019,802	4,011,802
205	1,944,701	6,223,045	-4,793,955	1,216,045	2,836,045	3,828,045
225	1,887,277	6,039,288	-4,977,712	1,032,288	2,652,288	3,644,288
275	1,743,716	5,579,892	-5,437,108	572,892	2,192,892	3,184,892
300	1,671,936	5,350,194	-5,666,806	343,194	1,963,194	2,955,194
325	1,600,155	5,120,496	-5,896,504	113,496	1,733,496	2,725,496
350	1,528,375	4,890,801	-6,126,199	-116,199	1,503,801	2,495,801
400	1,384,814	4,431,406	-6,585,594	-575,594	1,044,406	2,036,406
435	1,284,322	4,109,829	-6,907,171	-897,171	722,829	1,714,829

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£85	£165

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,904,163	4,760,408	-6,256,592	-246,592	1,373,408	2,365,408
65	1,519,276	3,798,190	-7,218,810	-1,208,810	411,190	1,403,190
85	1,410,925	3,527,314	-7,489,686	-1,479,686	140,314	1,132,314
105	1,302,575	3,256,437	-7,760,563	-1,750,563	-130,563	861,437
125	1,194,226	2,985,564	-8,031,436	-2,021,436	-401,436	590,564
145	1,085,875	2,714,688	-8,302,312	-2,292,312	-672,312	319,688
165	977,525	2,443,811	-8,573,189	-2,563,189	-943,189	48,811
185	869,175	2,172,938	-8,844,062	-2,834,062	-1,214,062	-222,062
205	760,825	1,902,062	-9,114,938	-3,104,938	-1,484,938	-492,938
225	652,475	1,631,188	-9,385,812	-3,375,812	-1,755,812	-763,812
275	381,600	953,999	-10,063,001	-4,053,001	-2,433,001	-1,441,001
300	246,162	615,405	-10,401,595	-4,391,595	-2,771,595	-1,779,595
325	110,724	276,810	-10,740,190	-4,730,190	-3,110,190	-2,118,190
350	-25,117	-62,793	-11,079,793	-5,069,793	-3,449,793	-2,457,793
400	-300,423	-751,058	-11,768,058	-5,758,058	-4,138,058	-3,146,058
435	-493,137	-1,232,842	-12,249,842	-6,239,842	-4,619,842	-3,627,842

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,525,210	1,525,210	-9,491,790	-3,481,790	-1,861,790	-869,790
65	636,261	636,261	-10,380,739	-4,370,739	-2,750,739	-1,758,739
85	370,809	370,809	-10,646,191	-4,636,191	-3,016,191	-2,024,191
105	105,358	105,358	-10,911,642	-4,901,642	-3,281,642	-2,289,642
125	-162,712	-162,712	-11,179,712	-5,169,712	-3,549,712	-2,557,712
145	-432,505	-432,505	-11,449,505	-5,439,505	-3,819,505	-2,827,505
165	-702,298	-702,298	-11,719,298	-5,709,298	-4,089,298	-3,097,298
185	-972,091	-972,091	-11,989,091	-5,979,091	-4,359,091	-3,367,091
205	-1,241,883	-1,241,883	-12,258,883	-6,248,883	-4,628,883	-3,636,883
225	-1,511,677	-1,511,677	-12,528,677	-6,518,677	-4,898,677	-3,906,677
275	-2,186,159	-2,186,159	-13,203,159	-7,193,159	-5,573,159	-4,581,159
300	-2,523,400	-2,523,400	-13,540,400	-7,530,400	-5,910,400	-4,918,400
325	-2,860,642	-2,860,642	-13,877,642	-7,867,642	-6,247,642	-5,255,642
350	-3,197,882	-3,197,882	-14,214,882	-8,204,882	-6,584,882	-5,592,882
400	-3,872,365	-3,872,365	-14,889,365	-8,879,365	-7,259,365	-6,267,365
435	-4,344,502	-4,344,502	-15,361,502	-9,351,502	-7,731,502	-6,739,502

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	60%
% intermed (SC	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,429,352	2,714,676	-8,302,324	-2,292,324	-672,324	319,676
65	3,633,792	1,816,896	-9,200,104	-3,190,104	-1,570,104	-578,104
85	3,106,463	1,553,231	-9,463,769	-3,453,769	-1,833,769	-841,769
105	2,579,135	1,289,567	-9,727,433	-3,717,433	-2,097,433	-1,105,433
125	2,051,805	1,025,903	-9,991,097	-3,981,097	-2,361,097	-1,369,097
145	1,524,477	762,238	-10,254,762	-4,244,762	-2,624,762	-1,632,762
165	997,148	498,574	-10,518,426	-4,508,426	-2,888,426	-1,896,426
185	469,819	234,909	-10,782,091	-4,772,091	-3,152,091	-2,160,091
205	-58,450	-29,225	-11,046,225	-5,036,225	-3,416,225	-2,424,225
225	-594,404	-297,202	-11,314,202	-5,304,202	-3,684,202	-2,692,202
275	-1,934,287	-967,143	-11,984,143	-5,974,143	-4,354,143	-3,362,143
300	-2,604,228	-1,302,114	-12,319,114	-6,309,114	-4,689,114	-3,697,114
325	-3,274,170	-1,637,085	-12,654,085	-6,644,085	-5,024,085	-4,032,085
350	-3,944,112	-1,972,056	-12,989,056	-6,979,056	-5,359,056	-4,367,056
400	-5,283,995	-2,641,997	-13,658,997	-7,648,997	-6,028,997	-5,036,997
435	-6,221,914	-3,110,957	-14,127,957	-8,117,957	-6,497,957	-5,505,957

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (40% LAR : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	85	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	105	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	165	225

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	85

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,082,127	10,821,269	-195,731	5,814,269	7,434,269	8,426,269
65	1,042,667	10,426,666	-590,334	5,419,666	7,039,666	8,031,666
85	1,036,251	10,362,513	-654,487	5,355,513	6,975,513	7,967,513
105	1,029,836	10,298,359	-718,641	5,291,359	6,911,359	7,903,359
125	1,023,421	10,234,206	-782,794	5,227,206	6,847,206	7,839,206
145	1,017,005	10,170,052	-846,948	5,163,052	6,783,052	7,775,052
165	1,010,590	10,105,899	-911,101	5,098,899	6,718,899	7,710,899
185	1,004,175	10,041,745	-975,255	5,034,745	6,654,745	7,646,745
205	997,759	9,977,592	-1,039,408	4,970,592	6,590,592	7,582,592
225	991,344	9,913,438	-1,103,562	4,906,438	6,526,438	7,518,438
275	975,305	9,753,055	-1,263,945	4,746,055	6,366,055	7,358,055
300	967,286	9,672,863	-1,344,137	4,665,863	6,285,863	7,277,863
325	959,268	9,592,681	-1,424,319	4,585,681	6,205,681	7,197,681
350	951,249	9,512,489	-1,504,511	4,505,489	6,125,489	7,117,489
400	935,211	9,352,106	-1,664,894	4,345,106	5,965,106	6,957,106
435	923,984	9,239,837	-1,777,163	4,232,837	5,852,837	6,844,837

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£85	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	851,786	11,925,004	908,004	6,918,004	8,538,004	9,530,004
65	800,912	11,212,763	195,763	6,205,763	7,825,763	8,817,763
85	789,767	11,056,734	39,734	6,049,734	7,669,734	8,661,734
105	778,621	10,900,691	-116,309	5,893,691	7,513,691	8,505,691
125	767,475	10,744,647	-272,353	5,737,647	7,357,647	8,349,647
145	756,329	10,588,604	-428,396	5,581,604	7,201,604	8,193,604
165	745,183	10,432,561	-584,439	5,425,561	7,045,561	8,037,561
185	734,038	10,276,532	-740,468	5,269,532	6,889,532	7,881,532
205	722,892	10,120,488	-896,512	5,113,488	6,733,488	7,725,488
225	711,746	9,964,445	-1,052,555	4,957,445	6,577,445	7,569,445
275	683,882	9,574,344	-1,442,656	4,567,344	6,187,344	7,179,344
300	669,950	9,379,301	-1,637,699	4,372,301	5,992,301	6,984,301
325	656,017	9,184,243	-1,832,757	4,177,243	5,797,243	6,789,243
350	642,086	8,989,199	-2,027,801	3,982,199	5,602,199	6,594,199
400	614,221	8,599,098	-2,417,902	3,592,098	5,212,098	6,204,098
435	594,716	8,326,026	-2,690,974	3,319,026	4,939,026	5,931,026

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	947,412	12,057,975	1,040,975	7,050,975	8,670,975	9,662,975
65	891,272	11,343,457	326,457	6,336,457	7,956,457	8,948,457
85	879,011	11,187,410	170,410	6,180,410	7,800,410	8,792,410
105	866,751	11,031,376	14,376	6,024,376	7,644,376	8,636,376
125	854,490	10,875,329	-141,671	5,868,329	7,488,329	8,480,329
145	842,230	10,719,295	-297,705	5,712,295	7,332,295	8,324,295
165	829,969	10,563,247	-453,753	5,556,247	7,176,247	8,168,247
185	817,710	10,407,213	-609,787	5,400,213	7,020,213	8,012,213
205	805,449	10,251,166	-765,834	5,244,166	6,864,166	7,856,166
225	793,189	10,095,132	-921,868	5,088,132	6,708,132	7,700,132
275	762,538	9,705,027	-1,311,973	4,698,027	6,318,027	7,310,027
300	747,212	9,509,974	-1,507,026	4,502,974	6,122,974	7,114,974
325	731,888	9,314,935	-1,702,065	4,307,935	5,927,935	6,919,935
350	716,562	9,119,882	-1,897,118	4,112,882	5,732,882	6,724,882
400	685,911	8,729,777	-2,287,223	3,722,777	5,342,777	6,334,777
435	664,455	8,456,701	-2,560,299	3,449,701	5,069,701	6,061,701

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£105	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,423,902	7,973,852	-3,043,148	2,966,852	4,586,852	5,578,852
65	1,305,993	7,313,560	-3,703,440	2,306,560	3,926,560	4,918,560
85	1,277,248	7,152,590	-3,864,410	2,145,590	3,765,590	4,757,590
105	1,248,503	6,991,619	-4,025,381	1,984,619	3,604,619	4,596,619
125	1,219,760	6,830,654	-4,186,346	1,823,654	3,443,654	4,435,654
145	1,191,015	6,669,684	-4,347,316	1,662,684	3,282,684	4,274,684
165	1,162,270	6,508,713	-4,508,287	1,501,713	3,121,713	4,113,713
185	1,133,525	6,347,742	-4,669,258	1,340,742	2,960,742	3,952,742
205	1,104,782	6,186,777	-4,830,223	1,179,777	2,799,777	3,791,777
225	1,076,037	6,025,807	-4,991,193	1,018,807	2,638,807	3,630,807
275	1,004,176	5,623,383	-5,393,617	616,383	2,236,383	3,228,383
300	968,245	5,422,174	-5,594,826	415,174	2,035,174	3,027,174
325	932,314	5,220,960	-5,796,040	213,960	1,833,960	2,825,960
350	896,384	5,019,751	-5,997,249	12,751	1,632,751	2,624,751
400	824,523	4,617,327	-6,399,673	-389,673	1,230,327	2,222,327
435	774,220	4,335,630	-6,681,370	-671,370	948,630	1,940,630

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,820,674	9,026,156	-1,990,844	4,019,156	5,639,156	6,631,156
65	2,585,532	8,273,701	-2,743,299	3,266,701	4,886,701	5,878,701
85	2,528,108	8,089,944	-2,927,056	3,082,944	4,702,944	5,694,944
105	2,470,684	7,906,187	-3,110,813	2,899,187	4,519,187	5,511,187
125	2,413,258	7,722,427	-3,294,573	2,715,427	4,335,427	5,327,427
145	2,355,834	7,538,670	-3,478,330	2,531,670	4,151,670	5,143,670
165	2,298,410	7,354,913	-3,662,087	2,347,913	3,967,913	4,959,913
185	2,240,986	7,171,156	-3,845,844	2,164,156	3,784,156	4,776,156
205	2,183,561	6,987,396	-4,029,604	1,980,396	3,600,396	4,592,396
225	2,126,137	6,803,639	-4,213,361	1,796,639	3,416,639	4,408,639
275	1,982,577	6,344,246	-4,672,754	1,337,246	2,957,246	3,949,246
300	1,910,796	6,114,548	-4,902,452	1,107,548	2,727,548	3,719,548
325	1,839,016	5,884,850	-5,132,150	877,850	2,497,850	3,489,850
350	1,767,235	5,655,152	-5,361,848	648,152	2,268,152	3,260,152
400	1,623,674	5,195,757	-5,821,243	188,757	1,808,757	2,800,757
435	1,523,182	4,874,183	-6,142,817	-132,817	1,487,183	2,479,183

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,355,499	5,888,747	-5,128,253	881,747	2,501,747	3,493,747
65	1,962,848	4,907,121	-6,109,879	-99,879	1,520,121	2,512,121
85	1,854,498	4,636,245	-6,380,755	-370,755	1,249,245	2,241,245
105	1,746,148	4,365,371	-6,651,629	-641,629	978,371	1,970,371
125	1,637,798	4,094,495	-6,922,505	-912,505	707,495	1,699,495
145	1,529,448	3,823,619	-7,193,381	-1,183,381	436,619	1,428,619
165	1,421,098	3,552,745	-7,464,255	-1,454,255	165,745	1,157,745
185	1,312,748	3,281,869	-7,735,131	-1,725,131	-105,131	886,869
205	1,204,397	3,010,993	-8,006,007	-1,996,007	-376,007	615,993
225	1,096,048	2,740,119	-8,276,881	-2,266,881	-646,881	345,119
275	825,172	2,062,930	-8,954,070	-2,944,070	-1,324,070	-332,070
300	689,735	1,724,337	-9,292,663	-3,282,663	-1,662,663	-670,663
325	554,297	1,385,743	-9,631,257	-3,621,257	-2,001,257	-1,009,257
350	418,859	1,047,148	-9,969,852	-3,959,852	-2,339,852	-1,347,852
400	147,984	369,961	-10,647,039	-4,637,039	-3,017,039	-2,025,039
435	-42,309	-105,773	-11,122,773	-5,112,773	-3,492,773	-2,500,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£165	£225

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,613,591	2,613,591	-8,403,409	-2,393,409	-773,409	218,591
65	1,705,923	1,705,923	-9,311,077	-3,301,077	-1,681,077	-689,077
85	1,440,471	1,440,471	-9,576,529	-3,566,529	-1,946,529	-954,529
105	1,175,020	1,175,020	-9,841,980	-3,831,980	-2,211,980	-1,219,980
125	909,569	909,569	-10,107,431	-4,097,431	-2,477,431	-1,485,431
145	644,116	644,116	-10,372,884	-4,362,884	-2,742,884	-1,750,884
165	378,665	378,665	-10,638,335	-4,628,335	-3,008,335	-2,016,335
185	113,214	113,214	-10,903,786	-4,893,786	-3,273,786	-2,281,786
205	-154,728	-154,728	-11,171,728	-5,161,728	-3,541,728	-2,549,728
225	-424,520	-424,520	-11,441,520	-5,431,520	-3,811,520	-2,819,520
275	-1,099,002	-1,099,002	-12,116,002	-6,106,002	-4,486,002	-3,494,002
300	-1,436,244	-1,436,244	-12,453,244	-6,443,244	-4,823,244	-3,831,244
325	-1,773,485	-1,773,485	-12,790,485	-6,780,485	-5,160,485	-4,168,485
350	-2,110,727	-2,110,727	-13,127,727	-7,117,727	-5,497,727	-4,505,727
400	-2,785,208	-2,785,208	-13,802,208	-7,792,208	-6,172,208	-5,180,208
435	-3,257,346	-3,257,346	-14,274,346	-8,264,346	-6,644,346	-5,652,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,459,080	3,729,540	-7,287,460	-1,277,460	342,540	1,334,540
65	5,644,552	2,822,276	-8,194,724	-2,184,724	-564,724	427,276
85	5,125,708	2,562,854	-8,454,146	-2,444,146	-824,146	167,854
105	4,606,579	2,303,289	-8,713,711	-2,703,711	-1,083,711	-91,711
125	4,079,249	2,039,625	-8,977,375	-2,967,375	-1,347,375	-355,375
145	3,551,921	1,775,960	-9,241,040	-3,231,040	-1,611,040	-619,040
165	3,024,593	1,512,296	-9,504,704	-3,494,704	-1,874,704	-882,704
185	2,497,263	1,248,632	-9,768,368	-3,758,368	-2,138,368	-1,146,368
205	1,969,935	984,967	-10,032,033	-4,022,033	-2,402,033	-1,410,033
225	1,442,605	721,303	-10,295,697	-4,285,697	-2,665,697	-1,673,697
275	124,284	62,142	-10,954,858	-4,944,858	-3,324,858	-2,332,858
300	-543,625	-271,812	-11,288,812	-5,278,812	-3,658,812	-2,666,812
325	-1,213,567	-606,784	-11,623,784	-5,613,784	-3,993,784	-3,001,784
350	-1,883,509	-941,754	-11,958,754	-5,948,754	-4,328,754	-3,336,754
400	-3,223,392	-1,611,696	-12,628,696	-6,618,696	-4,998,696	-4,006,696
435	-4,161,310	-2,080,655	-13,097,655	-7,087,655	-5,467,655	-4,475,655

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£85

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (60% LAR : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	65	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	205	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	225	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	165	275	325

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	105

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	125	185

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£65	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,147,955	11,479,549	462,549	6,472,549	8,092,549	9,084,549
65	1,104,383	11,043,830	26,830	6,036,830	7,656,830	8,648,830
85	1,097,051	10,970,513	-46,487	5,963,513	7,583,513	8,575,513
105	1,089,720	10,897,196	-119,804	5,890,196	7,510,196	8,502,196
125	1,082,388	10,823,879	-193,121	5,816,879	7,436,879	8,428,879
145	1,075,055	10,750,552	-266,448	5,743,552	7,363,552	8,355,552
165	1,067,724	10,677,236	-339,764	5,670,236	7,290,236	8,282,236
185	1,060,392	10,603,919	-413,081	5,596,919	7,216,919	8,208,919
205	1,053,060	10,530,602	-486,398	5,523,602	7,143,602	8,135,602
225	1,045,729	10,457,285	-559,715	5,450,285	7,070,285	8,062,285
275	1,027,400	10,273,998	-743,002	5,266,998	6,886,998	7,878,998
300	1,018,234	10,182,345	-834,655	5,175,345	6,795,345	7,787,345
325	1,009,070	10,090,701	-926,299	5,083,701	6,703,701	7,695,701
350	999,906	9,999,058	-1,017,942	4,992,058	6,612,058	7,604,058
400	981,576	9,815,760	-1,201,240	4,808,760	6,428,760	7,420,760
435	968,745	9,687,454	-1,329,546	4,680,454	6,300,454	7,292,454

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	945,125	13,231,757	2,214,757	8,224,757	9,844,757	10,836,757
65	887,472	12,424,612	1,407,612	7,417,612	9,037,612	10,029,612
85	874,734	12,246,275	1,229,275	7,239,275	8,859,275	9,851,275
105	861,997	12,067,952	1,050,952	7,060,952	8,680,952	9,672,952
125	849,258	11,889,615	872,615	6,882,615	8,502,615	9,494,615
145	836,520	11,711,278	694,278	6,704,278	8,324,278	9,316,278
165	823,782	11,532,955	515,955	6,525,955	8,145,955	9,137,955
185	811,044	11,354,618	337,618	6,347,618	7,967,618	8,959,618
205	798,306	11,176,280	159,280	6,169,280	7,789,280	8,781,280
225	785,568	10,997,957	-19,043	5,990,957	7,610,957	8,602,957
275	753,723	10,552,121	-464,879	5,545,121	7,165,121	8,157,121
300	737,801	10,329,211	-687,789	5,322,211	6,942,211	7,934,211
325	721,879	10,106,300	-910,700	5,099,300	6,719,300	7,711,300
350	705,955	9,883,375	-1,133,625	4,876,375	6,496,375	7,488,375
400	674,111	9,437,553	-1,579,447	4,430,553	6,050,553	7,042,553
435	651,819	9,125,466	-1,891,534	4,118,466	5,738,466	6,730,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£205	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,050,086	13,364,729	2,347,729	8,357,729	9,977,729	10,969,729
65	986,488	12,555,300	1,538,300	7,548,300	9,168,300	10,160,300
85	972,476	12,376,964	1,359,964	7,369,964	8,989,964	9,981,964
105	958,464	12,198,628	1,181,628	7,191,628	8,811,628	9,803,628
125	944,452	12,020,293	1,003,293	7,013,293	8,633,293	9,625,293
145	930,440	11,841,969	824,969	6,834,969	8,454,969	9,446,969
165	916,428	11,663,634	646,634	6,656,634	8,276,634	9,268,634
185	902,416	11,485,298	468,298	6,478,298	8,098,298	9,090,298
205	888,405	11,306,975	289,975	6,299,975	7,919,975	8,911,975
225	874,393	11,128,639	111,639	6,121,639	7,741,639	8,733,639
275	839,364	10,682,812	-334,188	5,675,812	7,295,812	8,287,812
300	821,849	10,459,898	-557,102	5,452,898	7,072,898	8,064,898
325	804,335	10,236,985	-780,015	5,229,985	6,849,985	7,841,985
350	786,820	10,014,071	-1,002,929	5,007,071	6,627,071	7,619,071
400	751,790	9,568,232	-1,448,768	4,561,232	6,181,232	7,173,232
435	727,269	9,256,150	-1,760,850	4,249,150	5,869,150	6,861,150

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£435	£435	£435

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	1,657,433	9,281,625	-1,735,375	4,274,625	5,894,625	6,886,625
65	1,522,162	8,524,107	-2,492,893	3,517,107	5,137,107	6,129,107
85	1,489,311	8,340,143	-2,676,857	3,333,143	4,953,143	5,945,143
105	1,456,461	8,156,179	-2,860,821	3,149,179	4,769,179	5,761,179
125	1,423,610	7,972,215	-3,044,785	2,965,215	4,585,215	5,577,215
145	1,390,758	7,788,246	-3,228,754	2,781,246	4,401,246	5,393,246
165	1,357,907	7,604,282	-3,412,718	2,597,282	4,217,282	5,209,282
185	1,325,057	7,420,318	-3,596,682	2,413,318	4,033,318	5,025,318
205	1,292,206	7,236,354	-3,780,646	2,229,354	3,849,354	4,841,354
225	1,259,355	7,052,390	-3,964,610	2,045,390	3,665,390	4,657,390
275	1,177,228	6,592,477	-4,424,523	1,585,477	3,205,477	4,197,477
300	1,136,164	6,362,521	-4,654,479	1,355,521	2,975,521	3,967,521
325	1,095,101	6,132,565	-4,884,435	1,125,565	2,745,565	3,737,565
350	1,054,037	5,902,608	-5,114,392	895,608	2,515,608	3,507,608
400	971,910	5,442,696	-5,574,304	435,696	2,055,696	3,047,696
435	914,421	5,120,760	-5,896,240	113,760	1,733,760	2,725,760

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	3,283,366	10,506,772	-510,228	5,499,772	7,119,772	8,111,772
65	3,013,605	9,643,536	-1,373,464	4,636,536	6,256,536	7,248,536
85	2,947,978	9,433,529	-1,583,471	4,426,529	6,046,529	7,038,529
105	2,882,350	9,223,520	-1,793,480	4,216,520	5,836,520	6,828,520
125	2,816,722	9,013,510	-2,003,490	4,006,510	5,626,510	6,618,510
145	2,751,094	8,803,500	-2,213,500	3,796,500	5,416,500	6,408,500
165	2,685,467	8,593,493	-2,423,507	3,586,493	5,206,493	6,198,493
185	2,619,839	8,383,483	-2,633,517	3,376,483	4,996,483	5,988,483
205	2,554,210	8,173,473	-2,843,527	3,166,473	4,786,473	5,778,473
225	2,488,583	7,963,467	-3,053,533	2,956,467	4,576,467	5,568,467
275	2,324,513	7,438,442	-3,578,558	2,431,442	4,051,442	5,043,442
300	2,242,479	7,175,933	-3,841,067	2,168,933	3,788,933	4,780,933
325	2,160,444	6,913,420	-4,103,580	1,906,420	3,526,420	4,518,420
350	2,078,409	6,650,908	-4,366,092	1,643,908	3,263,908	4,255,908
400	1,914,340	6,125,887	-4,891,113	1,118,887	2,738,887	3,730,887
435	1,799,491	5,758,372	-5,258,628	751,372	2,371,372	3,363,372

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£275	£325

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,135,004	7,837,510	-3,179,490	2,830,510	4,450,510	5,442,510
65	2,678,642	6,696,605	-4,320,395	1,689,605	3,309,605	4,301,605
85	2,554,813	6,387,031	-4,629,969	1,380,031	3,000,031	3,992,031
105	2,430,984	6,077,460	-4,939,540	1,070,460	2,690,460	3,682,460
125	2,307,156	5,767,889	-5,249,111	760,889	2,380,889	3,372,889
145	2,183,326	5,458,316	-5,558,684	451,316	2,071,316	3,063,316
165	2,059,498	5,148,745	-5,868,255	141,745	1,761,745	2,753,745
185	1,935,670	4,839,174	-6,177,826	-167,826	1,452,174	2,444,174
205	1,811,841	4,529,603	-6,487,397	-477,397	1,142,603	2,134,603
225	1,688,012	4,220,030	-6,796,970	-786,970	833,030	1,825,030
275	1,378,440	3,446,101	-7,570,899	-1,560,899	59,101	1,051,101
300	1,223,654	3,059,135	-7,957,865	-1,947,865	-327,865	664,135
325	1,068,869	2,672,172	-8,344,828	-2,334,828	-714,828	277,172
350	914,083	2,285,207	-8,731,793	-2,721,793	-1,101,793	-109,793
400	604,511	1,511,278	-9,505,722	-3,495,722	-1,875,722	-883,722
435	387,811	969,528	-10,047,472	-4,037,472	-2,417,472	-1,425,472

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,198,180	4,198,180	-6,818,820	-808,820	811,180	1,803,180
65	3,140,012	3,140,012	-7,876,988	-1,866,988	-246,988	745,012
85	2,836,640	2,836,640	-8,180,360	-2,170,360	-550,360	441,640
105	2,533,266	2,533,266	-8,483,734	-2,473,734	-853,734	138,266
125	2,229,894	2,229,894	-8,787,106	-2,777,106	-1,157,106	-165,106
145	1,926,520	1,926,520	-9,090,480	-3,080,480	-1,460,480	-468,480
165	1,623,147	1,623,147	-9,393,853	-3,383,853	-1,763,853	-771,853
185	1,319,774	1,319,774	-9,697,226	-3,687,226	-2,067,226	-1,075,226
205	1,016,401	1,016,401	-10,000,599	-3,990,599	-2,370,599	-1,378,599
225	713,028	713,028	-10,303,972	-4,293,972	-2,673,972	-1,681,972
275	-46,147	-46,147	-11,063,147	-5,053,147	-3,433,147	-2,441,147
300	-431,565	-431,565	-11,448,565	-5,438,565	-3,818,565	-2,826,565
325	-816,984	-816,984	-11,833,984	-5,823,984	-4,203,984	-3,211,984
350	-1,202,402	-1,202,402	-12,219,402	-6,209,402	-4,589,402	-3,597,402
400	-1,973,240	-1,973,240	-12,990,240	-6,980,240	-5,360,240	-4,368,240
435	-2,512,825	-2,512,825	-13,529,825	-7,519,825	-5,899,825	-4,907,825

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£105

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	10,784,522	5,392,261	-5,624,739	385,261	2,005,261	2,997,261
65	8,672,456	4,336,228	-6,680,772	-670,772	949,228	1,941,228
85	8,079,492	4,039,746	-6,977,254	-967,254	652,746	1,644,746
105	7,486,529	3,743,264	-7,273,736	-1,263,736	356,264	1,348,264
125	6,893,565	3,446,782	-7,570,218	-1,560,218	59,782	1,051,782
145	6,300,601	3,150,301	-7,866,699	-1,856,699	-236,699	755,301
165	5,707,638	2,853,819	-8,163,181	-2,153,181	-533,181	458,819
185	5,111,925	2,555,963	-8,461,037	-2,451,037	-831,037	160,963
205	4,509,264	2,254,632	-8,762,368	-2,752,368	-1,132,368	-140,368
225	3,906,602	1,953,301	-9,063,699	-3,053,699	-1,433,699	-441,699
275	2,399,948	1,199,974	-9,817,026	-3,807,026	-2,187,026	-1,195,026
300	1,646,621	823,311	-10,193,689	-4,183,689	-2,563,689	-1,571,689
325	893,295	446,647	-10,570,353	-4,560,353	-2,940,353	-1,948,353
350	139,968	69,984	-10,947,016	-4,937,016	-3,317,016	-2,325,016
400	-1,389,038	-694,519	-11,711,519	-5,701,519	-4,081,519	-3,089,519
435	-2,460,945	-1,230,472	-12,247,472	-6,237,472	-4,617,472	-3,625,472

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£0	£125	£185

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (40% LAR : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	125	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	225	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	275	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	205	325	350

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	85	145

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	165	225

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,172,087	11,720,874	703,874	6,713,874	8,333,874	9,325,874
65	1,128,100	11,281,002	264,002	6,274,002	7,894,002	8,886,002
85	1,120,768	11,207,685	190,685	6,200,685	7,820,685	8,812,685
105	1,113,437	11,134,368	117,368	6,127,368	7,747,368	8,739,368
125	1,106,105	11,061,051	44,051	6,054,051	7,674,051	8,666,051
145	1,098,773	10,987,734	-29,266	5,980,734	7,600,734	8,592,734
165	1,091,442	10,914,417	-102,583	5,907,417	7,527,417	8,519,417
185	1,084,110	10,841,101	-175,899	5,834,101	7,454,101	8,446,101
205	1,076,778	10,767,784	-249,216	5,760,784	7,380,784	8,372,784
225	1,069,447	10,694,467	-322,533	5,687,467	7,307,467	8,299,467
275	1,051,117	10,511,170	-505,830	5,504,170	7,124,170	8,116,170
300	1,041,953	10,419,526	-597,474	5,412,526	7,032,526	8,024,526
325	1,032,787	10,327,873	-689,127	5,320,873	6,940,873	7,932,873
350	1,023,623	10,236,229	-780,771	5,229,229	6,849,229	7,841,229
400	1,005,293	10,052,932	-964,068	5,045,932	6,665,932	7,657,932
435	992,464	9,924,635	-1,092,365	4,917,635	6,537,635	7,529,635

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	978,668	13,701,350	2,684,350	8,694,350	10,314,350	11,306,350
65	920,438	12,886,128	1,869,128	7,879,128	9,499,128	10,491,128
85	907,699	12,707,791	1,690,791	7,700,791	9,320,791	10,312,791
105	894,961	12,529,454	1,512,454	7,522,454	9,142,454	10,134,454
125	882,224	12,351,131	1,334,131	7,344,131	8,964,131	9,956,131
145	869,485	12,172,794	1,155,794	7,165,794	8,785,794	9,777,794
165	856,748	11,994,470	977,470	6,987,470	8,607,470	9,599,470
185	844,010	11,816,133	799,133	6,809,133	8,429,133	9,421,133
205	831,271	11,637,796	620,796	6,630,796	8,250,796	9,242,796
225	818,534	11,459,473	442,473	6,452,473	8,072,473	9,064,473
275	786,688	11,013,637	-3,363	6,006,637	7,626,637	8,618,637
300	770,766	10,790,726	-226,274	5,783,726	7,403,726	8,395,726
325	754,844	10,567,815	-449,185	5,560,815	7,180,815	8,172,815
350	738,921	10,344,890	-672,110	5,337,890	6,957,890	7,949,890
400	707,076	9,899,069	-1,117,931	4,892,069	6,512,069	7,504,069
435	684,784	9,586,982	-1,430,018	4,579,982	6,199,982	7,191,982

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,086,982	13,834,319	2,817,319	8,827,319	10,447,319	11,439,319
65	1,022,749	13,016,810	1,999,810	8,009,810	9,629,810	10,621,810
85	1,008,737	12,838,474	1,821,474	7,831,474	9,451,474	10,443,474
105	994,725	12,660,138	1,643,138	7,653,138	9,273,138	10,265,138
125	980,714	12,481,815	1,464,815	7,474,815	9,094,815	10,086,815
145	966,702	12,303,479	1,286,479	7,296,479	8,916,479	9,908,479
165	952,690	12,125,143	1,108,143	7,118,143	8,738,143	9,730,143
185	938,679	11,946,820	929,820	6,939,820	8,559,820	9,551,820
205	924,667	11,768,484	751,484	6,761,484	8,381,484	9,373,484
225	910,654	11,590,148	573,148	6,583,148	8,203,148	9,195,148
275	875,625	11,144,321	127,321	6,137,321	7,757,321	8,749,321
300	858,111	10,921,408	-95,592	5,914,408	7,534,408	8,526,408
325	840,596	10,698,494	-318,506	5,691,494	7,311,494	8,303,494
350	823,081	10,475,581	-541,419	5,468,581	7,088,581	8,080,581
400	788,052	10,029,754	-987,246	5,022,754	6,642,754	7,634,754
435	763,531	9,717,672	-1,299,328	4,710,672	6,330,672	7,322,672

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,739,188	9,739,455	-1,277,545	4,732,455	6,352,455	7,344,455
65	1,602,512	8,974,065	-2,042,935	3,967,065	5,587,065	6,579,065
85	1,569,660	8,790,095	-2,226,905	3,783,095	5,403,095	6,395,095
105	1,536,809	8,606,131	-2,410,869	3,599,131	5,219,131	6,211,131
125	1,503,958	8,422,167	-2,594,833	3,415,167	5,035,167	6,027,167
145	1,471,108	8,238,204	-2,778,796	3,231,204	4,851,204	5,843,204
165	1,438,257	8,054,240	-2,962,760	3,047,240	4,667,240	5,659,240
185	1,405,406	7,870,276	-3,146,724	2,863,276	4,483,276	5,475,276
205	1,372,555	7,686,306	-3,330,694	2,679,306	4,299,306	5,291,306
225	1,339,704	7,502,342	-3,514,658	2,495,342	4,115,342	5,107,342
275	1,257,577	7,042,429	-3,974,571	2,035,429	3,655,429	4,647,429
300	1,216,513	6,812,473	-4,204,527	1,805,473	3,425,473	4,417,473
325	1,175,450	6,582,522	-4,434,478	1,575,522	3,195,522	4,187,522
350	1,134,387	6,352,566	-4,664,434	1,345,566	2,965,566	3,957,566
400	1,052,260	5,892,653	-5,124,347	885,653	2,505,653	3,497,653
435	994,770	5,570,712	-5,446,288	563,712	2,183,712	3,175,712

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,445,393	11,025,256	8,256	6,018,256	7,638,256	8,630,256
65	3,172,845	10,153,106	-863,894	5,146,106	6,766,106	7,758,106
85	3,107,217	9,943,096	-1,073,904	4,936,096	6,556,096	7,548,096
105	3,041,589	9,733,086	-1,283,914	4,726,086	6,346,086	7,338,086
125	2,975,962	9,523,079	-1,493,921	4,516,079	6,136,079	7,128,079
145	2,910,334	9,313,069	-1,703,931	4,306,069	5,926,069	6,918,069
165	2,844,706	9,103,059	-1,913,941	4,096,059	5,716,059	6,708,059
185	2,779,079	8,893,053	-2,123,947	3,886,053	5,506,053	6,498,053
205	2,713,451	8,683,043	-2,333,957	3,676,043	5,296,043	6,288,043
225	2,647,823	8,473,033	-2,543,967	3,466,033	5,086,033	6,078,033
275	2,483,754	7,948,011	-3,068,989	2,941,011	4,561,011	5,553,011
300	2,401,718	7,685,499	-3,331,501	2,678,499	4,298,499	5,290,499
325	2,319,684	7,422,990	-3,594,010	2,415,990	4,035,990	5,027,990
350	2,237,649	7,160,478	-3,856,522	2,153,478	3,773,478	4,765,478
400	2,073,580	6,635,456	-4,381,544	1,628,456	3,248,456	4,240,456
435	1,958,731	6,267,939	-4,749,061	1,260,939	2,880,939	3,872,939

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£205	£325	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,435,894	8,589,734	-2,427,266	3,582,734	5,202,734	6,194,734
65	2,974,357	7,435,892	-3,581,108	2,428,892	4,048,892	5,040,892
85	2,850,529	7,126,321	-3,890,679	2,119,321	3,739,321	4,731,321
105	2,726,699	6,816,748	-4,200,252	1,809,748	3,429,748	4,421,748
125	2,602,871	6,507,177	-4,509,823	1,500,177	3,120,177	4,112,177
145	2,479,042	6,197,606	-4,819,394	1,190,606	2,810,606	3,802,606
165	2,355,213	5,888,032	-5,128,968	881,032	2,501,032	3,493,032
185	2,231,385	5,578,461	-5,438,539	571,461	2,191,461	3,183,461
205	2,107,556	5,268,890	-5,748,110	261,890	1,881,890	2,873,890
225	1,983,728	4,959,320	-6,057,680	-47,680	1,572,320	2,564,320
275	1,674,155	4,185,388	-6,831,612	-821,612	798,388	1,790,388
300	1,519,370	3,798,425	-7,218,575	-1,208,575	411,425	1,403,425
325	1,364,584	3,411,460	-7,605,540	-1,595,540	24,460	1,016,460
350	1,209,798	3,024,494	-7,992,506	-1,982,506	-362,506	629,494
400	900,226	2,250,565	-8,766,435	-2,756,435	-1,136,435	-144,435
435	683,526	1,708,816	-9,308,184	-3,298,184	-1,678,184	-686,184

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,919,008	4,919,008	-6,097,992	-87,992	1,532,008	2,524,008
65	3,853,121	3,853,121	-7,163,879	-1,153,879	466,121	1,458,121
85	3,549,748	3,549,748	-7,467,252	-1,457,252	162,748	1,154,748
105	3,246,374	3,246,374	-7,770,626	-1,760,626	-140,626	851,374
125	2,943,002	2,943,002	-8,073,998	-2,063,998	-443,998	548,002
145	2,639,628	2,639,628	-8,377,372	-2,367,372	-747,372	244,628
165	2,336,256	2,336,256	-8,680,744	-2,670,744	-1,050,744	-58,744
185	2,032,882	2,032,882	-8,984,118	-2,974,118	-1,354,118	-362,118
205	1,729,510	1,729,510	-9,287,490	-3,277,490	-1,657,490	-665,490
225	1,426,136	1,426,136	-9,590,864	-3,580,864	-1,960,864	-968,864
275	667,703	667,703	-10,349,297	-4,339,297	-2,719,297	-1,727,297
300	288,488	288,488	-10,728,512	-4,718,512	-3,098,512	-2,106,512
325	-92,213	-92,213	-11,109,213	-5,099,213	-3,479,213	-2,487,213
350	-477,631	-477,631	-11,494,631	-5,484,631	-3,864,631	-2,872,631
400	-1,248,468	-1,248,468	-12,265,468	-6,255,468	-4,635,468	-3,643,468
435	-1,788,054	-1,788,054	-12,805,054	-6,795,054	-5,175,054	-4,183,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£85	£145

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	12,115,899	6,057,950	-4,959,050	1,050,950	2,670,950	3,662,950
65	10,002,335	5,001,167	-6,015,833	-5,833	1,614,167	2,606,167
85	9,409,371	4,704,685	-6,312,315	-302,315	1,317,685	2,309,685
105	8,816,408	4,408,204	-6,608,796	-598,796	1,021,204	2,013,204
125	8,223,444	4,111,722	-6,905,278	-895,278	724,722	1,716,722
145	7,630,481	3,815,240	-7,201,760	-1,191,760	428,240	1,420,240
165	7,037,517	3,518,759	-7,498,241	-1,488,241	131,759	1,123,759
185	6,444,554	3,222,277	-7,794,723	-1,784,723	-164,723	827,277
205	5,851,590	2,925,795	-8,091,205	-2,081,205	-461,205	530,795
225	5,258,231	2,629,116	-8,387,884	-2,377,884	-757,884	234,116
275	3,751,578	1,875,789	-9,141,211	-3,131,211	-1,511,211	-519,211
300	2,998,251	1,499,125	-9,517,875	-3,507,875	-1,887,875	-895,875
325	2,244,924	1,122,462	-9,894,538	-3,884,538	-2,264,538	-1,272,538
350	1,491,597	745,799	-10,271,201	-4,261,201	-2,641,201	-1,649,201
400	-15,303	-7,652	-11,024,652	-5,014,652	-3,394,652	-2,402,652
435	-1,087,209	-543,605	-11,560,605	-5,550,605	-3,930,605	-2,938,605

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£0	£165	£225

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (60% LAR : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	300	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	350	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	400	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	125	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	325	400	435

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	85	185	225

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	165	225	325

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,249,981	12,499,812	1,482,812	7,492,812	9,112,812	10,104,812
65	1,201,676	12,016,756	999,756	7,009,756	8,629,756	9,621,756
85	1,193,428	11,934,276	917,276	6,927,276	8,547,276	9,539,276
105	1,185,180	11,851,796	834,796	6,844,796	8,464,796	9,456,796
125	1,176,931	11,769,306	752,306	6,762,306	8,382,306	9,374,306
145	1,168,683	11,686,825	669,825	6,679,825	8,299,825	9,291,825
165	1,160,435	11,604,345	587,345	6,597,345	8,217,345	9,209,345
185	1,152,187	11,521,865	504,865	6,514,865	8,134,865	9,126,865
205	1,143,938	11,439,385	422,385	6,432,385	8,052,385	9,044,385
225	1,135,689	11,356,895	339,895	6,349,895	7,969,895	8,961,895
275	1,115,069	11,150,694	133,694	6,143,694	7,763,694	8,755,694
300	1,104,759	11,047,589	30,589	6,040,589	7,660,589	8,652,589
325	1,094,449	10,944,494	-72,506	5,937,494	7,557,494	8,549,494
350	1,084,139	10,841,389	-175,611	5,834,389	7,454,389	8,446,389
400	1,063,518	10,635,178	-381,822	5,628,178	7,248,178	8,240,178
435	1,049,083	10,490,833	-526,167	5,483,833	7,103,833	8,095,833

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,088,779	15,242,907	4,225,907	10,235,907	11,855,907	12,847,907
65	1,023,480	14,328,714	3,311,714	9,321,714	10,941,714	11,933,714
85	1,009,150	14,128,097	3,111,097	9,121,097	10,741,097	11,733,097
105	994,820	13,927,480	2,910,480	8,920,480	10,540,480	11,532,480
125	980,489	13,726,849	2,709,849	8,719,849	10,339,849	11,331,849
145	966,159	13,526,232	2,509,232	8,519,232	10,139,232	11,131,232
165	951,829	13,325,601	2,308,601	8,318,601	9,938,601	10,930,601
185	937,499	13,124,984	2,107,984	8,117,984	9,737,984	10,729,984
205	923,168	12,924,353	1,907,353	7,917,353	9,537,353	10,529,353
225	908,838	12,723,736	1,706,736	7,716,736	9,336,736	10,328,736
275	873,013	12,222,179	1,205,179	7,215,179	8,835,179	9,827,179
300	855,100	11,971,401	954,401	6,964,401	8,584,401	9,576,401
325	837,187	11,720,623	703,623	6,713,623	8,333,623	9,325,623
350	819,275	11,469,845	452,845	6,462,845	8,082,845	9,074,845
400	783,449	10,968,288	-48,712	5,961,288	7,581,288	8,573,288
435	758,371	10,617,187	-399,813	5,610,187	7,230,187	8,222,187

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,208,105	15,375,881	4,358,881	10,368,881	11,988,881	12,980,881
65	1,136,096	14,459,407	3,442,407	9,452,407	11,072,407	12,064,407
85	1,120,333	14,258,782	3,241,782	9,251,782	10,871,782	11,863,782
105	1,104,570	14,058,158	3,041,158	9,051,158	10,671,158	11,663,158
125	1,088,806	13,857,533	2,840,533	8,850,533	10,470,533	11,462,533
145	1,073,043	13,656,908	2,639,908	8,649,908	10,269,908	11,261,908
165	1,057,279	13,456,284	2,439,284	8,449,284	10,069,284	11,061,284
185	1,041,517	13,255,672	2,238,672	8,248,672	9,868,672	10,860,672
205	1,025,754	13,055,047	2,038,047	8,048,047	9,668,047	10,660,047
225	1,009,990	12,854,422	1,837,422	7,847,422	9,467,422	10,459,422
275	970,582	12,352,861	1,335,861	7,345,861	8,965,861	9,957,861
300	950,878	12,102,086	1,085,086	7,095,086	8,715,086	9,707,086
325	931,174	11,851,299	834,299	6,844,299	8,464,299	9,456,299
350	911,470	11,600,525	583,525	6,593,525	8,213,525	9,205,525
400	872,061	11,098,963	81,963	6,091,963	7,711,963	8,703,963
435	844,476	10,747,876	-269,124	5,740,876	7,360,876	8,352,876

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,013,598	11,276,147	259,147	6,269,147	7,889,147	8,881,147
65	1,858,854	10,409,585	-607,415	5,402,585	7,022,585	8,014,585
85	1,821,898	10,202,628	-814,372	5,195,628	6,815,628	7,807,628
105	1,784,940	9,995,665	-1,021,335	4,988,665	6,608,665	7,600,665
125	1,747,983	9,788,707	-1,228,293	4,781,707	6,401,707	7,393,707
145	1,711,026	9,581,745	-1,435,255	4,574,745	6,194,745	7,186,745
165	1,674,069	9,374,787	-1,642,213	4,367,787	5,987,787	6,979,787
185	1,637,111	9,167,824	-1,849,176	4,160,824	5,780,824	6,772,824
205	1,600,155	8,960,867	-2,056,133	3,953,867	5,573,867	6,565,867
225	1,563,197	8,753,904	-2,263,096	3,746,904	5,366,904	6,358,904
275	1,470,804	8,236,502	-2,780,498	3,229,502	4,849,502	5,841,502
300	1,424,608	7,977,804	-3,039,196	2,970,804	4,590,804	5,582,804
325	1,378,411	7,719,101	-3,297,899	2,712,101	4,332,101	5,324,101
350	1,332,215	7,460,403	-3,556,597	2,453,403	4,073,403	5,065,403
400	1,239,822	6,943,001	-4,073,999	1,936,001	3,556,001	4,548,001
435	1,175,147	6,580,821	-4,436,179	1,573,821	3,193,821	4,185,821

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,989,099	12,765,118	1,748,118	7,758,118	9,378,118	10,370,118
65	3,680,539	11,777,725	760,725	6,770,725	8,390,725	9,382,725
85	3,606,708	11,541,465	524,465	6,534,465	8,154,465	9,146,465
105	3,532,876	11,305,203	288,203	6,298,203	7,918,203	8,910,203
125	3,459,045	11,068,943	51,943	6,061,943	7,681,943	8,673,943
145	3,385,214	10,832,684	-184,316	5,825,684	7,445,684	8,437,684
165	3,311,383	10,596,424	-420,576	5,589,424	7,209,424	8,201,424
185	3,237,551	10,360,165	-656,835	5,353,165	6,973,165	7,965,165
205	3,163,720	10,123,905	-893,095	5,116,905	6,736,905	7,728,905
225	3,089,888	9,887,642	-1,129,358	4,880,642	6,500,642	7,492,642
275	2,905,311	9,296,995	-1,720,005	4,289,995	5,909,995	6,901,995
300	2,813,021	9,001,668	-2,015,332	3,994,668	5,614,668	6,606,668
325	2,720,733	8,706,345	-2,310,655	3,699,345	5,319,345	6,311,345
350	2,628,443	8,411,018	-2,605,982	3,404,018	5,024,018	6,016,018
400	2,443,865	7,820,368	-3,196,632	2,813,368	4,433,368	5,425,368
435	2,314,660	7,406,913	-3,610,087	2,399,913	4,019,913	5,011,913

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£400	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,365,844	10,914,611	-102,389	5,907,611	7,527,611	8,519,611
65	3,838,008	9,595,020	-1,421,980	4,588,020	6,208,020	7,200,020
85	3,698,701	9,246,752	-1,770,248	4,239,752	5,859,752	6,851,752
105	3,559,393	8,898,483	-2,118,517	3,891,483	5,511,483	6,503,483
125	3,420,086	8,550,215	-2,466,785	3,543,215	5,163,215	6,155,215
145	3,280,779	8,201,947	-2,815,053	3,194,947	4,814,947	5,806,947
165	3,141,471	7,853,678	-3,163,322	2,846,678	4,466,678	5,458,678
185	3,002,164	7,505,410	-3,511,590	2,498,410	4,118,410	5,110,410
205	2,862,857	7,157,142	-3,859,858	2,150,142	3,770,142	4,762,142
225	2,723,549	6,808,874	-4,208,126	1,801,874	3,421,874	4,413,874
275	2,375,281	5,938,203	-5,078,797	931,203	2,551,203	3,543,203
300	2,201,147	5,502,868	-5,514,132	495,868	2,115,868	3,107,868
325	2,027,013	5,067,532	-5,949,468	60,532	1,680,532	2,672,532
350	1,852,879	4,632,197	-6,384,803	-374,803	1,245,197	2,237,197
400	1,504,611	3,761,529	-7,255,471	-1,245,471	374,529	1,366,529
435	1,260,824	3,152,059	-7,864,941	-1,854,941	-234,941	757,059

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,844,335	6,844,335	-4,172,665	1,837,335	3,457,335	4,449,335
65	5,635,261	5,635,261	-5,381,739	628,261	2,248,261	3,240,261
85	5,299,458	5,299,458	-5,717,542	292,458	1,912,458	2,904,458
105	4,961,176	4,961,176	-6,055,824	-45,824	1,574,176	2,566,176
125	4,619,881	4,619,881	-6,397,119	-387,119	1,232,881	2,224,881
145	4,278,586	4,278,586	-6,738,414	-728,414	891,586	1,883,586
165	3,937,292	3,937,292	-7,079,708	-1,069,708	550,292	1,542,292
185	3,595,996	3,595,996	-7,421,004	-1,411,004	208,996	1,200,996
205	3,254,701	3,254,701	-7,762,299	-1,752,299	-132,299	859,701
225	2,913,407	2,913,407	-8,103,593	-2,093,593	-473,593	518,407
275	2,060,170	2,060,170	-8,956,830	-2,946,830	-1,326,830	-334,830
300	1,633,552	1,633,552	-9,383,448	-3,373,448	-1,753,448	-761,448
325	1,206,933	1,206,933	-9,810,067	-3,800,067	-2,180,067	-1,188,067
350	780,315	780,315	-10,236,685	-4,226,685	-2,606,685	-1,614,685
400	-74,114	-74,114	-11,091,114	-5,081,114	-3,461,114	-2,469,114
435	-681,148	-681,148	-11,698,148	-5,688,148	-4,068,148	-3,076,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£85	£185	£225

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£225	£325

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,075,625	8,037,813	-2,979,187	3,030,813	4,650,813	5,642,813
65	13,666,005	6,833,003	-4,183,997	1,826,003	3,446,003	4,438,003
85	13,009,657	6,504,828	-4,512,172	1,497,828	3,117,828	4,109,828
105	12,353,307	6,176,654	-4,840,346	1,169,654	2,789,654	3,781,654
125	11,693,926	5,846,963	-5,170,037	839,963	2,459,963	3,451,963
145	11,026,842	5,513,421	-5,503,579	506,421	2,126,421	3,118,421
165	10,359,759	5,179,879	-5,837,121	172,879	1,792,879	2,784,879
185	9,692,674	4,846,337	-6,170,663	-160,663	1,459,337	2,451,337
205	9,025,591	4,512,796	-6,504,204	-494,204	1,125,796	2,117,796
225	8,358,507	4,179,253	-6,837,747	-827,747	792,253	1,784,253
275	6,690,797	3,345,398	-7,671,602	-1,661,602	-41,602	950,398
300	5,855,565	2,927,782	-8,089,218	-2,079,218	-459,218	532,782
325	5,008,072	2,504,036	-8,512,964	-2,502,964	-882,964	109,036
350	4,160,579	2,080,289	-8,936,711	-2,926,711	-1,306,711	-314,711
400	2,465,594	1,232,797	-9,784,203	-3,774,203	-2,154,203	-1,162,203
435	1,279,104	639,552	-10,377,448	-4,367,448	-2,747,448	-1,755,448

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (40% LAR : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	325	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	400	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	400	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	145	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	325	435	435

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	105	205	275

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	185	275	350

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,262,047	12,620,469	1,603,469	7,613,469	9,233,469	10,225,469
65	1,213,535	12,135,347	1,118,347	7,128,347	8,748,347	9,740,347
85	1,205,287	12,052,867	1,035,867	7,045,867	8,665,867	9,657,867
105	1,197,038	11,970,377	953,377	6,963,377	8,583,377	9,575,377
125	1,188,790	11,887,897	870,897	6,880,897	8,500,897	9,492,897
145	1,180,542	11,805,416	788,416	6,798,416	8,418,416	9,410,416
165	1,172,294	11,722,936	705,936	6,715,936	8,335,936	9,327,936
185	1,164,046	11,640,456	623,456	6,633,456	8,253,456	9,245,456
205	1,155,797	11,557,966	540,966	6,550,966	8,170,966	9,162,966
225	1,147,549	11,475,486	458,486	6,468,486	8,088,486	9,080,486
275	1,126,929	11,269,285	252,285	6,262,285	7,882,285	8,874,285
300	1,116,618	11,166,180	149,180	6,159,180	7,779,180	8,771,180
325	1,106,307	11,063,075	46,075	6,056,075	7,676,075	8,668,075
350	1,095,998	10,959,980	-57,020	5,952,980	7,572,980	8,564,980
400	1,075,377	10,753,769	-263,231	5,746,769	7,366,769	8,358,769
435	1,060,942	10,609,424	-407,576	5,602,424	7,222,424	8,214,424

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,105,551	15,477,711	4,460,711	10,470,711	12,090,711	13,082,711
65	1,039,963	14,559,479	3,542,479	9,552,479	11,172,479	12,164,479
85	1,025,632	14,358,848	3,341,848	9,351,848	10,971,848	11,963,848
105	1,011,302	14,158,231	3,141,231	9,151,231	10,771,231	11,763,231
125	996,972	13,957,614	2,940,614	8,950,614	10,570,614	11,562,614
145	982,642	13,756,983	2,739,983	8,749,983	10,369,983	11,361,983
165	968,312	13,556,366	2,539,366	8,549,366	10,169,366	11,161,366
185	953,981	13,355,735	2,338,735	8,348,735	9,968,735	10,960,735
205	939,651	13,155,118	2,138,118	8,148,118	9,768,118	10,760,118
225	925,320	12,954,487	1,937,487	7,947,487	9,567,487	10,559,487
275	889,495	12,452,930	1,435,930	7,445,930	9,065,930	10,057,930
300	871,582	12,202,152	1,185,152	7,195,152	8,815,152	9,807,152
325	853,670	11,951,374	934,374	6,944,374	8,564,374	9,556,374
350	835,757	11,700,595	683,595	6,693,595	8,313,595	9,305,595
400	799,931	11,199,039	182,039	6,192,039	7,812,039	8,804,039
435	774,854	10,847,952	-169,048	5,840,952	7,460,952	8,452,952

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,226,553	15,610,676	4,593,676	10,603,676	12,223,676	13,215,676
65	1,154,227	14,690,162	3,673,162	9,683,162	11,303,162	12,295,162
85	1,138,464	14,489,537	3,472,537	9,482,537	11,102,537	12,094,537
105	1,122,700	14,288,912	3,271,912	9,281,912	10,901,912	11,893,912
125	1,106,937	14,088,288	3,071,288	9,081,288	10,701,288	11,693,288
145	1,091,174	13,887,663	2,870,663	8,880,663	10,500,663	11,492,663
165	1,075,411	13,687,051	2,670,051	8,680,051	10,300,051	11,292,051
185	1,059,648	13,486,426	2,469,426	8,479,426	10,099,426	11,091,426
205	1,043,884	13,285,802	2,268,802	8,278,802	9,898,802	10,890,802
225	1,028,121	13,085,177	2,068,177	8,078,177	9,698,177	10,690,177
275	988,713	12,583,615	1,566,615	7,576,615	9,196,615	10,188,615
300	969,009	12,332,841	1,315,841	7,325,841	8,945,841	9,937,841
325	949,304	12,082,054	1,065,054	7,075,054	8,695,054	9,687,054
350	929,601	11,831,279	814,279	6,824,279	8,444,279	9,436,279
400	890,192	11,329,718	312,718	6,322,718	7,942,718	8,934,718
435	862,607	10,978,631	-38,369	5,971,631	7,591,631	8,583,631

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,054,476	11,505,064	488,064	6,498,064	8,118,064	9,110,064
65	1,899,029	10,634,564	-382,436	5,627,564	7,247,564	8,239,564
85	1,862,073	10,427,607	-589,393	5,420,607	7,040,607	8,032,607
105	1,825,115	10,220,644	-796,356	5,213,644	6,833,644	7,825,644
125	1,788,158	10,013,686	-1,003,314	5,006,686	6,626,686	7,618,686
145	1,751,201	9,806,723	-1,210,277	4,799,723	6,419,723	7,411,723
165	1,714,243	9,599,761	-1,417,239	4,592,761	6,212,761	7,204,761
185	1,677,286	9,392,803	-1,624,197	4,385,803	6,005,803	6,997,803
205	1,640,329	9,185,840	-1,831,160	4,178,840	5,798,840	6,790,840
225	1,603,372	8,978,883	-2,038,117	3,971,883	5,591,883	6,583,883
275	1,510,979	8,461,481	-2,555,519	3,454,481	5,074,481	6,066,481
300	1,464,782	8,202,778	-2,814,222	3,195,778	4,815,778	5,807,778
325	1,418,586	7,944,079	-3,072,921	2,937,079	4,557,079	5,549,079
350	1,372,390	7,685,381	-3,331,619	2,678,381	4,298,381	5,290,381
400	1,279,996	7,167,980	-3,849,020	2,160,980	3,780,980	4,772,980
435	1,215,321	6,805,800	-4,211,200	1,798,800	3,418,800	4,410,800

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£145	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,070,112	13,024,360	2,007,360	8,017,360	9,637,360	10,629,360
65	3,760,159	12,032,510	1,015,510	7,025,510	8,645,510	9,637,510
85	3,686,327	11,796,247	779,247	6,789,247	8,409,247	9,401,247
105	3,612,496	11,559,987	542,987	6,552,987	8,172,987	9,164,987
125	3,538,665	11,323,728	306,728	6,316,728	7,936,728	8,928,728
145	3,464,834	11,087,468	70,468	6,080,468	7,700,468	8,692,468
165	3,391,003	10,851,209	-165,791	5,844,209	7,464,209	8,456,209
185	3,317,172	10,614,949	-402,051	5,607,949	7,227,949	8,219,949
205	3,243,340	10,378,687	-638,313	5,371,687	6,991,687	7,983,687
225	3,169,508	10,142,427	-874,573	5,135,427	6,755,427	7,747,427
275	2,984,930	9,551,777	-1,465,223	4,544,777	6,164,777	7,156,777
300	2,892,642	9,256,453	-1,760,547	4,249,453	5,869,453	6,861,453
325	2,800,352	8,961,126	-2,055,874	3,954,126	5,574,126	6,566,126
350	2,708,063	8,665,803	-2,351,197	3,658,803	5,278,803	6,270,803
400	2,523,485	8,075,152	-2,941,848	3,068,152	4,688,152	5,680,152
435	2,394,280	7,661,697	-3,355,303	2,654,697	4,274,697	5,266,697

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,516,289	11,290,723	273,723	6,283,723	7,903,723	8,895,723
65	3,985,865	9,964,664	-1,052,336	4,957,664	6,577,664	7,569,664
85	3,846,558	9,616,395	-1,400,605	4,609,395	6,229,395	7,221,395
105	3,707,251	9,268,127	-1,748,873	4,261,127	5,881,127	6,873,127
125	3,567,944	8,919,859	-2,097,141	3,912,859	5,532,859	6,524,859
145	3,428,636	8,571,590	-2,445,410	3,564,590	5,184,590	6,176,590
165	3,289,329	8,223,322	-2,793,678	3,216,322	4,836,322	5,828,322
185	3,150,022	7,875,054	-3,141,946	2,868,054	4,488,054	5,480,054
205	3,010,714	7,526,786	-3,490,214	2,519,786	4,139,786	5,131,786
225	2,871,407	7,178,517	-3,838,483	2,171,517	3,791,517	4,783,517
275	2,523,139	6,307,847	-4,709,153	1,300,847	2,920,847	3,912,847
300	2,349,005	5,872,511	-5,144,489	865,511	2,485,511	3,477,511
325	2,174,870	5,437,176	-5,579,824	430,176	2,050,176	3,042,176
350	2,000,736	5,001,841	-6,015,159	-5,159	1,614,841	2,606,841
400	1,652,469	4,131,172	-6,885,828	-875,828	744,172	1,736,172
435	1,408,681	3,521,703	-7,495,297	-1,485,297	134,703	1,126,703

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£325	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£105	£205	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,201,291	7,201,291	-3,815,709	2,194,291	3,814,291	4,806,291
65	5,986,078	5,986,078	-5,030,922	979,078	2,599,078	3,591,078
85	5,650,275	5,650,275	-5,366,725	643,275	2,263,275	3,255,275
105	5,314,472	5,314,472	-5,702,528	307,472	1,927,472	2,919,472
125	4,976,434	4,976,434	-6,040,566	-30,566	1,589,434	2,581,434
145	4,635,140	4,635,140	-6,381,860	-371,860	1,248,140	2,240,140
165	4,293,845	4,293,845	-6,723,155	-713,155	906,845	1,898,845
185	3,952,550	3,952,550	-7,064,450	-1,054,450	565,550	1,557,550
205	3,611,256	3,611,256	-7,405,744	-1,395,744	224,256	1,216,256
225	3,269,961	3,269,961	-7,747,039	-1,737,039	-117,039	874,961
275	2,416,724	2,416,724	-8,600,276	-2,590,276	-970,276	21,724
300	1,990,106	1,990,106	-9,026,894	-3,016,894	-1,396,894	-404,894
325	1,563,488	1,563,488	-9,453,512	-3,443,512	-1,823,512	-831,512
350	1,136,869	1,136,869	-9,880,131	-3,870,131	-2,250,131	-1,258,131
400	283,633	283,633	-10,733,367	-4,723,367	-3,103,367	-2,111,367
435	-318,763	-318,763	-11,335,763	-5,325,763	-3,705,763	-2,713,763

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£275	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,741,314	8,370,657	-2,646,343	3,363,657	4,983,657	5,975,657
65	14,320,245	7,160,122	-3,856,878	2,153,122	3,773,122	4,765,122
85	13,663,895	6,831,948	-4,185,052	1,824,948	3,444,948	4,436,948
105	13,007,547	6,503,773	-4,513,227	1,496,773	3,116,773	4,108,773
125	12,351,198	6,175,599	-4,841,401	1,168,599	2,788,599	3,780,599
145	11,691,782	5,845,891	-5,171,109	838,891	2,458,891	3,450,891
165	11,024,698	5,512,349	-5,504,651	505,349	2,125,349	3,117,349
185	10,357,614	5,178,807	-5,838,193	171,807	1,791,807	2,783,807
205	9,690,530	4,845,265	-6,171,735	-161,735	1,458,265	2,450,265
225	9,023,446	4,511,723	-6,505,277	-495,277	1,124,723	2,116,723
275	7,355,736	3,677,868	-7,339,132	-1,329,132	290,868	1,282,868
300	6,521,882	3,260,941	-7,756,059	-1,746,059	-126,059	865,941
325	5,683,887	2,841,943	-8,175,057	-2,165,057	-545,057	446,943
350	4,836,394	2,418,197	-8,598,803	-2,588,803	-968,803	23,197
400	3,141,409	1,570,704	-9,446,296	-3,436,296	-1,816,296	-824,296
435	1,954,918	977,459	-10,039,541	-4,029,541	-2,409,541	-1,417,541

Appendix 3 - Residential appraisal results at base costs and values (SR and SO)

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% SR : 40% SO)

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

Site type	T1 - 5 Houses			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	ed ownership	435

Site type	T2 - 10 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	185	350

Site type	T3 - 11 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	205	350

Site type	T4 - 25 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	719,376	7,193,764	-3,823,236	2,186,764	3,806,764	4,798,764
65	689,133	6,891,331	-4,125,669	1,884,331	3,504,331	4,496,331
85	683,634	6,836,341	-4,180,659	1,829,341	3,449,341	4,441,341
105	678,135	6,781,351	-4,235,649	1,774,351	3,394,351	4,386,351
125	672,637	6,726,371	-4,290,629	1,719,371	3,339,371	4,331,371
145	667,138	6,671,381	-4,345,619	1,664,381	3,284,381	4,276,381
165	661,639	6,616,390	-4,400,610	1,609,390	3,229,390	4,221,390
185	656,140	6,561,400	-4,455,600	1,554,400	3,174,400	4,166,400
205	650,641	6,506,410	-4,510,590	1,499,410	3,119,410	4,111,410
225	645,143	6,451,430	-4,565,570	1,444,430	3,064,430	4,056,430
275	631,396	6,313,960	-4,703,040	1,306,960	2,926,960	3,918,960
300	624,522	6,245,220	-4,771,780	1,238,220	2,858,220	3,850,220
325	617,649	6,176,489	-4,840,511	1,169,489	2,789,489	3,781,489
350	610,775	6,107,749	-4,909,251	1,100,749	2,720,749	3,712,749
400	597,028	5,970,279	-5,046,721	963,279	2,583,279	3,575,279
435	587,405	5,874,049	-5,142,951	867,049	2,487,049	3,479,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£185	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	345,751	4,840,513	-6,176,487	-166,487	1,453,513	2,445,513
65	308,756	4,322,588	-6,694,412	-684,412	935,588	1,927,588
85	299,203	4,188,839	-6,828,161	-818,161	801,839	1,793,839
105	289,649	4,055,089	-6,961,911	-951,911	668,089	1,660,089
125	280,096	3,921,340	-7,095,660	-1,085,660	534,340	1,526,340
145	270,542	3,787,591	-7,229,409	-1,219,409	400,591	1,392,591
165	260,989	3,653,841	-7,363,159	-1,353,159	266,841	1,258,841
185	251,435	3,520,092	-7,496,908	-1,486,908	133,092	1,125,092
205	241,882	3,386,343	-7,630,657	-1,620,657	-657	991,343
225	232,328	3,252,593	-7,764,407	-1,754,407	-134,407	857,593
275	208,445	2,918,227	-8,098,773	-2,088,773	-468,773	523,227
300	196,503	2,751,037	-8,265,963	-2,255,963	-635,963	356,037
325	184,560	2,583,846	-8,433,154	-2,423,154	-803,154	188,846
350	172,618	2,416,656	-8,600,344	-2,590,344	-970,344	21,656
400	148,735	2,082,290	-8,934,710	-2,924,710	-1,304,710	-312,710
435	132,017	1,848,232	-9,168,768	-3,158,768	-1,538,768	-546,768

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£205	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	390,775	4,973,497	-6,043,503	-33,503	1,586,497	2,578,497
65	349,900	4,453,271	-6,563,729	-553,729	1,066,271	2,058,271
85	339,391	4,319,525	-6,697,475	-687,475	932,525	1,924,525
105	328,882	4,185,767	-6,831,233	-821,233	798,767	1,790,767
125	318,373	4,052,021	-6,964,979	-954,979	665,021	1,657,021
145	307,865	3,918,276	-7,098,724	-1,088,724	531,276	1,523,276
165	297,356	3,784,530	-7,232,470	-1,222,470	397,530	1,389,530
185	286,846	3,650,772	-7,366,228	-1,356,228	263,772	1,255,772
205	276,338	3,517,027	-7,499,973	-1,489,973	130,027	1,122,027
225	265,829	3,383,281	-7,633,719	-1,623,719	-3,719	988,281
275	239,557	3,048,911	-7,968,089	-1,958,089	-338,089	653,911
300	226,421	2,881,719	-8,135,281	-2,125,281	-505,281	486,719
325	213,284	2,714,528	-8,302,472	-2,292,472	-672,472	319,528
350	200,149	2,547,349	-8,469,651	-2,459,651	-839,651	152,349
400	173,877	2,212,979	-8,804,021	-2,794,021	-1,174,021	-182,021
435	155,487	1,978,921	-9,038,079	-3,028,079	-1,408,079	-416,079

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	184,474	1,033,055	-9,983,945	-3,973,945	-2,353,945	-1,361,945
65	101,227	566,869	-10,450,131	-4,440,131	-2,820,131	-1,828,131
85	76,589	428,897	-10,588,103	-4,578,103	-2,958,103	-1,966,103
105	51,951	290,925	-10,726,075	-4,716,075	-3,096,075	-2,104,075
125	27,312	152,948	-10,864,052	-4,854,052	-3,234,052	-2,242,052
145	2,674	14,977	-11,002,023	-4,992,023	-3,372,023	-2,380,023
165	-22,323	-125,008	-11,142,008	-5,132,008	-3,512,008	-2,520,008
185	-47,364	-265,238	-11,282,238	-5,272,238	-3,652,238	-2,660,238
205	-72,405	-405,468	-11,422,468	-5,412,468	-3,792,468	-2,800,468
225	-97,446	-545,699	-11,562,699	-5,552,699	-3,932,699	-2,940,699
275	-160,050	-896,278	-11,913,278	-5,903,278	-4,283,278	-3,291,278
300	-191,351	-1,071,564	-12,088,564	-6,078,564	-4,458,564	-3,466,564
325	-222,652	-1,246,851	-12,263,851	-6,253,851	-4,633,851	-3,641,851
350	-253,953	-1,422,137	-12,439,137	-6,429,137	-4,809,137	-3,817,137
400	-316,556	-1,772,716	-12,789,716	-6,779,716	-5,159,716	-4,167,716
435	-360,378	-2,018,115	-13,035,115	-7,025,115	-5,405,115	-4,413,115

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	364,444	1,166,221	-9,850,779	-3,840,779	-2,220,779	-1,228,779
65	198,207	634,264	-10,382,736	-4,372,736	-2,752,736	-1,760,736
85	148,987	476,760	-10,540,240	-4,530,240	-2,910,240	-1,918,240
105	99,766	319,252	-10,697,748	-4,687,748	-3,067,748	-2,075,748
125	50,545	161,745	-10,855,255	-4,845,255	-3,225,255	-2,233,255
145	1,324	4,237	-11,012,763	-5,002,763	-3,382,763	-2,390,763
165	-48,679	-155,774	-11,172,774	-5,162,774	-3,542,774	-2,550,774
185	-98,705	-315,857	-11,332,857	-5,322,857	-3,702,857	-2,710,857
205	-148,731	-475,939	-11,492,939	-5,482,939	-3,862,939	-2,870,939
225	-198,757	-636,022	-11,653,022	-5,643,022	-4,023,022	-3,031,022
275	-323,822	-1,036,232	-12,053,232	-6,043,232	-4,423,232	-3,431,232
300	-386,354	-1,236,333	-12,253,333	-6,243,333	-4,623,333	-3,631,333
325	-448,887	-1,436,438	-12,453,438	-6,443,438	-4,823,438	-3,831,438
350	-511,419	-1,636,540	-12,653,540	-6,643,540	-5,023,540	-4,031,540
400	-636,483	-2,036,746	-13,053,746	-7,043,746	-5,423,746	-4,431,746
435	-724,029	-2,316,893	-13,333,893	-7,323,893	-5,703,893	-4,711,893

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,160,858	-5,402,145	-16,419,145	-10,409,145	-8,789,145	-7,797,145
65	-2,430,462	-6,076,155	-17,093,155	-11,083,155	-9,463,155	-8,471,155
85	-2,524,852	-6,312,131	-17,329,131	-11,319,131	-9,699,131	-8,707,131
105	-2,619,243	-6,548,107	-17,565,107	-11,555,107	-9,935,107	-8,943,107
125	-2,713,634	-6,784,085	-17,801,085	-11,791,085	-10,171,085	-9,179,085
145	-2,808,024	-7,020,061	-18,037,061	-12,027,061	-10,407,061	-9,415,061
165	-2,902,415	-7,256,036	-18,273,036	-12,263,036	-10,643,036	-9,651,036
185	-2,996,805	-7,492,012	-18,509,012	-12,499,012	-10,879,012	-9,887,012
205	-3,091,195	-7,727,988	-18,744,988	-12,734,988	-11,114,988	-10,122,988
225	-3,185,585	-7,963,963	-18,980,963	-12,970,963	-11,350,963	-10,358,963
275	-3,421,562	-8,553,904	-19,570,904	-13,560,904	-11,940,904	-10,948,904
300	-3,539,550	-8,848,876	-19,865,876	-13,855,876	-12,235,876	-11,243,876
325	-3,657,538	-9,143,845	-20,160,845	-14,150,845	-12,530,845	-11,538,845
350	-3,775,525	-9,438,814	-20,455,814	-14,445,814	-12,825,814	-11,833,814
400	-4,011,502	-10,028,754	-21,045,754	-15,035,754	-13,415,754	-12,423,754
435	-4,176,685	-10,441,712	-21,458,712	-15,448,712	-13,828,712	-12,836,712

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,027,625	-8,027,625	-19,044,625	-13,034,625	-11,414,625	-10,422,625
65	-8,641,124	-8,641,124	-19,658,124	-13,648,124	-12,028,124	-11,036,124
85	-8,872,375	-8,872,375	-19,889,375	-13,879,375	-12,259,375	-11,267,375
105	-9,103,626	-9,103,626	-20,120,626	-14,110,626	-12,490,626	-11,498,626
125	-9,334,878	-9,334,878	-20,351,878	-14,341,878	-12,721,878	-11,729,878
145	-9,566,128	-9,566,128	-20,583,128	-14,573,128	-12,953,128	-11,961,128
165	-9,797,380	-9,797,380	-20,814,380	-14,804,380	-13,184,380	-12,192,380
185	-10,028,630	-10,028,630	-21,045,630	-15,035,630	-13,415,630	-12,423,630
205	-10,259,882	-10,259,882	-21,276,882	-15,266,882	-13,646,882	-12,654,882
225	-10,491,133	-10,491,133	-21,508,133	-15,498,133	-13,878,133	-12,886,133
275	-11,069,261	-11,069,261	-22,086,261	-16,076,261	-14,456,261	-13,464,261
300	-11,358,324	-11,358,324	-22,375,324	-16,365,324	-14,745,324	-13,753,324
325	-11,647,388	-11,647,388	-22,664,388	-16,654,388	-15,034,388	-14,042,388
350	-11,936,452	-11,936,452	-22,953,452	-16,943,452	-15,323,452	-14,331,452
400	-12,514,579	-12,514,579	-23,531,579	-17,521,579	-15,901,579	-14,909,579
435	-12,919,268	-12,919,268	-23,936,268	-17,926,268	-16,306,268	-15,314,268

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,995,585	-6,497,793	-17,514,793	-11,504,793	-9,884,793	-8,892,793
65	-14,265,087	-7,132,544	-18,149,544	-12,139,544	-10,519,544	-9,527,544
85	-14,724,475	-7,362,238	-18,379,238	-12,369,238	-10,749,238	-9,757,238
105	-15,183,864	-7,591,932	-18,608,932	-12,598,932	-10,978,932	-9,986,932
125	-15,643,253	-7,821,626	-18,838,626	-12,828,626	-11,208,626	-10,216,626
145	-16,102,641	-8,051,320	-19,068,320	-13,058,320	-11,438,320	-10,446,320
165	-16,562,030	-8,281,015	-19,298,015	-13,288,015	-11,668,015	-10,676,015
185	-17,021,418	-8,510,709	-19,527,709	-13,517,709	-11,897,709	-10,905,709
205	-17,480,806	-8,740,403	-19,757,403	-13,747,403	-12,127,403	-11,135,403
225	-17,940,196	-8,970,098	-19,987,098	-13,977,098	-12,357,098	-11,365,098
275	-19,088,667	-9,544,334	-20,561,334	-14,551,334	-12,931,334	-11,939,334
300	-19,662,903	-9,831,451	-20,848,451	-14,838,451	-13,218,451	-12,226,451
325	-20,237,139	-10,118,569	-21,135,569	-15,125,569	-13,505,569	-12,513,569
350	-20,811,374	-10,405,687	-21,422,687	-15,412,687	-13,792,687	-12,800,687
400	-21,959,846	-10,979,923	-21,996,923	-15,986,923	-14,366,923	-13,374,923
435	-22,763,776	-11,381,888	-22,398,888	-16,388,888	-14,768,888	-13,776,888

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	9
	0
No of units	units
Density:	dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownersh	40%

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

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values	£5113 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Seven Sisters, St. Ann's and Tottenham Green

Private values	£6082 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 9

Harringay

Private values £6997 psm

CIL amount 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!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#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!

Stroud Green and Alexandra

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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#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!

Hornsey and Crouch End

Private values £7858 psm

CIL amount 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!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#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 9

Fortis Green

Private values	£8396 psm

CIL amount 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!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#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!

Muswell Hill

Private values	£8773 psm

CIL amount 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!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#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!

Highgate

Private values	£9257 psm

CIL amount 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!
65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105	#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!
145	#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!
185	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
205	#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!
275	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
300	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
325	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
350	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
400	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
435	#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 Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (40% SR : 60% SO)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	300	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	325	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	125

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	165

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	842,484	8,424,838	-2,592,162	3,417,838	5,037,838	6,029,838
65	810,123	8,101,227	-2,915,773	3,094,227	4,714,227	5,706,227
85	804,625	8,046,247	-2,970,753	3,039,247	4,659,247	5,651,247
105	799,126	7,991,256	-3,025,744	2,984,256	4,604,256	5,596,256
125	793,627	7,936,266	-3,080,734	2,929,266	4,549,266	5,541,266
145	788,128	7,881,276	-3,135,724	2,874,276	4,494,276	5,486,276
165	782,629	7,826,286	-3,190,714	2,819,286	4,439,286	5,431,286
185	777,131	7,771,306	-3,245,694	2,764,306	4,384,306	5,376,306
205	771,632	7,716,316	-3,300,684	2,709,316	4,329,316	5,321,316
225	766,133	7,661,326	-3,355,674	2,654,326	4,274,326	5,266,326
275	752,386	7,523,855	-3,493,145	2,516,855	4,136,855	5,128,855
300	745,512	7,455,115	-3,561,885	2,448,115	4,068,115	5,060,115
325	738,639	7,386,385	-3,630,615	2,379,385	3,999,385	4,991,385
350	731,765	7,317,645	-3,699,355	2,310,645	3,930,645	4,922,645
400	718,017	7,180,175	-3,836,825	2,173,175	3,793,175	4,785,175
435	708,395	7,083,955	-3,933,045	2,076,955	3,696,955	4,688,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	516,858	7,236,010	-3,780,990	2,229,010	3,849,010	4,841,010
65	476,920	6,676,874	-4,340,126	1,669,874	3,289,874	4,281,874
85	467,366	6,543,125	-4,473,875	1,536,125	3,156,125	4,148,125
105	457,813	6,409,376	-4,607,624	1,402,376	3,022,376	4,014,376
125	448,259	6,275,626	-4,741,374	1,268,626	2,888,626	3,880,626
145	438,705	6,141,877	-4,875,123	1,134,877	2,754,877	3,746,877
165	429,152	6,008,128	-5,008,872	1,001,128	2,621,128	3,613,128
185	419,598	5,874,378	-5,142,622	867,378	2,487,378	3,479,378
205	410,046	5,740,643	-5,276,357	733,643	2,353,643	3,345,643
225	400,492	5,606,894	-5,410,106	599,894	2,219,894	3,211,894
275	376,608	5,272,513	-5,744,487	265,513	1,885,513	2,877,513
300	364,666	5,105,323	-5,911,677	98,323	1,718,323	2,710,323
325	352,725	4,938,147	-6,078,853	-68,853	1,551,147	2,543,147
350	340,783	4,770,957	-6,246,043	-236,043	1,383,957	2,375,957
400	316,899	4,436,590	-6,580,410	-570,410	1,049,590	2,041,590
435	300,180	4,202,518	-6,814,482	-804,482	815,518	1,807,518

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	578,992	7,368,986	-3,648,014	2,361,986	3,981,986	4,973,986
65	534,879	6,807,557	-4,209,443	1,800,557	3,420,557	4,412,557
85	524,371	6,673,812	-4,343,188	1,666,812	3,286,812	4,278,812
105	513,862	6,540,066	-4,476,934	1,533,066	3,153,066	4,145,066
125	503,354	6,406,320	-4,610,680	1,399,320	3,019,320	4,011,320
145	492,844	6,272,562	-4,744,438	1,265,562	2,885,562	3,877,562
165	482,336	6,138,817	-4,878,183	1,131,817	2,751,817	3,743,817
185	471,827	6,005,071	-5,011,929	998,071	2,618,071	3,610,071
205	461,318	5,871,326	-5,145,674	864,326	2,484,326	3,476,326
225	450,809	5,737,567	-5,279,433	730,567	2,350,567	3,342,567
275	424,537	5,403,197	-5,613,803	396,197	2,016,197	3,008,197
300	411,401	5,236,018	-5,780,982	229,018	1,849,018	2,841,018
325	398,265	5,068,827	-5,948,173	61,827	1,681,827	2,673,827
350	385,129	4,901,635	-6,115,365	-105,365	1,514,635	2,506,635
400	358,857	4,567,265	-6,449,735	-439,735	1,180,265	2,172,265
435	340,466	4,333,207	-6,683,793	-673,793	946,207	1,938,207

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	601,528	3,368,559	-7,648,441	-1,638,441	-18,441	973,559
65	511,109	2,862,208	-8,154,792	-2,144,792	-524,792	467,208
85	486,470	2,724,231	-8,292,769	-2,282,769	-662,769	329,231
105	461,832	2,586,259	-8,430,741	-2,420,741	-800,741	191,259
125	437,194	2,448,288	-8,568,712	-2,558,712	-938,712	53,288
145	412,555	2,310,311	-8,706,689	-2,696,689	-1,076,689	-84,689
165	387,918	2,172,339	-8,844,661	-2,834,661	-1,214,661	-222,661
185	363,280	2,034,367	-8,982,633	-2,972,633	-1,352,633	-360,633
205	338,641	1,896,390	-9,120,610	-3,110,610	-1,490,610	-498,610
225	314,003	1,758,419	-9,258,581	-3,248,581	-1,628,581	-636,581
275	252,408	1,413,484	-9,603,516	-3,593,516	-1,973,516	-981,516
300	221,610	1,241,017	-9,775,983	-3,765,983	-2,145,983	-1,153,983
325	190,812	1,068,550	-9,948,450	-3,938,450	-2,318,450	-1,326,450
350	160,015	896,082	-10,120,918	-4,110,918	-2,490,918	-1,498,918
400	98,419	551,148	-10,465,852	-4,455,852	-2,835,852	-1,843,852
435	55,303	309,695	-10,707,305	-4,697,305	-3,077,305	-2,085,305

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£165

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,190,983	3,811,145	-7,205,855	-1,195,855	424,145	1,416,145
65	1,010,531	3,233,700	-7,783,300	-1,773,300	-153,300	838,700
85	961,310	3,076,192	-7,940,808	-1,930,808	-310,808	681,192
105	912,090	2,918,688	-8,098,312	-2,088,312	-468,312	523,688
125	862,869	2,761,181	-8,255,819	-2,245,819	-625,819	366,181
145	813,648	2,603,673	-8,413,327	-2,403,327	-783,327	208,673
165	764,427	2,446,166	-8,570,834	-2,560,834	-940,834	51,166
185	715,207	2,288,662	-8,728,338	-2,718,338	-1,098,338	-106,338
205	665,986	2,131,154	-8,885,846	-2,875,846	-1,255,846	-263,846
225	616,765	1,973,647	-9,043,353	-3,033,353	-1,413,353	-421,353
275	493,713	1,579,880	-9,437,120	-3,427,120	-1,807,120	-815,120
300	432,186	1,382,997	-9,634,003	-3,624,003	-2,004,003	-1,012,003
325	370,660	1,186,113	-9,830,887	-3,820,887	-2,200,887	-1,208,887
350	309,134	989,230	-10,027,770	-4,017,770	-2,397,770	-1,405,770
400	186,082	595,463	-10,421,537	-4,411,537	-2,791,537	-1,799,537
435	99,946	319,827	-10,697,173	-4,687,173	-3,067,173	-2,075,173

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-600,838	-1,502,094	-12,519,094	-6,509,094	-4,889,094	-3,897,094
65	-897,273	-2,243,183	-13,260,183	-7,250,183	-5,630,183	-4,638,183
85	-991,663	-2,479,159	-13,496,159	-7,486,159	-5,866,159	-4,874,159
105	-1,086,054	-2,715,134	-13,732,134	-7,722,134	-6,102,134	-5,110,134
125	-1,180,444	-2,951,110	-13,968,110	-7,958,110	-6,338,110	-5,346,110
145	-1,274,834	-3,187,086	-14,204,086	-8,194,086	-6,574,086	-5,582,086
165	-1,369,225	-3,423,061	-14,440,061	-8,430,061	-6,810,061	-5,818,061
185	-1,463,616	-3,659,040	-14,676,040	-8,666,040	-7,046,040	-6,054,040
205	-1,558,006	-3,895,015	-14,912,015	-8,902,015	-7,282,015	-6,290,015
225	-1,652,396	-4,130,991	-15,147,991	-9,137,991	-7,517,991	-6,525,991
275	-1,888,373	-4,720,932	-15,737,932	-9,727,932	-8,107,932	-7,115,932
300	-2,006,360	-5,015,901	-16,032,901	-10,022,901	-8,402,901	-7,410,901
325	-2,124,349	-5,310,872	-16,327,872	-10,317,872	-8,697,872	-7,705,872
350	-2,242,337	-5,605,841	-16,622,841	-10,612,841	-8,992,841	-8,000,841
400	-2,478,313	-6,195,782	-17,212,782	-11,202,782	-9,582,782	-8,590,782
435	-2,643,496	-6,608,740	-17,625,740	-11,615,740	-9,995,740	-9,003,740

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,265,685	-4,265,685	-15,282,685	-9,272,685	-7,652,685	-6,660,685
65	-4,943,885	-4,943,885	-15,960,885	-9,950,885	-8,330,885	-7,338,885
85	-5,175,137	-5,175,137	-16,192,137	-10,182,137	-8,562,137	-7,570,137
105	-5,406,388	-5,406,388	-16,423,388	-10,413,388	-8,793,388	-7,801,388
125	-5,637,639	-5,637,639	-16,654,639	-10,644,639	-9,024,639	-8,032,639
145	-5,868,890	-5,868,890	-16,885,890	-10,875,890	-9,255,890	-8,263,890
165	-6,100,141	-6,100,141	-17,117,141	-11,107,141	-9,487,141	-8,495,141
185	-6,331,392	-6,331,392	-17,348,392	-11,338,392	-9,718,392	-8,726,392
205	-6,562,644	-6,562,644	-17,579,644	-11,569,644	-9,949,644	-8,957,644
225	-6,793,894	-6,793,894	-17,810,894	-11,800,894	-10,180,894	-9,188,894
275	-7,372,022	-7,372,022	-18,389,022	-12,379,022	-10,759,022	-9,767,022
300	-7,661,086	-7,661,086	-18,678,086	-12,668,086	-11,048,086	-10,056,086
325	-7,950,149	-7,950,149	-18,967,149	-12,957,149	-11,337,149	-10,345,149
350	-8,239,214	-8,239,214	-19,256,214	-13,246,214	-11,626,214	-10,634,214
400	-8,817,341	-8,817,341	-19,834,341	-13,824,341	-12,204,341	-11,212,341
435	-9,222,030	-9,222,030	-20,239,030	-14,229,030	-12,609,030	-11,617,030

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,865,180	-2,932,590	-13,949,590	-7,939,590	-6,319,590	-5,327,590
65	-7,257,318	-3,628,659	-14,645,659	-8,635,659	-7,015,659	-6,023,659
85	-7,716,706	-3,858,353	-14,875,353	-8,865,353	-7,245,353	-6,253,353
105	-8,176,095	-4,088,048	-15,105,048	-9,095,048	-7,475,048	-6,483,048
125	-8,635,484	-4,317,742	-15,334,742	-9,324,742	-7,704,742	-6,712,742
145	-9,094,873	-4,547,436	-15,564,436	-9,554,436	-7,934,436	-6,942,436
165	-9,554,261	-4,777,130	-15,794,130	-9,784,130	-8,164,130	-7,172,130
185	-10,013,649	-5,006,825	-16,023,825	-10,013,825	-8,393,825	-7,401,825
205	-10,473,038	-5,236,519	-16,253,519	-10,243,519	-8,623,519	-7,631,519
225	-10,932,426	-5,466,213	-16,483,213	-10,473,213	-8,853,213	-7,861,213
275	-12,080,898	-6,040,449	-17,057,449	-11,047,449	-9,427,449	-8,435,449
300	-12,655,134	-6,327,567	-17,344,567	-11,334,567	-9,714,567	-8,722,567
325	-13,229,369	-6,614,685	-17,631,685	-11,621,685	-10,001,685	-9,009,685
350	-13,803,605	-6,901,803	-17,918,803	-11,908,803	-10,288,803	-9,296,803
400	-14,952,077	-7,476,038	-18,493,038	-12,483,038	-10,863,038	-9,871,038
435	-15,756,006	-7,878,003	-18,895,003	-12,885,003	-11,265,003	-10,273,003

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (60:40)

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

Site type	T1 - 5 Houses			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	350	435	435

Site type	T3 - 11 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	350	435	435

Site type	T4 - 25 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	65	185

Site type	T5 - 50 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	125	225

Site type	T6 - 100 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	877,534	8,775,344	-2,241,656	3,768,344	5,388,344	6,380,344
65	841,592	8,415,916	-2,601,084	3,408,916	5,028,916	6,020,916
85	835,176	8,351,763	-2,665,237	3,344,763	4,964,763	5,956,763
105	828,761	8,287,609	-2,729,391	3,280,609	4,900,609	5,892,609
125	822,346	8,223,456	-2,793,544	3,216,456	4,836,456	5,828,456
145	815,931	8,159,312	-2,857,688	3,152,312	4,772,312	5,764,312
165	809,516	8,095,159	-2,921,841	3,088,159	4,708,159	5,700,159
185	803,101	8,031,006	-2,985,994	3,024,006	4,644,006	5,636,006
205	796,685	7,966,852	-3,050,148	2,959,852	4,579,852	5,571,852
225	790,270	7,902,699	-3,114,301	2,895,699	4,515,699	5,507,699
275	774,231	7,742,315	-3,274,685	2,735,315	4,355,315	5,347,315
300	766,212	7,662,123	-3,354,877	2,655,123	4,275,123	5,267,123
325	758,193	7,581,931	-3,435,069	2,574,931	4,194,931	5,186,931
350	750,174	7,501,739	-3,515,261	2,494,739	4,114,739	5,106,739
400	734,136	7,341,356	-3,675,644	2,334,356	3,954,356	4,946,356
435	722,910	7,229,097	-3,787,903	2,222,097	3,842,097	4,834,097

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	567,422	7,943,903	-3,073,097	2,936,903	4,556,903	5,548,903
65	521,439	7,300,145	-3,716,855	2,293,145	3,913,145	4,905,145
85	510,293	7,144,102	-3,872,898	2,137,102	3,757,102	4,749,102
105	499,148	6,988,073	-4,028,927	1,981,073	3,601,073	4,593,073
125	488,002	6,832,029	-4,184,971	1,825,029	3,445,029	4,437,029
145	476,856	6,675,986	-4,341,014	1,668,986	3,288,986	4,280,986
165	465,710	6,519,943	-4,497,057	1,512,943	3,132,943	4,124,943
185	454,564	6,363,900	-4,653,100	1,356,900	2,976,900	3,968,900
205	443,419	6,207,870	-4,809,130	1,200,870	2,820,870	3,812,870
225	432,273	6,051,827	-4,965,173	1,044,827	2,664,827	3,656,827
275	404,409	5,661,726	-5,355,274	654,726	2,274,726	3,266,726
300	390,476	5,466,668	-5,550,332	459,668	2,079,668	3,071,668
325	376,545	5,271,625	-5,745,375	264,625	1,884,625	2,876,625
350	362,612	5,076,567	-5,940,433	69,567	1,689,567	2,681,567
400	334,748	4,686,466	-6,330,534	-320,534	1,299,466	2,291,466
435	315,242	4,413,394	-6,603,606	-593,606	1,026,394	2,018,394

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	634,612	8,076,878	-2,940,122	3,069,878	4,689,878	5,681,878
65	583,851	7,430,825	-3,586,175	2,423,825	4,043,825	5,035,825
85	571,591	7,274,791	-3,742,209	2,267,791	3,887,791	4,879,791
105	559,330	7,118,744	-3,898,256	2,111,744	3,731,744	4,723,744
125	547,070	6,962,709	-4,054,291	1,955,709	3,575,709	4,567,709
145	534,810	6,806,675	-4,210,325	1,799,675	3,419,675	4,411,675
165	522,549	6,650,628	-4,366,372	1,643,628	3,263,628	4,255,628
185	510,290	6,494,594	-4,522,406	1,487,594	3,107,594	4,099,594
205	498,029	6,338,547	-4,678,453	1,331,547	2,951,547	3,943,547
225	485,769	6,182,512	-4,834,488	1,175,512	2,795,512	3,787,512
275	455,118	5,792,407	-5,224,593	785,407	2,405,407	3,397,407
300	439,792	5,597,355	-5,419,645	590,355	2,210,355	3,202,355
325	424,467	5,402,302	-5,614,698	395,302	2,015,302	3,007,302
350	409,141	5,207,250	-5,809,750	200,250	1,820,250	2,812,250
400	378,491	4,817,158	-6,199,842	-189,842	1,430,158	2,422,158
435	357,035	4,544,082	-6,472,918	-462,918	1,157,082	2,149,082

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£65	£185

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	730,796	4,092,455	-6,924,545	-914,545	705,455	1,697,455
65	624,807	3,498,919	-7,518,081	-1,508,081	111,919	1,103,919
85	596,062	3,337,948	-7,679,052	-1,669,052	-49,052	942,948
105	567,318	3,176,983	-7,840,017	-1,830,017	-210,017	781,983
125	538,574	3,016,013	-8,000,987	-1,990,987	-370,987	621,013
145	509,829	2,855,042	-8,161,958	-2,151,958	-531,958	460,042
165	481,084	2,694,071	-8,322,929	-2,312,929	-692,929	299,071
185	452,340	2,533,107	-8,483,893	-2,473,893	-853,893	138,107
205	423,596	2,372,136	-8,644,864	-2,634,864	-1,014,864	-22,864
225	394,851	2,211,165	-8,805,835	-2,795,835	-1,175,835	-183,835
275	322,990	1,808,742	-9,208,258	-3,198,258	-1,578,258	-586,258
300	287,059	1,607,533	-9,409,467	-3,399,467	-1,779,467	-787,467
325	251,128	1,406,318	-9,610,682	-3,600,682	-1,980,682	-988,682
350	215,198	1,205,109	-9,811,891	-3,801,891	-2,181,891	-1,189,891
400	143,337	802,686	-10,214,314	-4,204,314	-2,584,314	-1,592,314
435	93,034	520,989	-10,496,011	-4,486,011	-2,866,011	-1,874,011

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,447,041	4,630,531	-6,386,469	-376,469	1,243,531	2,235,531
65	1,235,524	3,953,675	-7,063,325	-1,053,325	566,675	1,558,675
85	1,178,100	3,769,918	-7,247,082	-1,237,082	382,918	1,374,918
105	1,120,675	3,586,161	-7,430,839	-1,420,839	199,161	1,191,161
125	1,063,251	3,402,404	-7,614,596	-1,604,596	15,404	1,007,404
145	1,005,826	3,218,644	-7,798,356	-1,788,356	-168,356	823,644
165	948,402	3,034,887	-7,982,113	-1,972,113	-352,113	639,887
185	890,978	2,851,130	-8,165,870	-2,155,870	-535,870	456,130
205	833,554	2,667,373	-8,349,627	-2,339,627	-719,627	272,373
225	776,130	2,483,616	-8,533,384	-2,523,384	-903,384	88,616
275	632,569	2,024,220	-8,992,780	-2,982,780	-1,362,780	-370,780
300	560,788	1,794,522	-9,222,478	-3,212,478	-1,592,478	-600,478
325	489,008	1,564,824	-9,452,176	-3,442,176	-1,822,176	-830,176
350	417,228	1,335,130	-9,681,870	-3,671,870	-2,051,870	-1,059,870
400	273,667	875,734	-10,141,266	-4,131,266	-2,511,266	-1,519,266
435	173,174	554,157	-10,462,843	-4,452,843	-2,832,843	-1,840,843

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-198,589	-496,472	-11,513,472	-5,503,472	-3,883,472	-2,891,472
65	-553,070	-1,382,674	-12,399,674	-6,389,674	-4,769,674	-3,777,674
85	-663,193	-1,657,982	-12,674,982	-6,664,982	-5,044,982	-4,052,982
105	-773,314	-1,933,286	-12,950,286	-6,940,286	-5,320,286	-4,328,286
125	-883,436	-2,208,591	-13,225,591	-7,215,591	-5,595,591	-4,603,591
145	-993,559	-2,483,898	-13,500,898	-7,490,898	-5,870,898	-4,878,898
165	-1,103,681	-2,759,202	-13,776,202	-7,766,202	-6,146,202	-5,154,202
185	-1,213,803	-3,034,507	-14,051,507	-8,041,507	-6,421,507	-5,429,507
205	-1,323,926	-3,309,814	-14,326,814	-8,316,814	-6,696,814	-5,704,814
225	-1,434,047	-3,585,119	-14,602,119	-8,592,119	-6,972,119	-5,980,119
275	-1,709,353	-4,273,381	-15,290,381	-9,280,381	-7,660,381	-6,668,381
300	-1,847,006	-4,617,514	-15,634,514	-9,624,514	-8,004,514	-7,012,514
325	-1,984,659	-4,961,647	-15,978,647	-9,968,647	-8,348,647	-7,356,647
350	-2,122,311	-5,305,777	-16,322,777	-10,312,777	-8,692,777	-7,700,777
400	-2,397,617	-5,994,042	-17,011,042	-11,001,042	-9,381,042	-8,389,042
435	-2,590,330	-6,475,826	-17,492,826	-11,482,826	-9,862,826	-8,870,826

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,595,665	-3,595,665	-14,612,665	-8,602,665	-6,982,665	-5,990,665
65	-4,410,650	-4,410,650	-15,427,650	-9,417,650	-7,797,650	-6,805,650
85	-4,680,443	-4,680,443	-15,697,443	-9,687,443	-8,067,443	-7,075,443
105	-4,950,236	-4,950,236	-15,967,236	-9,957,236	-8,337,236	-7,345,236
125	-5,220,030	-5,220,030	-16,237,030	-10,227,030	-8,607,030	-7,615,030
145	-5,489,822	-5,489,822	-16,506,822	-10,496,822	-8,876,822	-7,884,822
165	-5,759,615	-5,759,615	-16,776,615	-10,766,615	-9,146,615	-8,154,615
185	-6,029,408	-6,029,408	-17,046,408	-11,036,408	-9,416,408	-8,424,408
205	-6,299,201	-6,299,201	-17,316,201	-11,306,201	-9,686,201	-8,694,201
225	-6,568,993	-6,568,993	-17,585,993	-11,575,993	-9,955,993	-8,963,993
275	-7,243,476	-7,243,476	-18,260,476	-12,250,476	-10,630,476	-9,638,476
300	-7,580,717	-7,580,717	-18,597,717	-12,587,717	-10,967,717	-9,975,717
325	-7,917,958	-7,917,958	-18,934,958	-12,924,958	-11,304,958	-10,312,958
350	-8,255,199	-8,255,199	-19,272,199	-13,262,199	-11,642,199	-10,650,199
400	-8,929,682	-8,929,682	-19,946,682	-13,936,682	-12,316,682	-11,324,682
435	-9,401,819	-9,401,819	-20,418,819	-14,408,819	-12,788,819	-11,796,819

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% Social rent	60%
% Shared ownership	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,223,234	-2,111,617	-13,128,617	-7,118,617	-5,498,617	-4,506,617
65	-5,892,447	-2,946,223	-13,963,223	-7,953,223	-6,333,223	-5,341,223
85	-6,428,400	-3,214,200	-14,231,200	-8,221,200	-6,601,200	-5,609,200
105	-6,964,353	-3,482,177	-14,499,177	-8,489,177	-6,869,177	-5,877,177
125	-7,500,307	-3,750,153	-14,767,153	-8,757,153	-7,137,153	-6,145,153
145	-8,036,260	-4,018,130	-15,035,130	-9,025,130	-7,405,130	-6,413,130
165	-8,572,214	-4,286,107	-15,303,107	-9,293,107	-7,673,107	-6,681,107
185	-9,108,167	-4,554,084	-15,571,084	-9,561,084	-7,941,084	-6,949,084
205	-9,644,120	-4,822,060	-15,839,060	-9,829,060	-8,209,060	-7,217,060
225	-10,180,074	-5,090,037	-16,107,037	-10,097,037	-8,477,037	-7,485,037
275	-11,519,957	-5,759,978	-16,776,978	-10,766,978	-9,146,978	-8,154,978
300	-12,189,898	-6,094,949	-17,111,949	-11,101,949	-9,481,949	-8,489,949
325	-12,859,840	-6,429,920	-17,446,920	-11,436,920	-9,816,920	-8,824,920
350	-13,529,782	-6,764,891	-17,781,891	-11,771,891	-10,151,891	-9,159,891
400	-14,869,665	-7,434,833	-18,451,833	-12,441,833	-10,821,833	-9,829,833
435	-15,807,583	-7,903,792	-18,920,792	-12,910,792	-11,290,792	-10,298,792

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (40:60)

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	85	275	400

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	145	325	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	969,864	9,698,645	-1,318,355	4,691,645	6,311,645	7,303,645
65	932,335	9,323,348	-1,693,652	4,316,348	5,936,348	6,928,348
85	925,919	9,259,195	-1,757,805	4,252,195	5,872,195	6,864,195
105	919,504	9,195,041	-1,821,959	4,188,041	5,808,041	6,800,041
125	913,089	9,130,888	-1,886,112	4,123,888	5,743,888	6,735,888
145	906,673	9,066,734	-1,950,266	4,059,734	5,679,734	6,671,734
165	900,258	9,002,581	-2,014,419	3,995,581	5,615,581	6,607,581
185	893,843	8,938,427	-2,078,573	3,931,427	5,551,427	6,543,427
205	887,427	8,874,274	-2,142,726	3,867,274	5,487,274	6,479,274
225	881,012	8,810,120	-2,206,880	3,803,120	5,423,120	6,415,120
275	864,974	8,649,737	-2,367,263	3,642,737	5,262,737	6,254,737
300	856,954	8,569,545	-2,447,455	3,562,545	5,182,545	6,174,545
325	848,935	8,489,353	-2,527,647	3,482,353	5,102,353	6,094,353
350	840,917	8,409,171	-2,607,829	3,402,171	5,022,171	6,014,171
400	824,879	8,248,788	-2,768,212	3,241,788	4,861,788	5,853,788
435	813,652	8,136,519	-2,880,481	3,129,519	4,749,519	5,741,519

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	695,752	9,740,525	-1,276,475	4,733,525	6,353,525	7,345,525
65	647,562	9,065,867	-1,951,133	4,058,867	5,678,867	6,670,867
85	636,416	8,909,824	-2,107,176	3,902,824	5,522,824	6,514,824
105	625,270	8,753,780	-2,263,220	3,746,780	5,366,780	6,358,780
125	614,125	8,597,751	-2,419,249	3,590,751	5,210,751	6,202,751
145	602,979	8,441,708	-2,575,292	3,434,708	5,054,708	6,046,708
165	591,833	8,285,665	-2,731,335	3,278,665	4,898,665	5,890,665
185	580,687	8,129,621	-2,887,379	3,122,621	4,742,621	5,734,621
205	569,541	7,973,578	-3,043,422	2,966,578	4,586,578	5,578,578
225	558,396	7,817,549	-3,199,451	2,810,549	4,430,549	5,422,549
275	530,532	7,427,448	-3,589,552	2,420,448	4,040,448	5,032,448
300	516,599	7,232,390	-3,784,610	2,225,390	3,845,390	4,837,390
325	502,668	7,037,347	-3,979,653	2,030,347	3,650,347	4,642,347
350	488,735	6,842,289	-4,174,711	1,835,289	3,455,289	4,447,289
400	460,871	6,452,188	-4,564,812	1,445,188	3,065,188	4,057,188
435	441,365	6,179,116	-4,837,884	1,172,116	2,792,116	3,784,116

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	775,774	9,873,491	-1,143,509	4,866,491	6,486,491	7,478,491
65	722,586	9,196,549	-1,820,451	4,189,549	5,809,549	6,801,549
85	710,326	9,040,515	-1,976,485	4,033,515	5,653,515	6,645,515
105	698,065	8,884,468	-2,132,532	3,877,468	5,497,468	6,489,468
125	685,806	8,728,434	-2,288,566	3,721,434	5,341,434	6,333,434
145	673,545	8,572,387	-2,444,613	3,565,387	5,185,387	6,177,387
165	661,285	8,416,352	-2,600,648	3,409,352	5,029,352	6,021,352
185	649,024	8,260,305	-2,756,695	3,253,305	4,873,305	5,865,305
205	636,764	8,104,271	-2,912,729	3,097,271	4,717,271	5,709,271
225	624,503	7,948,224	-3,068,776	2,941,224	4,561,224	5,553,224
275	593,853	7,558,132	-3,458,868	2,551,132	4,171,132	5,163,132
300	578,528	7,363,079	-3,653,921	2,356,079	3,976,079	4,968,079
325	563,202	7,168,027	-3,848,973	2,161,027	3,781,027	4,773,027
350	547,877	6,972,974	-4,044,026	1,965,974	3,585,974	4,577,974
400	517,225	6,582,869	-4,434,131	1,575,869	3,195,869	4,187,869
435	495,770	6,309,806	-4,707,194	1,302,806	2,922,806	3,914,806

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£85	£275	£400

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,043,586	5,844,082	-5,172,918	837,082	2,457,082	3,449,082
65	932,218	5,220,422	-5,796,578	213,422	1,833,422	2,825,422
85	903,473	5,059,451	-5,957,549	52,451	1,672,451	2,664,451
105	874,730	4,898,486	-6,118,514	-108,514	1,511,486	2,503,486
125	845,985	4,737,516	-6,279,484	-269,484	1,350,516	2,342,516
145	817,240	4,576,545	-6,440,455	-430,455	1,189,545	2,181,545
165	788,495	4,415,575	-6,601,425	-591,425	1,028,575	2,020,575
185	759,752	4,254,610	-6,762,390	-752,390	867,610	1,859,610
205	731,007	4,093,639	-6,923,361	-913,361	706,639	1,698,639
225	702,262	3,932,669	-7,084,331	-1,074,331	545,669	1,537,669
275	630,401	3,530,245	-7,486,755	-1,476,755	143,245	1,135,245
300	594,471	3,329,036	-7,687,964	-1,677,964	-57,964	934,036
325	558,540	3,127,821	-7,889,179	-1,879,179	-259,179	732,821
350	522,609	2,926,612	-8,090,388	-2,080,388	-460,388	531,612
400	450,748	2,524,189	-8,492,811	-2,482,811	-862,811	129,189
435	400,445	2,242,492	-8,774,508	-2,764,508	-1,144,508	-152,508

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£145	£325	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,066,945	6,614,225	-4,402,775	1,607,225	3,227,225	4,219,225
65	1,844,766	5,903,253	-5,113,747	896,253	2,516,253	3,508,253
85	1,787,342	5,719,495	-5,297,505	712,495	2,332,495	3,324,495
105	1,729,918	5,535,738	-5,481,262	528,738	2,148,738	3,140,738
125	1,672,494	5,351,981	-5,665,019	344,981	1,964,981	2,956,981
145	1,615,069	5,168,221	-5,848,779	161,221	1,781,221	2,773,221
165	1,557,645	4,984,464	-6,032,536	-22,536	1,597,464	2,589,464
185	1,500,221	4,800,707	-6,216,293	-206,293	1,413,707	2,405,707
205	1,442,797	4,616,950	-6,400,050	-390,050	1,229,950	2,221,950
225	1,385,372	4,433,190	-6,583,810	-573,810	1,046,190	2,038,190
275	1,241,812	3,973,797	-7,043,203	-1,033,203	586,797	1,578,797
300	1,170,031	3,744,099	-7,272,901	-1,262,901	357,099	1,349,099
325	1,098,250	3,514,401	-7,502,599	-1,492,599	127,401	1,119,401
350	1,026,470	3,284,703	-7,732,297	-1,722,297	-102,297	889,703
400	882,910	2,825,311	-8,191,689	-2,181,689	-561,689	430,311
435	782,417	2,503,734	-8,513,266	-2,503,266	-883,266	108,734

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	955,795	2,389,486	-8,627,514	-2,617,514	-997,514	-5,514
65	587,218	1,468,045	-9,548,955	-3,538,955	-1,918,955	-926,955
85	478,868	1,197,169	-9,819,831	-3,809,831	-2,189,831	-1,197,831
105	370,518	926,296	-10,090,704	-4,080,704	-2,460,704	-1,468,704
125	262,168	655,419	-10,361,581	-4,351,581	-2,731,581	-1,739,581
145	153,817	384,543	-10,632,457	-4,622,457	-3,002,457	-2,010,457
165	45,468	113,670	-10,903,330	-4,893,330	-3,273,330	-2,281,330
185	-63,911	-159,778	-11,176,778	-5,166,778	-3,546,778	-2,554,778
205	-174,033	-435,082	-11,452,082	-5,442,082	-3,822,082	-2,830,082
225	-284,156	-710,389	-11,727,389	-5,717,389	-4,097,389	-3,105,389
275	-559,461	-1,398,652	-12,415,652	-6,405,652	-4,785,652	-3,793,652
300	-697,114	-1,742,785	-12,759,785	-6,749,785	-5,129,785	-4,137,785
325	-834,766	-2,086,915	-13,103,915	-7,093,915	-5,473,915	-4,481,915
350	-972,419	-2,431,048	-13,448,048	-7,438,048	-5,818,048	-4,826,048
400	-1,247,724	-3,119,310	-14,136,310	-8,126,310	-6,506,310	-5,514,310
435	-1,440,439	-3,601,097	-14,618,097	-8,608,097	-6,988,097	-5,996,097

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-774,211	-774,211	-11,791,211	-5,781,211	-4,161,211	-3,169,211
65	-1,637,722	-1,637,722	-12,654,722	-6,644,722	-5,024,722	-4,032,722
85	-1,907,514	-1,907,514	-12,924,514	-6,914,514	-5,294,514	-4,302,514
105	-2,177,308	-2,177,308	-13,194,308	-7,184,308	-5,564,308	-4,572,308
125	-2,447,100	-2,447,100	-13,464,100	-7,454,100	-5,834,100	-4,842,100
145	-2,716,893	-2,716,893	-13,733,893	-7,723,893	-6,103,893	-5,111,893
165	-2,986,686	-2,986,686	-14,003,686	-7,993,686	-6,373,686	-5,381,686
185	-3,256,479	-3,256,479	-14,273,479	-8,263,479	-6,643,479	-5,651,479
205	-3,526,272	-3,526,272	-14,543,272	-8,533,272	-6,913,272	-5,921,272
225	-3,796,065	-3,796,065	-14,813,065	-8,803,065	-7,183,065	-6,191,065
275	-4,470,547	-4,470,547	-15,487,547	-9,477,547	-7,857,547	-6,865,547
300	-4,807,788	-4,807,788	-15,824,788	-9,814,788	-8,194,788	-7,202,788
325	-5,145,030	-5,145,030	-16,162,030	-10,152,030	-8,532,030	-7,540,030
350	-5,482,271	-5,482,271	-16,499,271	-10,489,271	-8,869,271	-7,877,271
400	-6,156,753	-6,156,753	-17,173,753	-11,163,753	-9,543,753	-8,551,753
435	-6,628,891	-6,628,891	-17,645,891	-11,635,891	-10,015,891	-9,023,891

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% Social rent	40%
% Shared ownership	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,106,473	553,236	-10,463,764	-4,453,764	-2,833,764	-1,841,764
65	-636,620	-318,310	-11,335,310	-5,325,310	-3,705,310	-2,713,310
85	-1,172,573	-586,287	-11,603,287	-5,593,287	-3,973,287	-2,981,287
105	-1,708,527	-854,264	-11,871,264	-5,861,264	-4,241,264	-3,249,264
125	-2,244,481	-1,122,240	-12,139,240	-6,129,240	-4,509,240	-3,517,240
145	-2,780,434	-1,390,217	-12,407,217	-6,397,217	-4,777,217	-3,785,217
165	-3,316,387	-1,658,194	-12,675,194	-6,665,194	-5,045,194	-4,053,194
185	-3,852,340	-1,926,170	-12,943,170	-6,933,170	-5,313,170	-4,321,170
205	-4,388,293	-2,194,147	-13,211,147	-7,201,147	-5,581,147	-4,589,147
225	-4,924,247	-2,462,123	-13,479,123	-7,469,123	-5,849,123	-4,857,123
275	-6,264,130	-3,132,065	-14,149,065	-8,139,065	-6,519,065	-5,527,065
300	-6,934,072	-3,467,036	-14,484,036	-8,474,036	-6,854,036	-5,862,036
325	-7,604,014	-3,802,007	-14,819,007	-8,809,007	-7,189,007	-6,197,007
350	-8,273,955	-4,136,978	-15,153,978	-9,143,978	-7,523,978	-6,531,978
400	-9,613,838	-4,806,919	-15,823,919	-9,813,919	-8,193,919	-7,201,919
435	-10,551,756	-5,275,878	-16,292,878	-10,282,878	-8,662,878	-7,670,878

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (60:40)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	205	350	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	275	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	105

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% Social rent	60%
% Shared ownership	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,035,691	10,356,914	-660,086	5,349,914	6,969,914	7,961,914
65	994,051	9,940,512	-1,076,488	4,933,512	6,553,512	7,545,512
85	986,719	9,867,195	-1,149,805	4,860,195	6,480,195	7,472,195
105	979,388	9,793,878	-1,223,122	4,786,878	6,406,878	7,398,878
125	972,055	9,720,551	-1,296,449	4,713,551	6,333,551	7,325,551
145	964,723	9,647,234	-1,369,766	4,640,234	6,260,234	7,252,234
165	957,392	9,573,918	-1,443,082	4,566,918	6,186,918	7,178,918
185	950,060	9,500,601	-1,516,399	4,493,601	6,113,601	7,105,601
205	942,728	9,427,284	-1,589,716	4,420,284	6,040,284	7,032,284
225	935,397	9,353,967	-1,663,033	4,346,967	5,966,967	6,958,967
275	917,067	9,170,670	-1,846,330	4,163,670	5,783,670	6,775,670
300	907,903	9,079,027	-1,937,973	4,072,027	5,692,027	6,684,027
325	898,738	8,987,383	-2,029,617	3,980,383	5,600,383	6,592,383
350	889,573	8,895,730	-2,121,270	3,888,730	5,508,730	6,500,730
400	871,244	8,712,443	-2,304,557	3,705,443	5,325,443	6,317,443
435	858,414	8,584,136	-2,432,864	3,577,136	5,197,136	6,189,136

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values	£5113 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	202,668	2,837,346	-8,179,654	-2,169,654	-549,654	442,346
65	157,784	2,208,970	-8,808,030	-2,798,030	-1,178,030	-186,030
85	145,045	2,030,633	-8,986,367	-2,976,367	-1,356,367	-364,367
105	132,308	1,852,310	-9,164,690	-3,154,690	-1,534,690	-542,690
125	119,569	1,673,973	-9,343,027	-3,333,027	-1,713,027	-721,027
145	106,831	1,495,636	-9,521,364	-3,511,364	-1,891,364	-899,364
165	94,094	1,317,313	-9,699,687	-3,689,687	-2,069,687	-1,077,687
185	81,355	1,138,975	-9,878,025	-3,868,025	-2,248,025	-1,256,025
205	68,618	960,652	-10,056,348	-4,046,348	-2,426,348	-1,434,348
225	55,880	782,315	-10,234,685	-4,224,685	-2,604,685	-1,612,685
275	24,034	336,479	-10,680,521	-4,670,521	-3,050,521	-2,058,521
300	8,112	113,568	-10,903,432	-4,893,432	-3,273,432	-2,281,432
325	-7,938	-111,135	-11,128,135	-5,118,135	-3,498,135	-2,506,135
350	-24,121	-337,692	-11,354,692	-5,344,692	-3,724,692	-2,732,692
400	-56,487	-790,820	-11,807,820	-5,797,820	-4,177,820	-3,185,820
435	-79,143	-1,108,005	-12,125,005	-6,115,005	-4,495,005	-3,503,005

Seven Sisters, St. Ann's and Tottenham Green

Private values	£6082 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	554,522	7,763,308	-3,253,692	2,756,308	4,376,308	5,368,308
65	503,587	7,050,218	-3,966,782	2,043,218	3,663,218	4,655,218
85	490,849	6,871,881	-4,145,119	1,864,881	3,484,881	4,476,881
105	478,110	6,693,543	-4,323,457	1,686,543	3,306,543	4,298,543
125	465,373	6,515,220	-4,501,780	1,508,220	3,128,220	4,120,220
145	452,635	6,336,883	-4,680,117	1,329,883	2,949,883	3,941,883
165	439,897	6,158,560	-4,858,440	1,151,560	2,771,560	3,763,560
185	427,159	5,980,223	-5,036,777	973,223	2,593,223	3,585,223
205	414,420	5,801,886	-5,215,114	794,886	2,414,886	3,406,886
225	401,683	5,623,563	-5,393,437	616,563	2,236,563	3,228,563
275	369,838	5,177,727	-5,839,273	170,727	1,790,727	2,782,727
300	353,915	4,954,816	-6,062,184	-52,184	1,567,816	2,559,816
325	337,993	4,731,905	-6,285,095	-275,095	1,344,905	2,336,905
350	322,070	4,508,980	-6,508,020	-498,020	1,121,980	2,113,980
400	290,226	4,063,158	-6,953,842	-943,842	676,158	1,668,158
435	267,934	3,751,072	-7,265,928	-1,255,928	364,072	1,356,072

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	789,092	11,047,293	30,293	6,040,293	7,660,293	8,652,293
65	734,122	10,277,702	-739,298	5,270,702	6,890,702	7,882,702
85	721,384	10,099,379	-917,621	5,092,379	6,712,379	7,704,379
105	708,646	9,921,042	-1,095,958	4,914,042	6,534,042	7,526,042
125	695,908	9,742,719	-1,274,281	4,735,719	6,355,719	7,347,719
145	683,170	9,564,381	-1,452,619	4,557,381	6,177,381	7,169,381
165	670,432	9,386,044	-1,630,956	4,379,044	5,999,044	6,991,044
185	657,694	9,207,721	-1,809,279	4,200,721	5,820,721	6,812,721
205	644,956	9,029,384	-1,987,616	4,022,384	5,642,384	6,634,384
225	632,218	8,851,047	-2,165,953	3,844,047	5,464,047	6,456,047
275	600,373	8,405,225	-2,611,775	3,398,225	5,018,225	6,010,225
300	584,451	8,182,314	-2,834,686	3,175,314	4,795,314	5,787,314
325	568,528	7,959,389	-3,057,611	2,952,389	4,572,389	5,564,389
350	552,606	7,736,478	-3,280,522	2,729,478	4,349,478	5,341,478
400	520,761	7,290,656	-3,726,344	2,283,656	3,903,656	4,895,656
435	498,469	6,978,570	-4,038,430	1,971,570	3,591,570	4,583,570

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	233,382	2,970,317	-8,046,683	-2,036,683	-416,683	575,317
65	183,830	2,339,659	-8,677,341	-2,667,341	-1,047,341	-55,341
85	169,818	2,161,323	-8,855,677	-2,845,677	-1,225,677	-233,677
105	155,806	1,982,988	-9,034,012	-3,024,012	-1,404,012	-412,012
125	141,794	1,804,652	-9,212,348	-3,202,348	-1,582,348	-590,348
145	127,783	1,626,329	-9,390,671	-3,380,671	-1,760,671	-768,671
165	113,771	1,447,993	-9,569,007	-3,559,007	-1,939,007	-947,007
185	99,759	1,269,657	-9,747,343	-3,737,343	-2,117,343	-1,125,343
205	85,748	1,091,334	-9,925,666	-3,915,666	-2,295,666	-1,303,666
225	71,736	912,998	-10,104,002	-4,094,002	-2,474,002	-1,482,002
275	36,706	467,171	-10,549,829	-4,539,829	-2,919,829	-1,927,829
300	19,192	244,257	-10,772,743	-4,762,743	-3,142,743	-2,150,743
325	1,677	21,344	-10,995,656	-4,985,656	-3,365,656	-2,373,656
350	-16,098	-204,878	-11,221,878	-5,211,878	-3,591,878	-2,599,878
400	-51,700	-657,994	-11,674,994	-5,664,994	-4,044,994	-3,052,994
435	-76,621	-975,183	-11,992,183	-5,982,183	-4,362,183	-3,370,183

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	620,422	7,896,282	-3,120,718	2,889,282	4,509,282	5,501,282
65	564,213	7,180,894	-3,836,106	2,173,894	3,793,894	4,785,894
85	550,202	7,002,571	-4,014,429	1,995,571	3,615,571	4,607,571
105	536,190	6,824,235	-4,192,765	1,817,235	3,437,235	4,429,235
125	522,178	6,645,899	-4,371,101	1,638,899	3,258,899	4,250,899
145	508,166	6,467,563	-4,549,437	1,460,563	3,080,563	4,072,563
165	494,155	6,289,240	-4,727,760	1,282,240	2,902,240	3,894,240
185	480,142	6,110,904	-4,906,096	1,103,904	2,723,904	3,715,904
205	466,130	5,932,568	-5,084,432	925,568	2,545,568	3,537,568
225	452,119	5,754,245	-5,262,755	747,245	2,367,245	3,359,245
275	417,090	5,308,418	-5,708,582	301,418	1,921,418	2,913,418
300	399,574	5,085,492	-5,931,508	78,492	1,698,492	2,690,492
325	382,060	4,862,579	-6,154,421	-144,421	1,475,579	2,467,579
350	364,545	4,639,665	-6,377,335	-367,335	1,252,665	2,244,665
400	329,516	4,193,838	-6,823,162	-813,162	806,838	1,798,838
435	304,995	3,881,757	-7,135,243	-1,125,243	494,757	1,486,757

Eastern CIL Zone

Private values £6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	878,449	11,180,259	163,259	6,173,259	7,793,259	8,785,259
65	817,802	10,408,392	-608,608	5,401,392	7,021,392	8,013,392
85	803,790	10,230,056	-786,944	5,223,056	6,843,056	7,835,056
105	789,779	10,051,733	-965,267	5,044,733	6,664,733	7,656,733
125	775,767	9,873,397	-1,143,603	4,866,397	6,486,397	7,478,397
145	761,755	9,695,062	-1,321,938	4,688,062	6,308,062	7,300,062
165	747,744	9,516,738	-1,500,262	4,509,738	6,129,738	7,121,738
185	733,732	9,338,403	-1,678,597	4,331,403	5,951,403	6,943,403
205	719,720	9,160,067	-1,856,933	4,153,067	5,773,067	6,765,067
225	705,708	8,981,744	-2,035,256	3,974,744	5,594,744	6,586,744
275	670,678	8,535,904	-2,481,096	3,528,904	5,148,904	6,140,904
300	653,164	8,312,990	-2,704,010	3,305,990	4,925,990	5,917,990
325	635,649	8,090,077	-2,926,923	3,083,077	4,703,077	5,695,077
350	618,134	7,867,164	-3,149,836	2,860,164	4,480,164	5,472,164
400	583,105	7,421,337	-3,595,663	2,414,337	4,034,337	5,026,337
435	558,584	7,109,255	-3,907,745	2,102,255	3,722,255	4,714,255

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-166,407	-931,877	-11,948,877	-5,938,877	-4,318,877	-3,326,877
65	-272,055	-1,523,510	-12,540,510	-6,530,510	-4,910,510	-3,918,510
85	-305,444	-1,710,484	-12,727,484	-6,717,484	-5,097,484	-4,105,484
105	-338,832	-1,897,457	-12,914,457	-6,904,457	-5,284,457	-4,292,457
125	-372,220	-2,084,431	-13,101,431	-7,091,431	-5,471,431	-4,479,431
145	-405,608	-2,271,405	-13,288,405	-7,278,405	-5,658,405	-4,666,405
165	-438,996	-2,458,379	-13,475,379	-7,465,379	-5,845,379	-4,853,379
185	-472,384	-2,645,353	-13,662,353	-7,652,353	-6,032,353	-5,040,353
205	-505,773	-2,832,327	-13,849,327	-7,839,327	-6,219,327	-5,227,327
225	-539,161	-3,019,300	-14,036,300	-8,026,300	-6,406,300	-5,414,300
275	-622,631	-3,486,735	-14,503,735	-8,493,735	-6,873,735	-5,881,735
300	-664,366	-3,720,452	-14,737,452	-8,727,452	-7,107,452	-6,115,452
325	-706,102	-3,954,170	-14,971,170	-8,961,170	-7,341,170	-6,349,170
350	-747,837	-4,187,887	-15,204,887	-9,194,887	-7,574,887	-6,582,887
400	-831,307	-4,655,322	-15,672,322	-9,662,322	-8,042,322	-7,050,322
435	-889,737	-4,982,526	-15,999,526	-9,989,526	-8,369,526	-7,377,526

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	700,779	3,924,363	-7,092,637	-1,082,637	537,363	1,529,363
65	581,961	3,258,981	-7,758,019	-1,748,019	-128,019	863,981
85	549,110	3,075,017	-7,941,983	-1,931,983	-311,983	680,017
105	516,260	2,891,053	-8,125,947	-2,115,947	-495,947	496,053
125	483,409	2,707,090	-8,309,910	-2,299,910	-679,910	312,090
145	450,558	2,523,126	-8,493,874	-2,483,874	-863,874	128,126
165	417,707	2,339,162	-8,677,838	-2,667,838	-1,047,838	-55,838
185	384,856	2,155,192	-8,861,808	-2,851,808	-1,231,808	-239,808
205	352,005	1,971,228	-9,045,772	-3,035,772	-1,415,772	-423,772
225	319,154	1,787,264	-9,229,736	-3,219,736	-1,599,736	-607,736
275	237,027	1,327,352	-9,689,648	-3,679,648	-2,059,648	-1,067,648
300	195,963	1,097,395	-9,919,605	-3,909,605	-2,289,605	-1,297,605
325	154,900	867,439	-10,149,561	-4,139,561	-2,519,561	-1,527,561
350	113,836	637,483	-10,379,517	-4,369,517	-2,749,517	-1,757,517
400	31,709	177,570	-10,839,430	-4,829,430	-3,209,430	-2,217,430
435	-26,201	-146,725	-11,163,725	-5,153,725	-3,533,725	-2,541,725

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£145

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,277,118	7,151,861	-3,865,139	2,144,861	3,764,861	4,756,861
65	1,148,387	6,430,969	-4,586,031	1,423,969	3,043,969	4,035,969
85	1,115,537	6,247,005	-4,769,995	1,240,005	2,860,005	3,852,005
105	1,082,686	6,063,041	-4,953,959	1,056,041	2,676,041	3,668,041
125	1,049,835	5,879,077	-5,137,923	872,077	2,492,077	3,484,077
145	1,016,983	5,695,107	-5,321,893	688,107	2,308,107	3,300,107
165	984,133	5,511,143	-5,505,857	504,143	2,124,143	3,116,143
185	951,282	5,327,179	-5,689,821	320,179	1,940,179	2,932,179
205	918,431	5,143,215	-5,873,785	136,215	1,756,215	2,748,215
225	885,581	4,959,252	-6,057,748	-47,748	1,572,252	2,564,252
275	803,453	4,499,339	-6,517,661	-507,661	1,112,339	2,104,339
300	762,390	4,269,383	-6,747,617	-737,617	882,383	1,874,383
325	721,326	4,039,426	-6,977,574	-967,574	652,426	1,644,426
350	680,262	3,809,470	-7,207,530	-1,197,530	422,470	1,414,470
400	598,135	3,349,557	-7,667,443	-1,657,443	-37,443	954,557
435	540,647	3,027,622	-7,989,378	-1,979,378	-359,378	632,622

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£205	£350	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-330,978	-1,059,130	-12,076,130	-6,066,130	-4,446,130	-3,454,130
65	-542,065	-1,734,607	-12,751,607	-6,741,607	-5,121,607	-4,129,607
85	-608,766	-1,948,052	-12,965,052	-6,955,052	-5,335,052	-4,343,052
105	-675,467	-2,161,495	-13,178,495	-7,168,495	-5,548,495	-4,556,495
125	-742,168	-2,374,937	-13,391,937	-7,381,937	-5,761,937	-4,769,937
145	-808,870	-2,588,383	-13,605,383	-7,595,383	-5,975,383	-4,983,383
165	-875,570	-2,801,825	-13,818,825	-7,808,825	-6,188,825	-5,196,825
185	-942,272	-3,015,271	-14,032,271	-8,022,271	-6,402,271	-5,410,271
205	-1,008,973	-3,228,713	-14,245,713	-8,235,713	-6,615,713	-5,623,713
225	-1,075,674	-3,442,156	-14,459,156	-8,449,156	-6,829,156	-5,837,156
275	-1,242,427	-3,975,766	-14,992,766	-8,982,766	-7,362,766	-6,370,766
300	-1,325,804	-4,242,572	-15,259,572	-9,249,572	-7,629,572	-6,637,572
325	-1,409,179	-4,509,374	-15,526,374	-9,516,374	-7,896,374	-6,904,374
350	-1,492,556	-4,776,180	-15,793,180	-9,783,180	-8,163,180	-7,171,180
400	-1,659,309	-5,309,790	-16,326,790	-10,316,790	-8,696,790	-7,704,790
435	-1,776,036	-5,683,315	-16,700,315	-10,690,315	-9,070,315	-8,078,315

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,387,522	4,440,071	-6,576,929	-566,929	1,053,071	2,045,071
65	1,150,368	3,681,177	-7,335,823	-1,325,823	294,177	1,286,177
85	1,084,740	3,471,167	-7,545,833	-1,535,833	84,167	1,076,167
105	1,019,112	3,261,157	-7,755,843	-1,745,843	-125,843	866,157
125	953,484	3,051,150	-7,965,850	-1,955,850	-335,850	656,150
145	887,856	2,841,140	-8,175,860	-2,165,860	-545,860	446,140
165	822,228	2,631,131	-8,385,869	-2,375,869	-755,869	236,131
185	756,600	2,421,121	-8,595,879	-2,585,879	-965,879	26,121
205	690,973	2,211,114	-8,805,886	-2,795,886	-1,175,886	-183,886
225	625,345	2,001,104	-9,015,896	-3,005,896	-1,385,896	-393,896
275	461,276	1,476,083	-9,540,917	-3,530,917	-1,910,917	-918,917
300	379,241	1,213,570	-9,803,430	-3,793,430	-2,173,430	-1,181,430
325	297,206	951,058	-10,065,942	-4,055,942	-2,435,942	-1,443,942
350	215,171	688,549	-10,328,451	-4,318,451	-2,698,451	-1,706,451
400	51,102	163,527	-10,853,473	-4,843,473	-3,223,473	-2,231,473
435	-64,790	-207,327	-11,224,327	-5,214,327	-3,594,327	-2,602,327

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£85	£185

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,529,638	8,094,841	-2,922,159	3,087,841	4,707,841	5,699,841
65	2,272,840	7,273,087	-3,743,913	2,266,087	3,886,087	4,878,087
85	2,207,213	7,063,080	-3,953,920	2,056,080	3,676,080	4,668,080
105	2,141,585	6,853,071	-4,163,929	1,846,071	3,466,071	4,458,071
125	2,075,956	6,643,061	-4,373,939	1,636,061	3,256,061	4,248,061
145	2,010,329	6,433,054	-4,583,946	1,426,054	3,046,054	4,038,054
165	1,944,701	6,223,044	-4,793,956	1,216,044	2,836,044	3,828,044
185	1,879,073	6,013,034	-5,003,966	1,006,034	2,626,034	3,618,034
205	1,813,446	5,803,028	-5,213,972	796,028	2,416,028	3,408,028
225	1,747,818	5,593,018	-5,423,982	586,018	2,206,018	3,198,018
275	1,583,749	5,067,996	-5,949,004	60,996	1,680,996	2,672,996
300	1,501,714	4,805,484	-6,211,516	-201,516	1,418,484	2,410,484
325	1,419,679	4,542,972	-6,474,028	-464,028	1,155,972	2,147,972
350	1,337,644	4,280,462	-6,736,538	-726,538	893,462	1,885,462
400	1,173,574	3,755,438	-7,261,562	-1,251,562	368,438	1,360,438
435	1,058,726	3,387,924	-7,629,076	-1,619,076	924	992,924

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,452,466	-8,631,166	-19,648,166	-13,638,166	-12,018,166	-11,026,166
65	-3,802,113	-9,505,283	-20,522,283	-14,512,283	-12,892,283	-11,900,283
85	-3,927,967	-9,819,917	-20,836,917	-14,826,917	-13,206,917	-12,214,917
105	-4,053,821	-10,134,553	-21,151,553	-15,141,553	-13,521,553	-12,529,553
125	-4,179,674	-10,449,186	-21,466,186	-15,456,186	-13,836,186	-12,844,186
145	-4,305,529	-10,763,822	-21,780,822	-15,770,822	-14,150,822	-13,158,822
165	-4,431,382	-11,078,456	-22,095,456	-16,085,456	-14,465,456	-13,473,456
185	-4,557,237	-11,393,092	-22,410,092	-16,400,092	-14,780,092	-13,788,092
205	-4,683,090	-11,707,725	-22,724,725	-16,714,725	-15,094,725	-14,102,725
225	-4,808,944	-12,022,361	-23,039,361	-17,029,361	-15,409,361	-14,417,361
275	-5,123,579	-12,808,948	-23,825,948	-17,815,948	-16,195,948	-15,203,948
300	-5,280,897	-13,202,242	-24,219,242	-18,209,242	-16,589,242	-15,597,242
325	-5,438,213	-13,595,533	-24,612,533	-18,602,533	-16,982,533	-15,990,533
350	-5,595,531	-13,988,827	-25,005,827	-18,995,827	-17,375,827	-16,383,827
400	-5,910,166	-14,775,415	-25,792,415	-19,782,415	-18,162,415	-17,170,415
435	-6,130,410	-15,326,026	-26,343,026	-20,333,026	-18,713,026	-17,721,026

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-322,778	-806,946	-11,823,946	-5,813,946	-4,193,946	-3,201,946
65	-726,252	-1,815,631	-12,832,631	-6,822,631	-5,202,631	-4,210,631
85	-852,106	-2,130,264	-13,147,264	-7,137,264	-5,517,264	-4,525,264
105	-977,960	-2,444,900	-13,461,900	-7,451,900	-5,831,900	-4,839,900
125	-1,103,813	-2,759,533	-13,776,533	-7,766,533	-6,146,533	-5,154,533
145	-1,229,668	-3,074,169	-14,091,169	-8,081,169	-6,461,169	-5,469,169
165	-1,355,521	-3,388,803	-14,405,803	-8,395,803	-6,775,803	-5,783,803
185	-1,481,376	-3,703,439	-14,720,439	-8,710,439	-7,090,439	-6,098,439
205	-1,607,229	-4,018,072	-15,035,072	-9,025,072	-7,405,072	-6,413,072
225	-1,733,083	-4,332,708	-15,349,708	-9,339,708	-7,719,708	-6,727,708
275	-2,047,718	-5,119,296	-16,136,296	-10,126,296	-8,506,296	-7,514,296
300	-2,205,036	-5,512,589	-16,529,589	-10,519,589	-8,899,589	-7,907,589
325	-2,362,352	-5,905,881	-16,922,881	-10,912,881	-9,292,881	-8,300,881
350	-2,519,670	-6,299,174	-17,316,174	-11,306,174	-9,686,174	-8,694,174
400	-2,834,305	-7,085,762	-18,102,762	-12,092,762	-10,472,762	-9,480,762
435	-3,054,549	-7,636,374	-18,653,374	-12,643,374	-11,023,374	-10,031,374

Maximum CIL rates (per square metre)

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

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,735,300	4,338,249	-6,678,751	-668,751	951,249	1,943,249
65	1,303,012	3,257,529	-7,759,471	-1,749,471	-129,471	862,529
85	1,179,182	2,947,956	-8,069,044	-2,059,044	-439,044	552,956
105	1,055,354	2,638,385	-8,378,615	-2,368,615	-748,615	243,385
125	931,526	2,328,814	-8,688,186	-2,678,186	-1,058,186	-66,186
145	807,696	2,019,240	-8,997,760	-2,987,760	-1,367,760	-375,760
165	683,868	1,709,669	-9,307,331	-3,297,331	-1,677,331	-685,331
185	560,039	1,400,098	-9,616,902	-3,606,902	-1,986,902	-994,902
205	436,210	1,090,525	-9,926,475	-3,916,475	-2,296,475	-1,304,475
225	312,382	780,954	-10,236,046	-4,226,046	-2,606,046	-1,614,046
275	2,810	7,025	-11,009,975	-4,999,975	-3,379,975	-2,387,975
300	-154,461	-386,153	-11,403,153	-5,393,153	-3,773,153	-2,781,153
325	-311,779	-779,446	-11,796,446	-5,786,446	-4,166,446	-3,174,446
350	-469,096	-1,172,740	-12,189,740	-6,179,740	-4,559,740	-3,567,740
400	-783,731	-1,959,328	-12,976,328	-6,966,328	-5,346,328	-4,354,328
435	-1,003,976	-2,509,939	-13,526,939	-7,516,939	-5,896,939	-4,904,939

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£105

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,151,068	-11,151,068	-22,168,068	-16,158,068	-14,538,068	-13,546,068
65	-11,961,368	-11,961,368	-22,978,368	-16,968,368	-15,348,368	-14,356,368
85	-12,269,703	-12,269,703	-23,286,703	-17,276,703	-15,656,703	-14,664,703
105	-12,578,038	-12,578,038	-23,595,038	-17,585,038	-15,965,038	-14,973,038
125	-12,886,373	-12,886,373	-23,903,373	-17,893,373	-16,273,373	-15,281,373
145	-13,194,707	-13,194,707	-24,211,707	-18,201,707	-16,581,707	-15,589,707
165	-13,503,043	-13,503,043	-24,520,043	-18,510,043	-16,890,043	-15,898,043
185	-13,811,377	-13,811,377	-24,828,377	-18,818,377	-17,198,377	-16,206,377
205	-14,119,711	-14,119,711	-25,136,711	-19,126,711	-17,506,711	-16,514,711
225	-14,428,046	-14,428,046	-25,445,046	-19,435,046	-17,815,046	-16,823,046
275	-15,198,884	-15,198,884	-26,215,884	-20,205,884	-18,585,884	-17,593,884
300	-15,584,302	-15,584,302	-26,601,302	-20,591,302	-18,971,302	-17,979,302
325	-15,969,720	-15,969,720	-26,986,720	-20,976,720	-19,356,720	-18,364,720
350	-16,355,139	-16,355,139	-27,372,139	-21,362,139	-19,742,139	-18,750,139
400	-17,125,975	-17,125,975	-28,142,975	-22,132,975	-20,512,975	-19,520,975
435	-17,665,561	-17,665,561	-28,682,561	-22,672,561	-21,052,561	-20,060,561

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,958,650	-3,958,650	-14,975,650	-8,965,650	-7,345,650	-6,353,650
65	-4,892,653	-4,892,653	-15,909,653	-9,899,653	-8,279,653	-7,287,653
85	-5,200,988	-5,200,988	-16,217,988	-10,207,988	-8,587,988	-7,595,988
105	-5,509,323	-5,509,323	-16,526,323	-10,516,323	-8,896,323	-7,904,323
125	-5,817,658	-5,817,658	-16,834,658	-10,824,658	-9,204,658	-8,212,658
145	-6,125,992	-6,125,992	-17,142,992	-11,132,992	-9,512,992	-8,520,992
165	-6,434,327	-6,434,327	-17,451,327	-11,441,327	-9,821,327	-8,829,327
185	-6,742,662	-6,742,662	-17,759,662	-11,749,662	-10,129,662	-9,137,662
205	-7,050,997	-7,050,997	-18,067,997	-12,057,997	-10,437,997	-9,445,997
225	-7,359,331	-7,359,331	-18,376,331	-12,366,331	-10,746,331	-9,754,331
275	-8,130,169	-8,130,169	-19,147,169	-13,137,169	-11,517,169	-10,525,169
300	-8,515,587	-8,515,587	-19,532,587	-13,522,587	-11,902,587	-10,910,587
325	-8,901,005	-8,901,005	-19,918,005	-13,908,005	-12,288,005	-11,296,005
350	-9,286,424	-9,286,424	-20,303,424	-14,293,424	-12,673,424	-11,681,424
400	-10,057,260	-10,057,260	-21,074,260	-15,064,260	-13,444,260	-12,452,260
435	-10,596,847	-10,596,847	-21,613,847	-15,603,847	-13,983,847	-12,991,847

Maximum CIL rates (per square metre)

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

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	822,838	822,838	-10,194,162	-4,184,162	-2,564,162	-1,572,162
65	-180,177	-180,177	-11,197,177	-5,187,177	-3,567,177	-2,575,177
85	-488,512	-488,512	-11,505,512	-5,495,512	-3,875,512	-2,883,512
105	-796,846	-796,846	-11,813,846	-5,803,846	-4,183,846	-3,191,846
125	-1,105,180	-1,105,180	-12,122,180	-6,112,180	-4,492,180	-3,500,180
145	-1,413,516	-1,413,516	-12,430,516	-6,420,516	-4,800,516	-3,808,516
165	-1,721,850	-1,721,850	-12,738,850	-6,728,850	-5,108,850	-4,116,850
185	-2,030,185	-2,030,185	-13,047,185	-7,037,185	-5,417,185	-4,425,185
205	-2,338,520	-2,338,520	-13,355,520	-7,345,520	-5,725,520	-4,733,520
225	-2,646,855	-2,646,855	-13,663,855	-7,653,855	-6,033,855	-5,041,855
275	-3,417,692	-3,417,692	-14,434,692	-8,424,692	-6,804,692	-5,812,692
300	-3,803,110	-3,803,110	-14,820,110	-8,810,110	-7,190,110	-6,198,110
325	-4,188,528	-4,188,528	-15,205,528	-9,195,528	-7,575,528	-6,583,528
350	-4,573,948	-4,573,948	-15,590,948	-9,580,948	-7,960,948	-6,968,948
400	-5,344,784	-5,344,784	-16,361,784	-10,351,784	-8,731,784	-7,739,784
435	-5,884,370	-5,884,370	-16,901,370	-10,891,370	-9,271,370	-8,279,370

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented	60%
% intermed	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,878,154	-9,439,077	-20,456,077	-14,446,077	-12,826,077	-11,834,077
65	-20,544,152	-10,272,076	-21,289,076	-15,279,076	-13,659,076	-12,667,076
85	-21,156,670	-10,578,335	-21,595,335	-15,585,335	-13,965,335	-12,973,335
105	-21,769,189	-10,884,594	-21,901,594	-15,891,594	-14,271,594	-13,279,594
125	-22,381,707	-11,190,853	-22,207,853	-16,197,853	-14,577,853	-13,585,853
145	-22,994,225	-11,497,113	-22,514,113	-16,504,113	-14,884,113	-13,892,113
165	-23,606,743	-11,803,372	-22,820,372	-16,810,372	-15,190,372	-14,198,372
185	-24,219,260	-12,109,630	-23,126,630	-17,116,630	-15,496,630	-14,504,630
205	-24,831,779	-12,415,889	-23,432,889	-17,422,889	-15,802,889	-14,810,889
225	-25,444,297	-12,722,148	-23,739,148	-17,729,148	-16,109,148	-15,117,148
275	-26,975,593	-13,487,796	-24,504,796	-18,494,796	-16,874,796	-15,882,796
300	-27,741,240	-13,870,620	-24,887,620	-18,877,620	-17,257,620	-16,265,620
325	-28,506,887	-14,253,444	-25,270,444	-19,260,444	-17,640,444	-16,648,444
350	-29,272,535	-14,636,268	-25,653,268	-19,643,268	-18,023,268	-17,031,268
400	-30,803,830	-15,401,915	-26,418,915	-20,408,915	-18,788,915	-17,796,915
435	-31,875,737	-15,937,868	-26,954,868	-20,944,868	-19,324,868	-18,332,868

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,821,791	-2,410,895	-13,427,895	-7,417,895	-5,797,895	-4,805,895
65	-6,729,545	-3,364,772	-14,381,772	-8,371,772	-6,751,772	-5,759,772
85	-7,342,063	-3,671,032	-14,688,032	-8,678,032	-7,058,032	-6,066,032
105	-7,954,581	-3,977,291	-14,994,291	-8,984,291	-7,364,291	-6,372,291
125	-8,567,100	-4,283,550	-15,300,550	-9,290,550	-7,670,550	-6,678,550
145	-9,179,618	-4,589,809	-15,606,809	-9,596,809	-7,976,809	-6,984,809
165	-9,792,135	-4,896,068	-15,913,068	-9,903,068	-8,283,068	-7,291,068
185	-10,404,653	-5,202,327	-16,219,327	-10,209,327	-8,589,327	-7,597,327
205	-11,017,172	-5,508,586	-16,525,586	-10,515,586	-8,895,586	-7,903,586
225	-11,629,690	-5,814,845	-16,831,845	-10,821,845	-9,201,845	-8,209,845
275	-13,160,984	-6,580,492	-17,597,492	-11,587,492	-9,967,492	-8,975,492
300	-13,926,633	-6,963,316	-17,980,316	-11,970,316	-10,350,316	-9,358,316
325	-14,692,280	-7,346,140	-18,363,140	-12,353,140	-10,733,140	-9,741,140
350	-15,457,927	-7,728,964	-18,745,964	-12,735,964	-11,115,964	-10,123,964
400	-16,989,223	-8,494,611	-19,511,611	-13,501,611	-11,881,611	-10,889,611
435	-18,061,129	-9,030,565	-20,047,565	-14,037,565	-12,417,565	-11,425,565

Maximum CIL rates (per square metre)

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

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,475,913	2,237,956	-8,779,044	-2,769,044	-1,149,044	-157,044
65	2,440,282	1,220,141	-9,796,859	-3,786,859	-2,166,859	-1,174,859
85	1,837,621	918,810	-10,098,190	-4,088,190	-2,468,190	-1,476,190
105	1,234,959	617,480	-10,399,520	-4,389,520	-2,769,520	-1,777,520
125	632,298	316,149	-10,700,851	-4,690,851	-3,070,851	-2,078,851
145	29,636	14,818	-11,002,182	-4,992,182	-3,372,182	-2,380,182
165	-582,397	-291,198	-11,308,198	-5,298,198	-3,678,198	-2,686,198
185	-1,194,915	-597,458	-11,614,458	-5,604,458	-3,984,458	-2,992,458
205	-1,807,433	-903,717	-11,920,717	-5,910,717	-4,290,717	-3,298,717
225	-2,419,951	-1,209,976	-12,226,976	-6,216,976	-4,596,976	-3,604,976
275	-3,951,247	-1,975,624	-12,992,624	-6,982,624	-5,362,624	-4,370,624
300	-4,716,894	-2,358,447	-13,375,447	-7,365,447	-5,745,447	-4,753,447
325	-5,482,542	-2,741,271	-13,758,271	-7,748,271	-6,128,271	-5,136,271
350	-6,248,190	-3,124,095	-14,141,095	-8,131,095	-6,511,095	-5,519,095
400	-7,779,485	-3,889,742	-14,906,742	-8,896,742	-7,276,742	-6,284,742
435	-8,851,391	-4,425,696	-15,442,696	-9,432,696	-7,812,696	-6,820,696

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (40:60)

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	105	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	125	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	325	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	325	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	65	165	225

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	85

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,097,245	10,972,451	-44,549	5,965,451	7,585,451	8,577,451
65	1,054,546	10,545,460	-471,540	5,538,460	7,158,460	8,150,460
85	1,047,214	10,472,143	-544,857	5,465,143	7,085,143	8,077,143
105	1,039,883	10,398,826	-618,174	5,391,826	7,011,826	8,003,826
125	1,032,551	10,325,509	-691,491	5,318,509	6,938,509	7,930,509
145	1,025,219	10,252,192	-764,808	5,245,192	6,865,192	7,857,192
165	1,017,888	10,178,876	-838,124	5,171,876	6,791,876	7,783,876
185	1,010,555	10,105,549	-911,451	5,098,549	6,718,549	7,710,549
205	1,003,223	10,032,232	-984,768	5,025,232	6,645,232	7,637,232
225	995,892	9,958,915	-1,058,085	4,951,915	6,571,915	7,563,915
275	977,563	9,775,628	-1,241,372	4,768,628	6,388,628	7,380,628
300	968,397	9,683,974	-1,333,026	4,676,974	6,296,974	7,288,974
325	959,233	9,592,331	-1,424,669	4,585,331	6,205,331	7,197,331
350	950,069	9,500,687	-1,516,313	4,493,687	6,113,687	7,105,687
400	931,739	9,317,390	-1,699,610	4,310,390	5,930,390	6,922,390
435	918,908	9,189,083	-1,827,917	4,182,083	5,802,083	6,794,083

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£105	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	874,646	12,245,041	1,228,041	7,238,041	8,858,041	9,850,041
65	818,204	11,454,859	437,859	6,447,859	8,067,859	9,059,859
85	805,466	11,276,522	259,522	6,269,522	7,889,522	8,881,522
105	792,727	11,098,185	81,185	6,091,185	7,711,185	8,703,185
125	779,990	10,919,862	-97,138	5,912,862	7,532,862	8,524,862
145	767,252	10,741,525	-275,475	5,734,525	7,354,525	8,346,525
165	754,514	10,563,202	-453,798	5,556,202	7,176,202	8,168,202
185	741,776	10,384,864	-632,136	5,377,864	6,997,864	7,989,864
205	729,038	10,206,527	-810,473	5,199,527	6,819,527	7,811,527
225	716,300	10,028,204	-988,796	5,021,204	6,641,204	7,633,204
275	684,455	9,582,368	-1,434,632	4,575,368	6,195,368	7,187,368
300	668,533	9,359,457	-1,657,543	4,352,457	5,972,457	6,964,457
325	652,610	9,136,546	-1,880,454	4,129,546	5,749,546	6,741,546
350	636,687	8,913,622	-2,103,378	3,906,622	5,526,622	6,518,622
400	604,843	8,467,800	-2,549,200	3,460,800	5,080,800	6,072,800
435	582,551	8,155,713	-2,861,287	3,148,713	4,768,713	5,760,713

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	972,558	12,378,009	1,361,009	7,371,009	8,991,009	9,983,009
65	910,293	11,585,542	568,542	6,578,542	8,198,542	9,190,542
85	896,280	11,407,206	390,206	6,400,206	8,020,206	9,012,206
105	882,268	11,228,870	211,870	6,221,870	7,841,870	8,833,870
125	868,257	11,050,547	33,547	6,043,547	7,663,547	8,655,547
145	854,245	10,872,211	-144,789	5,865,211	7,485,211	8,477,211
165	840,233	10,693,875	-323,125	5,686,875	7,306,875	8,298,875
185	826,222	10,515,552	-501,448	5,508,552	7,128,552	8,120,552
205	812,210	10,337,216	-679,784	5,330,216	6,950,216	7,942,216
225	798,198	10,158,880	-858,120	5,151,880	6,771,880	7,763,880
275	763,168	9,713,054	-1,303,946	4,706,054	6,326,054	7,318,054
300	745,654	9,490,140	-1,526,860	4,483,140	6,103,140	7,095,140
325	728,139	9,267,227	-1,749,773	4,260,227	5,880,227	6,872,227
350	710,625	9,044,313	-1,972,687	4,037,313	5,657,313	6,649,313
400	675,595	8,598,486	-2,418,514	3,591,486	5,211,486	6,203,486
435	651,075	8,286,405	-2,730,595	3,279,405	4,899,405	5,891,405

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,485,645	8,319,610	-2,697,390	3,312,610	4,932,610	5,924,610
65	1,353,328	7,578,636	-3,438,364	2,571,636	4,191,636	5,183,636
85	1,320,477	7,394,672	-3,622,328	2,387,672	4,007,672	4,999,672
105	1,287,626	7,210,708	-3,806,292	2,203,708	3,823,708	4,815,708
125	1,254,776	7,026,744	-3,990,256	2,019,744	3,639,744	4,631,744
145	1,221,925	6,842,780	-4,174,220	1,835,780	3,455,780	4,447,780
165	1,189,074	6,658,816	-4,358,184	1,651,816	3,271,816	4,263,816
185	1,156,223	6,474,846	-4,542,154	1,467,846	3,087,846	4,079,846
205	1,123,372	6,290,882	-4,726,118	1,283,882	2,903,882	3,895,882
225	1,090,521	6,106,918	-4,910,082	1,099,918	2,719,918	3,711,918
275	1,008,394	5,647,006	-5,369,994	640,006	2,260,006	3,252,006
300	967,330	5,417,049	-5,599,951	410,049	2,030,049	3,022,049
325	926,267	5,187,093	-5,829,907	180,093	1,800,093	2,792,093
350	885,203	4,957,137	-6,059,863	-49,863	1,570,137	2,562,137
400	803,076	4,497,224	-6,519,776	-509,776	1,110,224	2,102,224
435	745,587	4,175,289	-6,841,711	-831,711	788,289	1,780,289

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,942,907	9,417,302	-1,599,698	4,410,302	6,030,302	7,022,302
65	2,679,002	8,572,805	-2,444,195	3,565,805	5,185,805	6,177,805
85	2,613,375	8,362,799	-2,654,201	3,355,799	4,975,799	5,967,799
105	2,547,746	8,152,789	-2,864,211	3,145,789	4,765,789	5,757,789
125	2,482,118	7,942,779	-3,074,221	2,935,779	4,555,779	5,547,779
145	2,416,491	7,732,772	-3,284,228	2,725,772	4,345,772	5,337,772
165	2,350,863	7,522,762	-3,494,238	2,515,762	4,135,762	5,127,762
185	2,285,235	7,312,752	-3,704,248	2,305,752	3,925,752	4,917,752
205	2,219,607	7,102,742	-3,914,258	2,095,742	3,715,742	4,707,742
225	2,153,980	6,892,736	-4,124,264	1,885,736	3,505,736	4,497,736
275	1,989,910	6,367,711	-4,649,289	1,360,711	2,980,711	3,972,711
300	1,907,876	6,105,202	-4,911,798	1,098,202	2,718,202	3,710,202
325	1,825,840	5,842,690	-5,174,310	835,690	2,455,690	3,447,690
350	1,743,806	5,580,180	-5,436,820	573,180	2,193,180	3,185,180
400	1,579,736	5,055,156	-5,961,844	48,156	1,668,156	2,660,156
435	1,464,888	4,687,642	-6,329,358	-319,358	1,300,642	2,292,642

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£65	£165	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,502,758	6,256,894	-4,760,106	1,249,894	2,869,894	3,861,894
65	2,057,270	5,143,175	-5,873,825	136,175	1,756,175	2,748,175
85	1,933,441	4,833,602	-6,183,398	-173,398	1,446,602	2,438,602
105	1,809,612	4,524,031	-6,492,969	-482,969	1,137,031	2,129,031
125	1,685,784	4,214,460	-6,802,540	-792,540	827,460	1,819,460
145	1,561,956	3,904,889	-7,112,111	-1,102,111	517,889	1,509,889
165	1,438,126	3,595,315	-7,421,685	-1,411,685	208,315	1,200,315
185	1,314,298	3,285,744	-7,731,256	-1,721,256	-101,256	890,744
205	1,190,469	2,976,173	-8,040,827	-2,030,827	-410,827	581,173
225	1,066,640	2,666,600	-8,350,400	-2,340,400	-720,400	271,600
275	757,069	1,892,671	-9,124,329	-3,114,329	-1,494,329	-502,329
300	602,283	1,505,708	-9,511,292	-3,501,292	-1,881,292	-889,292
325	447,497	1,118,743	-9,898,257	-3,888,257	-2,268,257	-1,276,257
350	292,711	731,777	-10,285,223	-4,275,223	-2,655,223	-1,663,223
400	-17,137	-42,841	-11,059,841	-5,049,841	-3,429,841	-2,437,841
435	-237,380	-593,451	-11,610,451	-5,600,451	-3,980,451	-2,988,451

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,673,539	2,673,539	-8,343,461	-2,333,461	-713,461	278,539
65	1,641,594	1,641,594	-9,375,406	-3,365,406	-1,745,406	-753,406
85	1,338,221	1,338,221	-9,678,779	-3,668,779	-2,048,779	-1,056,779
105	1,034,848	1,034,848	-9,982,152	-3,972,152	-2,352,152	-1,360,152
125	731,475	731,475	-10,285,525	-4,275,525	-2,655,525	-1,663,525
145	428,102	428,102	-10,588,898	-4,578,898	-2,958,898	-1,966,898
165	124,729	124,729	-10,892,271	-4,882,271	-3,262,271	-2,270,271
185	-181,566	-181,566	-11,198,566	-5,188,566	-3,568,566	-2,576,566
205	-489,901	-489,901	-11,506,901	-5,496,901	-3,876,901	-2,884,901
225	-798,236	-798,236	-11,815,236	-5,805,236	-4,185,236	-3,193,236
275	-1,569,072	-1,569,072	-12,586,072	-6,576,072	-4,956,072	-3,964,072
300	-1,954,491	-1,954,491	-12,971,491	-6,961,491	-5,341,491	-4,349,491
325	-2,339,909	-2,339,909	-13,356,909	-7,346,909	-5,726,909	-4,734,909
350	-2,725,328	-2,725,328	-13,742,328	-7,732,328	-6,112,328	-5,120,328
400	-3,496,165	-3,496,165	-14,513,165	-8,503,165	-6,883,165	-5,891,165
435	-4,035,751	-4,035,751	-15,052,751	-9,042,751	-7,422,751	-6,430,751

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% Social rent	40%
% Shared ownership	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£85

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,941,769	3,970,884	-7,046,116	-1,036,116	583,884	1,575,884
65	5,878,047	2,939,023	-8,077,977	-2,067,977	-447,977	544,023
85	5,285,083	2,642,541	-8,374,459	-2,364,459	-744,459	247,541
105	4,682,459	2,341,229	-8,675,771	-2,665,771	-1,045,771	-53,771
125	4,079,797	2,039,899	-8,977,101	-2,967,101	-1,347,101	-355,101
145	3,477,136	1,738,568	-9,278,432	-3,268,432	-1,648,432	-656,432
165	2,874,474	1,437,237	-9,579,763	-3,569,763	-1,949,763	-957,763
185	2,271,813	1,135,906	-9,881,094	-3,871,094	-2,251,094	-1,259,094
205	1,669,151	834,576	-10,182,424	-4,172,424	-2,552,424	-1,560,424
225	1,066,490	533,245	-10,483,755	-4,473,755	-2,853,755	-1,861,755
275	-447,362	-223,681	-11,240,681	-5,230,681	-3,610,681	-2,618,681
300	-1,213,010	-606,505	-11,623,505	-5,613,505	-3,993,505	-3,001,505
325	-1,978,657	-989,329	-12,006,329	-5,996,329	-4,376,329	-3,384,329
350	-2,744,305	-1,372,153	-12,389,153	-6,379,153	-4,759,153	-3,767,153
400	-4,275,600	-2,137,800	-13,154,800	-7,144,800	-5,524,800	-4,532,800
435	-5,347,507	-2,673,754	-13,690,754	-7,680,754	-6,060,754	-5,068,754

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (60:40)

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	165	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	275	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	300	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	225	300	350

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	85	145

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	65	165	225

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,193,849	11,938,494	921,494	6,931,494	8,551,494	9,543,494
65	1,146,510	11,465,097	448,097	6,458,097	8,078,097	9,070,097
85	1,138,262	11,382,617	365,617	6,375,617	7,995,617	8,987,617
105	1,130,014	11,300,137	283,137	6,293,137	7,913,137	8,905,137
125	1,121,765	11,217,647	200,647	6,210,647	7,830,647	8,822,647
145	1,113,517	11,135,166	118,166	6,128,166	7,748,166	8,740,166
165	1,105,269	11,052,686	35,686	6,045,686	7,665,686	8,657,686
185	1,097,021	10,970,206	-46,794	5,963,206	7,583,206	8,575,206
205	1,088,773	10,887,726	-129,274	5,880,726	7,500,726	8,492,726
225	1,080,524	10,805,236	-211,764	5,798,236	7,418,236	8,410,236
275	1,059,904	10,599,035	-417,965	5,592,035	7,212,035	8,204,035
300	1,049,593	10,495,930	-521,070	5,488,930	7,108,930	8,100,930
325	1,039,282	10,392,825	-624,175	5,385,825	7,005,825	7,997,825
350	1,028,973	10,289,730	-727,270	5,282,730	6,902,730	7,894,730
400	1,008,352	10,083,519	-933,481	5,076,519	6,696,519	7,688,519
435	993,917	9,939,174	-1,077,826	4,932,174	6,552,174	7,544,174

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,010,762	14,150,668	3,133,668	9,143,668	10,763,668	11,755,668
65	946,805	13,255,273	2,238,273	8,248,273	9,868,273	10,860,273
85	932,474	13,054,642	2,037,642	8,047,642	9,667,642	10,659,642
105	918,145	12,854,025	1,837,025	7,847,025	9,467,025	10,459,025
125	903,814	12,653,394	1,636,394	7,646,394	9,266,394	10,258,394
145	889,484	12,452,777	1,435,777	7,445,777	9,065,777	10,057,777
165	875,154	12,252,160	1,235,160	7,245,160	8,865,160	9,857,160
185	860,823	12,051,529	1,034,529	7,044,529	8,664,529	9,656,529
205	846,494	11,850,912	833,912	6,843,912	8,463,912	9,455,912
225	832,163	11,650,281	633,281	6,643,281	8,263,281	9,255,281
275	796,337	11,148,724	131,724	6,141,724	7,761,724	8,753,724
300	778,425	10,897,946	-119,054	5,890,946	7,510,946	8,502,946
325	760,512	10,647,168	-369,832	5,640,168	7,260,168	8,252,168
350	742,599	10,396,389	-620,611	5,389,389	7,009,389	8,001,389
400	706,774	9,894,833	-1,122,167	4,887,833	6,507,833	7,499,833
435	681,696	9,543,746	-1,473,254	4,536,746	6,156,746	7,148,746

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,122,286	14,283,639	3,266,639	9,276,639	10,896,639	11,888,639
65	1,051,754	13,385,960	2,368,960	8,378,960	9,998,960	10,990,960
85	1,035,991	13,185,335	2,168,335	8,178,335	9,798,335	10,790,335
105	1,020,227	12,984,710	1,967,710	7,977,710	9,597,710	10,589,710
125	1,004,464	12,784,086	1,767,086	7,777,086	9,397,086	10,389,086
145	988,700	12,583,461	1,566,461	7,576,461	9,196,461	10,188,461
165	972,937	12,382,836	1,365,836	7,375,836	8,995,836	9,987,836
185	957,174	12,182,212	1,165,212	7,175,212	8,795,212	9,787,212
205	941,410	11,981,587	964,587	6,974,587	8,594,587	9,586,587
225	925,647	11,780,962	763,962	6,773,962	8,393,962	9,385,962
275	886,240	11,279,413	262,413	6,272,413	7,892,413	8,884,413
300	866,535	11,028,626	11,626	6,021,626	7,641,626	8,633,626
325	846,831	10,777,852	-239,148	5,770,852	7,390,852	8,382,852
350	827,127	10,527,077	-489,923	5,520,077	7,140,077	8,132,077
400	787,719	10,025,515	-991,485	5,018,515	6,638,515	7,630,515
435	760,134	9,674,429	-1,342,571	4,667,429	6,287,429	7,279,429

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,823,440	10,211,262	-805,738	5,204,262	6,824,262	7,816,262
65	1,671,968	9,363,019	-1,653,981	4,356,019	5,976,019	6,968,019
85	1,635,010	9,156,056	-1,860,944	4,149,056	5,769,056	6,761,056
105	1,598,053	8,949,098	-2,067,902	3,942,098	5,562,098	6,554,098
125	1,561,096	8,742,136	-2,274,864	3,735,136	5,355,136	6,347,136
145	1,524,139	8,535,178	-2,481,822	3,528,178	5,148,178	6,140,178
165	1,487,181	8,328,215	-2,688,785	3,321,215	4,941,215	5,933,215
185	1,450,225	8,121,258	-2,895,742	3,114,258	4,734,258	5,726,258
205	1,413,267	7,914,295	-3,102,705	2,907,295	4,527,295	5,519,295
225	1,376,310	7,707,338	-3,309,662	2,700,338	4,320,338	5,312,338
275	1,283,917	7,189,936	-3,827,064	2,182,936	3,802,936	4,794,936
300	1,237,720	6,931,232	-4,085,768	1,924,232	3,544,232	4,536,232
325	1,191,524	6,672,534	-4,344,466	1,665,534	3,285,534	4,277,534
350	1,145,327	6,413,831	-4,603,169	1,406,831	3,026,831	4,018,831
400	1,052,934	5,896,429	-5,120,571	889,429	2,509,429	3,501,429
435	988,259	5,534,249	-5,482,751	527,249	2,147,249	3,139,249

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,612,234	11,559,150	542,150	6,552,150	8,172,150	9,164,150
65	3,310,156	10,592,499	-424,501	5,585,499	7,205,499	8,197,499
85	3,236,325	10,356,239	-660,761	5,349,239	6,969,239	7,961,239
105	3,162,494	10,119,980	-897,020	5,112,980	6,732,980	7,724,980
125	3,088,663	9,883,720	-1,133,280	4,876,720	6,496,720	7,488,720
145	3,014,832	9,647,461	-1,369,539	4,640,461	6,260,461	7,252,461
165	2,941,000	9,411,201	-1,605,799	4,404,201	6,024,201	7,016,201
185	2,867,168	9,174,939	-1,842,061	4,167,939	5,787,939	6,779,939
205	2,793,337	8,938,679	-2,078,321	3,931,679	5,551,679	6,543,679
225	2,719,506	8,702,420	-2,314,580	3,695,420	5,315,420	6,307,420
275	2,534,928	8,111,769	-2,905,231	3,104,769	4,724,769	5,716,769
300	2,442,639	7,816,446	-3,200,554	2,809,446	4,429,446	5,421,446
325	2,350,350	7,521,119	-3,495,881	2,514,119	4,134,119	5,126,119
350	2,258,061	7,225,795	-3,791,205	2,218,795	3,838,795	4,830,795
400	2,073,483	6,635,145	-4,381,855	1,628,145	3,248,145	4,240,145
435	1,944,278	6,221,690	-4,795,310	1,214,690	2,834,690	3,826,690

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£300	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,665,992	9,164,981	-1,852,019	4,157,981	5,777,981	6,769,981
65	3,150,193	7,875,482	-3,141,518	2,868,482	4,488,482	5,480,482
85	3,010,886	7,527,214	-3,489,786	2,520,214	4,140,214	5,132,214
105	2,871,578	7,178,946	-3,838,054	2,171,946	3,791,946	4,783,946
125	2,732,271	6,830,677	-4,186,323	1,823,677	3,443,677	4,435,677
145	2,592,964	6,482,409	-4,534,591	1,475,409	3,095,409	4,087,409
165	2,453,656	6,134,141	-4,882,859	1,127,141	2,747,141	3,739,141
185	2,314,349	5,785,872	-5,231,128	778,872	2,398,872	3,390,872
205	2,175,042	5,437,604	-5,579,396	430,604	2,050,604	3,042,604
225	2,035,734	5,089,336	-5,927,664	82,336	1,702,336	2,694,336
275	1,687,466	4,218,665	-6,798,335	-788,335	831,665	1,823,665
300	1,513,332	3,783,330	-7,233,670	-1,223,670	396,330	1,388,330
325	1,339,198	3,347,994	-7,669,006	-1,659,006	-39,006	952,994
350	1,165,064	2,912,659	-8,104,341	-2,094,341	-474,341	517,659
400	816,795	2,041,988	-8,975,012	-2,965,012	-1,345,012	-353,012
435	573,009	1,432,521	-9,584,479	-3,574,479	-1,954,479	-962,479

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£85	£145

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,183,478	5,183,478	-5,833,522	176,478	1,796,478	2,788,478
65	3,985,120	3,985,120	-7,031,880	-1,021,880	598,120	1,590,120
85	3,643,826	3,643,826	-7,373,174	-1,363,174	256,826	1,248,826
105	3,302,531	3,302,531	-7,714,469	-1,704,469	-84,469	907,531
125	2,961,236	2,961,236	-8,055,764	-2,045,764	-425,764	566,236
145	2,619,941	2,619,941	-8,397,059	-2,387,059	-767,059	224,941
165	2,278,647	2,278,647	-8,738,353	-2,728,353	-1,108,353	-116,353
185	1,937,352	1,937,352	-9,079,648	-3,069,648	-1,449,648	-457,648
205	1,596,057	1,596,057	-9,420,943	-3,410,943	-1,790,943	-798,943
225	1,254,763	1,254,763	-9,762,237	-3,752,237	-2,132,237	-1,140,237
275	401,525	401,525	-10,615,475	-4,605,475	-2,985,475	-1,993,475
300	-25,503	-25,503	-11,042,503	-5,032,503	-3,412,503	-2,420,503
325	-459,099	-459,099	-11,476,099	-5,466,099	-3,846,099	-2,854,099
350	-892,695	-892,695	-11,909,695	-5,899,695	-4,279,695	-3,287,695
400	-1,759,886	-1,759,886	-12,776,886	-6,766,886	-5,146,886	-4,154,886
435	-2,366,920	-2,366,920	-13,383,920	-7,373,920	-5,753,920	-4,761,920

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% Social rent	60%
% Shared owners	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£65	£165	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,978,925	6,489,463	-4,527,537	1,482,463	3,102,463	4,094,463
65	10,601,962	5,300,981	-5,716,019	293,981	1,913,981	2,905,981
85	9,934,878	4,967,439	-6,049,561	-39,561	1,580,439	2,572,439
105	9,267,794	4,633,897	-6,383,103	-373,103	1,246,897	2,238,897
125	8,600,710	4,300,355	-6,716,645	-706,645	913,355	1,905,355
145	7,933,627	3,966,813	-7,050,187	-1,040,187	579,813	1,571,813
165	7,266,542	3,633,271	-7,383,729	-1,373,729	246,271	1,238,271
185	6,599,458	3,299,729	-7,717,271	-1,707,271	-87,271	904,729
205	5,932,231	2,966,115	-8,050,885	-2,040,885	-420,885	571,115
225	5,254,237	2,627,118	-8,389,882	-2,379,882	-759,882	232,118
275	3,559,251	1,779,626	-9,237,374	-3,227,374	-1,607,374	-615,374
300	2,711,758	1,355,879	-9,661,121	-3,651,121	-2,031,121	-1,039,121
325	1,864,266	932,133	-10,084,867	-4,074,867	-2,454,867	-1,462,867
350	1,016,773	508,387	-10,508,613	-4,498,613	-2,878,613	-1,886,613
400	-689,304	-344,652	-11,361,652	-5,351,652	-3,731,652	-2,739,652
435	-1,895,200	-947,600	-11,964,600	-5,954,600	-4,334,600	-3,342,600

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (40:60)

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	225	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	325	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	350	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	65	435	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	275	350	400

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	145	205

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	125	225	275

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% Social rent	40%
% Shared owners	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,224,627	12,246,268	1,229,268	7,239,268	8,859,268	9,851,268
65	1,176,757	11,767,571	750,571	6,760,571	8,380,571	9,372,571
85	1,168,509	11,685,091	668,091	6,678,091	8,298,091	9,290,091
105	1,160,261	11,602,611	585,611	6,595,611	8,215,611	9,207,611
125	1,152,013	11,520,131	503,131	6,513,131	8,133,131	9,125,131
145	1,143,764	11,437,640	420,640	6,430,640	8,050,640	9,042,640
165	1,135,516	11,355,160	338,160	6,348,160	7,968,160	8,960,160
185	1,127,268	11,272,680	255,680	6,265,680	7,885,680	8,877,680
205	1,119,020	11,190,200	173,200	6,183,200	7,803,200	8,795,200
225	1,110,772	11,107,720	90,720	6,100,720	7,720,720	8,712,720
275	1,090,151	10,901,509	-115,491	5,894,509	7,514,509	8,506,509
300	1,079,840	10,798,404	-218,596	5,791,404	7,411,404	8,403,404
325	1,069,531	10,695,309	-321,691	5,688,309	7,308,309	8,300,309
350	1,059,220	10,592,204	-424,796	5,585,204	7,205,204	8,197,204
400	1,038,599	10,385,993	-631,007	5,378,993	6,998,993	7,990,993
435	1,024,165	10,241,648	-775,352	5,234,648	6,854,648	7,846,648

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	393,812	5,513,362	-5,503,638	506,362	2,126,362	3,118,362
65	340,465	4,766,509	-6,250,491	-240,491	1,379,509	2,371,509
85	326,135	4,565,892	-6,451,108	-441,108	1,178,892	2,170,892
105	311,804	4,365,261	-6,651,739	-641,739	978,261	1,970,261
125	297,475	4,164,644	-6,852,356	-842,356	777,644	1,769,644
145	283,144	3,964,013	-7,052,987	-1,042,987	577,013	1,569,013
165	268,814	3,763,396	-7,253,604	-1,243,604	376,396	1,368,396
185	254,484	3,562,779	-7,454,221	-1,444,221	175,779	1,167,779
205	240,153	3,362,148	-7,654,852	-1,644,852	-24,852	967,148
225	225,824	3,161,531	-7,855,469	-1,845,469	-225,469	766,531
275	189,998	2,659,974	-8,357,026	-2,347,026	-727,026	264,974
300	172,084	2,409,182	-8,607,818	-2,597,818	-977,818	14,182
325	154,172	2,158,404	-8,858,596	-2,848,596	-1,228,596	-236,596
350	136,259	1,907,625	-9,109,375	-3,099,375	-1,479,375	-487,375
400	100,433	1,406,069	-9,610,931	-3,600,931	-1,980,931	-988,931
435	75,356	1,054,982	-9,962,018	-3,952,018	-2,332,018	-1,340,018

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£185	£300

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	789,648	11,055,070	38,070	6,048,070	7,668,070	8,660,070
65	729,494	10,212,909	-804,091	5,205,909	6,825,909	7,817,909
85	715,164	10,012,292	-1,004,708	5,005,292	6,625,292	7,617,292
105	700,833	9,811,661	-1,205,339	4,804,661	6,424,661	7,416,661
125	686,503	9,611,044	-1,405,956	4,604,044	6,224,044	7,216,044
145	672,172	9,410,413	-1,606,587	4,403,413	6,023,413	7,015,413
165	657,843	9,209,796	-1,807,204	4,202,796	5,822,796	6,814,796
185	643,512	9,009,165	-2,007,835	4,002,165	5,622,165	6,614,165
205	629,182	8,808,548	-2,208,452	3,801,548	5,421,548	6,413,548
225	614,852	8,607,931	-2,409,069	3,600,931	5,220,931	6,212,931
275	579,026	8,106,360	-2,910,640	3,099,360	4,719,360	5,711,360
300	561,113	7,855,582	-3,161,418	2,848,582	4,468,582	5,460,582
325	543,200	7,604,804	-3,412,196	2,597,804	4,217,804	5,209,804
350	525,288	7,354,025	-3,662,975	2,347,025	3,967,025	4,959,025
400	489,462	6,852,469	-4,164,531	1,845,469	3,465,469	4,457,469
435	464,384	6,501,382	-4,515,618	1,494,382	3,114,382	4,106,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,053,539	14,749,542	3,732,542	9,742,542	11,362,542	12,354,542
65	988,846	13,843,838	2,826,838	8,836,838	10,456,838	11,448,838
85	974,516	13,643,221	2,626,221	8,636,221	10,256,221	11,248,221
105	960,186	13,442,604	2,425,604	8,435,604	10,055,604	11,047,604
125	945,855	13,241,973	2,224,973	8,234,973	9,854,973	10,846,973
145	931,525	13,041,355	2,024,355	8,034,355	9,654,355	10,646,355
165	917,195	12,840,724	1,823,724	7,833,724	9,453,724	10,445,724
185	902,865	12,640,107	1,623,107	7,633,107	9,253,107	10,245,107
205	888,534	12,439,476	1,422,476	7,432,476	9,052,476	10,044,476
225	874,204	12,238,859	1,221,859	7,231,859	8,851,859	9,843,859
275	838,379	11,737,303	720,303	6,730,303	8,350,303	9,342,303
300	820,466	11,486,525	469,525	6,479,525	8,099,525	9,091,525
325	802,553	11,235,746	218,746	6,228,746	7,848,746	8,840,746
350	784,641	10,984,968	-32,032	5,977,968	7,597,968	8,589,968
400	748,814	10,483,397	-533,603	5,476,397	7,096,397	8,088,397
435	723,736	10,132,311	-884,689	5,125,311	6,745,311	7,737,311

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£205	£300

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	443,640	5,646,328	-5,370,672	639,328	2,259,328	3,251,328
65	384,780	4,897,197	-6,119,803	-109,803	1,510,197	2,502,197
85	369,016	4,696,572	-6,320,428	-310,428	1,309,572	2,301,572
105	353,253	4,495,948	-6,521,052	-511,052	1,108,948	2,100,948
125	337,490	4,295,323	-6,721,677	-711,677	908,323	1,900,323
145	321,726	4,094,698	-6,922,302	-912,302	707,698	1,699,698
165	305,963	3,894,074	-7,122,926	-1,112,926	507,074	1,499,074
185	290,201	3,693,462	-7,323,538	-1,313,538	306,462	1,298,462
205	274,437	3,492,837	-7,524,163	-1,514,163	105,837	1,097,837
225	258,674	3,292,212	-7,724,788	-1,714,788	-94,788	897,212
275	219,265	2,790,651	-8,226,349	-2,216,349	-596,349	395,651
300	199,562	2,539,876	-8,477,124	-2,467,124	-847,124	144,876
325	179,857	2,289,089	-8,727,911	-2,717,911	-1,097,911	-105,911
350	160,153	2,038,314	-8,978,686	-2,968,686	-1,348,686	-356,686
400	120,745	1,536,753	-9,480,247	-3,470,247	-1,850,247	-858,247
435	93,159	1,185,666	-9,831,334	-3,821,334	-2,201,334	-1,209,334

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	879,061	11,188,050	171,050	6,181,050	7,801,050	8,793,050
65	812,711	10,343,589	-673,411	5,336,589	6,956,589	7,948,589
85	796,948	10,142,977	-874,023	5,135,977	6,755,977	7,747,977
105	781,185	9,942,353	-1,074,647	4,935,353	6,555,353	7,547,353
125	765,421	9,741,728	-1,275,272	4,734,728	6,354,728	7,346,728
145	749,658	9,541,103	-1,475,897	4,534,103	6,154,103	7,146,103
165	733,895	9,340,479	-1,676,521	4,333,479	5,953,479	6,945,479
185	718,131	9,139,854	-1,877,146	4,132,854	5,752,854	6,744,854
205	702,368	8,939,229	-2,077,771	3,932,229	5,552,229	6,544,229
225	686,605	8,738,605	-2,278,395	3,731,605	5,351,605	6,343,605
275	647,197	8,237,056	-2,779,944	3,230,056	4,850,056	5,842,056
300	627,493	7,986,268	-3,030,732	2,979,268	4,599,268	5,591,268
325	607,789	7,735,494	-3,281,506	2,728,494	4,348,494	5,340,494
350	588,085	7,484,719	-3,532,281	2,477,719	4,097,719	5,089,719
400	548,677	6,983,158	-4,033,842	1,976,158	3,596,158	4,588,158
435	521,090	6,632,058	-4,384,942	1,625,058	3,245,058	4,237,058

Eastern CIL Zone

Private values £6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,169,340	14,882,515	3,865,515	9,875,515	11,495,515	12,487,515
65	1,097,999	13,974,534	2,957,534	8,967,534	10,587,534	11,579,534
85	1,082,236	13,773,910	2,756,910	8,766,910	10,386,910	11,378,910
105	1,066,472	13,573,285	2,556,285	8,566,285	10,186,285	11,178,285
125	1,050,709	13,372,660	2,355,660	8,365,660	9,985,660	10,977,660
145	1,034,946	13,172,036	2,155,036	8,165,036	9,785,036	10,777,036
165	1,019,182	12,971,411	1,954,411	7,964,411	9,584,411	10,576,411
185	1,003,419	12,770,786	1,753,786	7,763,786	9,383,786	10,375,786
205	987,656	12,570,162	1,553,162	7,563,162	9,183,162	10,175,162
225	971,892	12,369,537	1,352,537	7,362,537	8,982,537	9,974,537
275	932,485	11,867,988	850,988	6,860,988	8,480,988	9,472,988
300	912,780	11,617,201	600,201	6,610,201	8,230,201	9,222,201
325	893,076	11,366,426	349,426	6,359,426	7,979,426	8,971,426
350	873,373	11,115,652	98,652	6,108,652	7,728,652	8,720,652
400	833,964	10,614,090	-402,910	5,607,090	7,227,090	8,219,090
435	806,379	10,263,003	-753,997	5,256,003	6,876,003	7,868,003

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	306,751	1,717,808	-9,299,192	-3,289,192	-1,669,192	-677,192
65	181,364	1,015,640	-10,001,360	-3,991,360	-2,371,360	-1,379,360
85	144,408	808,682	-10,208,318	-4,198,318	-2,578,318	-1,586,318
105	107,450	601,719	-10,415,281	-4,405,281	-2,785,281	-1,793,281
125	70,493	394,762	-10,622,238	-4,612,238	-2,992,238	-2,000,238
145	33,536	187,799	-10,829,201	-4,819,201	-3,199,201	-2,207,201
165	-3,477	-19,472	-11,036,472	-5,026,472	-3,406,472	-2,414,472
185	-41,039	-229,820	-11,246,820	-5,236,820	-3,616,820	-2,624,820
205	-78,601	-440,163	-11,457,163	-5,447,163	-3,827,163	-2,835,163
225	-116,163	-650,512	-11,667,512	-5,657,512	-4,037,512	-3,045,512
275	-210,066	-1,176,371	-12,193,371	-6,183,371	-4,563,371	-3,571,371
300	-257,019	-1,439,307	-12,456,307	-6,446,307	-4,826,307	-3,834,307
325	-303,971	-1,702,237	-12,719,237	-6,709,237	-5,089,237	-4,097,237
350	-350,923	-1,965,166	-12,982,166	-6,972,166	-5,352,166	-4,360,166
400	-444,827	-2,491,032	-13,508,032	-7,498,032	-5,878,032	-4,886,032
435	-510,560	-2,859,136	-13,876,136	-7,866,136	-6,246,136	-5,254,136

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,279,323	7,164,208	-3,852,792	2,157,208	3,777,208	4,769,208
65	1,137,209	6,368,370	-4,648,630	1,361,370	2,981,370	3,973,370
85	1,100,251	6,161,407	-4,855,593	1,154,407	2,774,407	3,766,407
105	1,063,295	5,954,450	-5,062,550	947,450	2,567,450	3,559,450
125	1,026,337	5,747,487	-5,269,513	740,487	2,360,487	3,352,487
145	989,379	5,540,524	-5,476,476	533,524	2,153,524	3,145,524
165	952,423	5,333,566	-5,683,434	326,566	1,946,566	2,938,566
185	915,465	5,126,604	-5,890,396	119,604	1,739,604	2,731,604
205	878,508	4,919,646	-6,097,354	-87,354	1,532,646	2,524,646
225	841,551	4,712,683	-6,304,317	-294,317	1,325,683	2,317,683
275	749,157	4,195,282	-6,821,718	-811,718	808,282	1,800,282
300	702,961	3,936,584	-7,080,416	-1,070,416	549,584	1,541,584
325	656,765	3,677,885	-7,339,115	-1,329,115	290,885	1,282,885
350	610,568	3,419,182	-7,597,818	-1,587,818	32,182	1,024,182
400	518,175	2,901,780	-8,115,220	-2,105,220	-485,220	506,780
435	453,500	2,539,601	-8,477,399	-2,467,399	-847,399	144,601

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£350	£435

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,927,703	10,795,139	-221,861	5,788,139	7,408,139	8,400,139
65	1,774,438	9,936,855	-1,080,145	4,929,855	6,549,855	7,541,855
85	1,737,481	9,729,892	-1,287,108	4,722,892	6,342,892	7,334,892
105	1,700,523	9,522,929	-1,494,071	4,515,929	6,135,929	7,127,929
125	1,663,566	9,315,972	-1,701,028	4,308,972	5,928,972	6,920,972
145	1,626,609	9,109,009	-1,907,991	4,102,009	5,722,009	6,714,009
165	1,589,652	8,902,052	-2,114,948	3,895,052	5,515,052	6,507,052
185	1,552,694	8,695,089	-2,321,911	3,688,089	5,308,089	6,300,089
205	1,515,738	8,488,131	-2,528,869	3,481,131	5,101,131	6,093,131
225	1,478,780	8,281,168	-2,735,832	3,274,168	4,894,168	5,886,168
275	1,386,387	7,763,767	-3,253,233	2,756,767	4,376,767	5,368,767
300	1,340,191	7,505,069	-3,511,931	2,498,069	4,118,069	5,110,069
325	1,293,994	7,246,365	-3,770,635	2,239,365	3,859,365	4,851,365
350	1,247,798	6,987,667	-4,029,333	1,980,667	3,600,667	4,592,667
400	1,155,404	6,470,265	-4,546,735	1,463,265	3,083,265	4,075,265
435	1,090,730	6,108,086	-4,908,914	1,101,086	2,721,086	3,713,086

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	606,668	1,941,339	-9,075,661	-3,065,661	-1,445,661	-453,661
65	356,282	1,140,103	-9,876,897	-3,866,897	-2,246,897	-1,254,897
85	282,451	903,843	-10,113,157	-4,103,157	-2,483,157	-1,491,157
105	208,620	667,584	-10,349,416	-4,339,416	-2,719,416	-1,727,416
125	134,789	431,324	-10,585,676	-4,575,676	-2,955,676	-1,963,676
145	60,957	195,062	-10,821,938	-4,811,938	-3,191,938	-2,199,938
165	-13,084	-41,870	-11,058,870	-5,048,870	-3,428,870	-2,436,870
185	-88,123	-281,994	-11,298,994	-5,288,994	-3,668,994	-2,676,994
205	-163,162	-522,117	-11,539,117	-5,529,117	-3,909,117	-2,917,117
225	-238,201	-762,245	-11,779,245	-5,769,245	-4,149,245	-3,157,245
275	-425,798	-1,362,553	-12,379,553	-6,369,553	-4,749,553	-3,757,553
300	-519,597	-1,662,710	-12,679,710	-6,669,710	-5,049,710	-4,057,710
325	-613,395	-1,962,864	-12,979,864	-6,969,864	-5,349,864	-4,357,864
350	-707,193	-2,263,018	-13,280,018	-7,270,018	-5,650,018	-4,658,018
400	-894,790	-2,863,330	-13,880,330	-7,870,330	-6,250,330	-5,258,330
435	-1,026,108	-3,283,547	-14,300,547	-8,290,547	-6,670,547	-5,678,547

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£350	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,533,989	8,108,766	-2,908,234	3,101,766	4,721,766	5,713,766
65	2,250,456	7,201,458	-3,815,542	2,194,458	3,814,458	4,806,458
85	2,176,624	6,965,198	-4,051,802	1,958,198	3,578,198	4,570,198
105	2,102,792	6,728,936	-4,288,064	1,721,936	3,341,936	4,333,936
125	2,028,961	6,492,676	-4,524,324	1,485,676	3,105,676	4,097,676
145	1,955,130	6,256,417	-4,760,583	1,249,417	2,869,417	3,861,417
165	1,881,299	6,020,157	-4,996,843	1,013,157	2,633,157	3,625,157
185	1,807,468	5,783,898	-5,233,102	776,898	2,396,898	3,388,898
205	1,733,637	5,547,638	-5,469,362	540,638	2,160,638	3,152,638
225	1,659,805	5,311,375	-5,705,625	304,375	1,924,375	2,916,375
275	1,475,227	4,720,725	-6,296,275	-286,275	1,333,725	2,325,725
300	1,382,938	4,425,401	-6,591,599	-581,599	1,038,401	2,030,401
325	1,290,648	4,130,075	-6,886,925	-876,925	743,075	1,735,075
350	1,198,360	3,834,751	-7,182,249	-1,172,249	447,751	1,439,751
400	1,013,781	3,244,101	-7,772,899	-1,762,899	-142,899	849,101
435	884,577	2,830,646	-8,186,354	-2,176,354	-556,354	435,646

Eastern CIL Zone

Private values £6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£65	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,818,870	12,220,383	1,203,383	7,213,383	8,833,383	9,825,383
65	3,513,237	11,242,358	225,358	6,235,358	7,855,358	8,847,358
85	3,439,406	11,006,098	-10,902	5,999,098	7,619,098	8,611,098
105	3,365,575	10,769,839	-247,161	5,762,839	7,382,839	8,374,839
125	3,291,744	10,533,579	-483,421	5,526,579	7,146,579	8,138,579
145	3,217,912	10,297,320	-719,680	5,290,320	6,910,320	7,902,320
165	3,144,081	10,061,060	-955,940	5,054,060	6,674,060	7,666,060
185	3,070,249	9,824,798	-1,192,202	4,817,798	6,437,798	7,429,798
205	2,996,418	9,588,538	-1,428,462	4,581,538	6,201,538	7,193,538
225	2,922,587	9,352,279	-1,664,721	4,345,279	5,965,279	6,957,279
275	2,738,009	8,761,628	-2,255,372	3,754,628	5,374,628	6,366,628
300	2,645,720	8,466,305	-2,550,695	3,459,305	5,079,305	6,071,305
325	2,553,431	8,170,978	-2,846,022	3,163,978	4,783,978	5,775,978
350	2,461,142	7,875,654	-3,141,346	2,868,654	4,488,654	5,480,654
400	2,276,564	7,285,004	-3,731,996	2,278,004	3,898,004	4,890,004
435	2,147,359	6,871,549	-4,145,451	1,864,549	3,484,549	4,476,549

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,752,210	-4,380,526	-15,397,526	-9,387,526	-7,767,526	-6,775,526
65	-2,182,228	-5,455,570	-16,472,570	-10,462,570	-8,842,570	-7,850,570
85	-2,323,813	-5,809,533	-16,826,533	-10,816,533	-9,196,533	-8,204,533
105	-2,465,399	-6,163,498	-17,180,498	-11,170,498	-9,550,498	-8,558,498
125	-2,606,985	-6,517,462	-17,534,462	-11,524,462	-9,904,462	-8,912,462
145	-2,748,571	-6,871,427	-17,888,427	-11,878,427	-10,258,427	-9,266,427
165	-2,890,156	-7,225,390	-18,242,390	-12,232,390	-10,612,390	-9,620,390
185	-3,031,742	-7,579,354	-18,596,354	-12,586,354	-10,966,354	-9,974,354
205	-3,173,328	-7,933,319	-18,950,319	-12,940,319	-11,320,319	-10,328,319
225	-3,314,913	-8,287,282	-19,304,282	-13,294,282	-11,674,282	-10,682,282
275	-3,668,877	-9,172,194	-20,189,194	-14,179,194	-12,559,194	-11,567,194
300	-3,845,859	-9,614,649	-20,631,649	-14,621,649	-13,001,649	-12,009,649
325	-4,022,841	-10,057,103	-21,074,103	-15,064,103	-13,444,103	-12,452,103
350	-4,199,823	-10,499,558	-21,516,558	-15,506,558	-13,886,558	-12,894,558
400	-4,553,787	-11,384,468	-22,401,468	-16,391,468	-14,771,468	-13,779,468
435	-4,801,562	-12,003,905	-23,020,905	-17,010,905	-15,390,905	-14,398,905

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£105

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,740,228	4,350,569	-6,666,431	-656,431	963,569	1,955,569
65	1,257,549	3,143,872	-7,873,128	-1,863,128	-243,128	748,872
85	1,118,242	2,795,604	-8,221,396	-2,211,396	-591,396	400,604
105	978,934	2,447,336	-8,569,664	-2,559,664	-939,664	52,336
125	839,627	2,099,067	-8,917,933	-2,907,933	-1,287,933	-295,933
145	700,320	1,750,799	-9,266,201	-3,256,201	-1,636,201	-644,201
165	561,012	1,402,531	-9,614,469	-3,604,469	-1,984,469	-992,469
185	421,705	1,054,263	-9,962,737	-3,952,737	-2,332,737	-1,340,737
205	282,398	705,994	-10,311,006	-4,301,006	-2,681,006	-1,689,006
225	143,090	357,726	-10,659,274	-4,649,274	-3,029,274	-2,037,274
275	-208,533	-521,333	-11,538,333	-5,528,333	-3,908,333	-2,916,333
300	-385,515	-963,788	-11,980,788	-5,970,788	-4,350,788	-3,358,788
325	-562,497	-1,406,243	-12,423,243	-6,413,243	-4,793,243	-3,801,243
350	-739,480	-1,848,700	-12,865,700	-6,855,700	-5,235,700	-4,243,700
400	-1,093,444	-2,733,610	-13,750,610	-7,740,610	-6,120,610	-5,128,610
435	-1,341,219	-3,353,047	-14,370,047	-8,360,047	-6,740,047	-5,748,047

Eastern CIL Zone

Private values £6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£350	£400

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,049,722	10,124,305	-892,695	5,117,305	6,737,305	7,729,305
65	3,527,322	8,818,305	-2,198,695	3,811,305	5,431,305	6,423,305
85	3,388,015	8,470,037	-2,546,963	3,463,037	5,083,037	6,075,037
105	3,248,707	8,121,769	-2,895,231	3,114,769	4,734,769	5,726,769
125	3,109,400	7,773,500	-3,243,500	2,766,500	4,386,500	5,378,500
145	2,970,093	7,425,232	-3,591,768	2,418,232	4,038,232	5,030,232
165	2,830,785	7,076,964	-3,940,036	2,069,964	3,689,964	4,681,964
185	2,691,478	6,728,695	-4,288,305	1,721,695	3,341,695	4,333,695
205	2,552,171	6,380,427	-4,636,573	1,373,427	2,993,427	3,985,427
225	2,412,864	6,032,159	-4,984,841	1,025,159	2,645,159	3,637,159
275	2,064,595	5,161,488	-5,855,512	154,488	1,774,488	2,766,488
300	1,890,461	4,726,153	-6,290,847	-280,847	1,339,153	2,331,153
325	1,716,327	4,290,817	-6,726,183	-716,183	903,817	1,895,817
350	1,542,193	3,855,482	-7,161,518	-1,151,518	468,482	1,460,482
400	1,193,926	2,984,814	-8,032,186	-2,022,186	-402,186	589,814
435	950,138	2,375,344	-8,641,656	-2,631,656	-1,011,656	-19,656

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,277,043	-7,277,043	-18,294,043	-12,284,043	-10,664,043	-9,672,043
65	-8,279,234	-8,279,234	-19,296,234	-13,286,234	-11,666,234	-10,674,234
85	-8,626,110	-8,626,110	-19,643,110	-13,633,110	-12,013,110	-11,021,110
105	-8,972,988	-8,972,988	-19,989,988	-13,979,988	-12,359,988	-11,367,988
125	-9,319,864	-9,319,864	-20,336,864	-14,326,864	-12,706,864	-11,714,864
145	-9,666,740	-9,666,740	-20,683,740	-14,673,740	-13,053,740	-12,061,740
165	-10,013,617	-10,013,617	-21,030,617	-15,020,617	-13,400,617	-12,408,617
185	-10,360,493	-10,360,493	-21,377,493	-15,367,493	-13,747,493	-12,755,493
205	-10,707,371	-10,707,371	-21,724,371	-15,714,371	-14,094,371	-13,102,371
225	-11,054,247	-11,054,247	-22,071,247	-16,061,247	-14,441,247	-13,449,247
275	-11,921,438	-11,921,438	-22,938,438	-16,928,438	-15,308,438	-14,316,438
300	-12,355,034	-12,355,034	-23,372,034	-17,362,034	-15,742,034	-14,750,034
325	-12,788,630	-12,788,630	-23,805,630	-17,795,630	-16,175,630	-15,183,630
350	-13,222,225	-13,222,225	-24,239,225	-18,229,225	-16,609,225	-15,617,225
400	-14,089,417	-14,089,417	-25,106,417	-19,096,417	-17,476,417	-16,484,417
435	-14,696,452	-14,696,452	-25,713,452	-19,703,452	-18,083,452	-17,091,452

Maximum CIL rates (per square metre)

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

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	801,322	801,322	-10,215,678	-4,205,678	-2,585,678	-1,593,678
65	-326,930	-326,930	-11,343,930	-5,333,930	-3,713,930	-2,721,930
85	-673,806	-673,806	-11,690,806	-5,680,806	-4,060,806	-3,068,806
105	-1,020,683	-1,020,683	-12,037,683	-6,027,683	-4,407,683	-3,415,683
125	-1,367,559	-1,367,559	-12,384,559	-6,374,559	-4,754,559	-3,762,559
145	-1,714,436	-1,714,436	-12,731,436	-6,721,436	-5,101,436	-4,109,436
165	-2,061,313	-2,061,313	-13,078,313	-7,068,313	-5,448,313	-4,456,313
185	-2,408,189	-2,408,189	-13,425,189	-7,415,189	-5,795,189	-4,803,189
205	-2,755,066	-2,755,066	-13,772,066	-7,762,066	-6,142,066	-5,150,066
225	-3,101,942	-3,101,942	-14,118,942	-8,108,942	-6,488,942	-5,496,942
275	-3,969,134	-3,969,134	-14,986,134	-8,976,134	-7,356,134	-6,364,134
300	-4,402,730	-4,402,730	-15,419,730	-9,409,730	-7,789,730	-6,797,730
325	-4,836,325	-4,836,325	-15,853,325	-9,843,325	-8,223,325	-7,231,325
350	-5,269,921	-5,269,921	-16,286,921	-10,276,921	-8,656,921	-7,664,921
400	-6,137,113	-6,137,113	-17,154,113	-11,144,113	-9,524,113	-8,532,113
435	-6,744,147	-6,744,147	-17,761,147	-11,751,147	-10,131,147	-9,139,147

Maximum CIL rates (per square metre)

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

Eastern CIL Zone

Private values £6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,094,282	6,094,282	-4,922,718	1,087,282	2,707,282	3,699,282
65	4,894,556	4,894,556	-6,122,444	-112,444	1,507,556	2,499,556
85	4,553,261	4,553,261	-6,463,739	-453,739	1,166,261	2,158,261
105	4,211,966	4,211,966	-6,805,034	-795,034	824,966	1,816,966
125	3,870,671	3,870,671	-7,146,329	-1,136,329	483,671	1,475,671
145	3,529,377	3,529,377	-7,487,623	-1,477,623	142,377	1,134,377
165	3,188,082	3,188,082	-7,828,918	-1,818,918	-198,918	793,082
185	2,846,787	2,846,787	-8,170,213	-2,160,213	-540,213	451,787
205	2,505,493	2,505,493	-8,511,507	-2,501,507	-881,507	110,493
225	2,164,198	2,164,198	-8,852,802	-2,842,802	-1,222,802	-230,802
275	1,310,961	1,310,961	-9,706,039	-3,696,039	-2,076,039	-1,084,039
300	884,343	884,343	-10,132,657	-4,122,657	-2,502,657	-1,510,657
325	457,725	457,725	-10,559,275	-4,549,275	-2,929,275	-1,937,275
350	31,106	31,106	-10,985,894	-4,975,894	-3,355,894	-2,363,894
400	-835,576	-835,576	-11,852,576	-5,842,576	-4,222,576	-3,230,576
435	-1,442,611	-1,442,611	-12,459,611	-6,449,611	-4,829,611	-3,837,611

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£145	£205

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented	40%
% intermed	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

White Hart Lane and Northumberland Park

Private values £5113 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,251,611	-5,625,805	-16,642,805	-10,632,805	-9,012,805	-8,020,805
65	-13,297,614	-6,648,807	-17,665,807	-11,655,807	-10,035,807	-9,043,807
85	-13,986,696	-6,993,348	-18,010,348	-12,000,348	-10,380,348	-9,388,348
105	-14,675,779	-7,337,890	-18,354,890	-12,344,890	-10,724,890	-9,732,890
125	-15,364,862	-7,682,431	-18,699,431	-12,689,431	-11,069,431	-10,077,431
145	-16,053,945	-8,026,972	-19,043,972	-13,033,972	-11,413,972	-10,421,972
165	-16,743,028	-8,371,514	-19,388,514	-13,378,514	-11,758,514	-10,766,514
185	-17,432,110	-8,716,055	-19,733,055	-13,723,055	-12,103,055	-11,111,055
205	-18,121,193	-9,060,597	-20,077,597	-14,067,597	-12,447,597	-11,455,597
225	-18,810,276	-9,405,138	-20,422,138	-14,412,138	-12,792,138	-11,800,138
275	-20,532,983	-10,266,491	-21,283,491	-15,273,491	-13,653,491	-12,661,491
300	-21,394,337	-10,697,169	-21,714,169	-15,704,169	-14,084,169	-13,092,169
325	-22,255,690	-11,127,845	-22,144,845	-16,134,845	-14,514,845	-13,522,845
350	-23,117,044	-11,558,522	-22,575,522	-16,565,522	-14,945,522	-13,953,522
400	-24,839,751	-12,419,876	-23,436,876	-17,426,876	-15,806,876	-14,814,876
435	-26,045,646	-13,022,823	-24,039,823	-18,029,823	-16,409,823	-15,417,823

Seven Sisters, St. Ann's and Tottenham Green

Private values £6082 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,488,389	2,244,195	-8,772,805	-2,762,805	-1,142,805	-150,805
65	2,207,712	1,103,856	-9,913,144	-3,903,144	-2,283,144	-1,291,144
85	1,529,719	764,859	-10,252,141	-4,242,141	-2,622,141	-1,630,141
105	851,724	425,862	-10,591,138	-4,581,138	-2,961,138	-1,969,138
125	173,730	86,865	-10,930,135	-4,920,135	-3,300,135	-2,308,135
145	-512,511	-256,256	-11,273,256	-5,263,256	-3,643,256	-2,651,256
165	-1,201,594	-600,797	-11,617,797	-5,607,797	-3,987,797	-2,995,797
185	-1,890,678	-945,339	-11,962,339	-5,952,339	-4,332,339	-3,340,339
205	-2,579,760	-1,289,880	-12,306,880	-6,296,880	-4,676,880	-3,684,880
225	-3,268,843	-1,634,422	-12,651,422	-6,641,422	-5,021,422	-4,029,422
275	-4,991,550	-2,495,775	-13,512,775	-7,502,775	-5,882,775	-4,890,775
300	-5,852,903	-2,926,452	-13,943,452	-7,933,452	-6,313,452	-5,321,452
325	-6,714,258	-3,357,129	-14,374,129	-8,364,129	-6,744,129	-5,752,129
350	-7,575,611	-3,787,805	-14,804,805	-8,794,805	-7,174,805	-6,182,805
400	-9,298,318	-4,649,159	-15,666,159	-9,656,159	-8,036,159	-7,044,159
435	-10,504,213	-5,252,106	-16,269,106	-10,259,106	-8,639,106	-7,647,106

Eastern CIL Zone

Private values £6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£225	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,676,847	7,338,424	-3,678,576	2,331,424	3,951,424	4,943,424
65	12,291,285	6,145,642	-4,871,358	1,138,642	2,758,642	3,750,642
85	11,630,889	5,815,445	-5,201,555	808,445	2,428,445	3,420,445
105	10,963,806	5,481,903	-5,535,097	474,903	2,094,903	3,086,903
125	10,296,722	5,148,361	-5,868,639	141,361	1,761,361	2,753,361
145	9,629,637	4,814,819	-6,202,181	-192,181	1,427,819	2,419,819
165	8,962,554	4,481,277	-6,535,723	-525,723	1,094,277	2,086,277
185	8,295,470	4,147,735	-6,869,265	-859,265	760,735	1,752,735
205	7,628,386	3,814,193	-7,202,807	-1,192,807	427,193	1,419,193
225	6,961,302	3,480,651	-7,536,349	-1,526,349	93,651	1,085,651
275	5,283,001	2,641,501	-8,375,499	-2,365,499	-745,499	246,501
300	4,435,508	2,217,754	-8,799,246	-2,789,246	-1,169,246	-177,246
325	3,588,015	1,794,008	-9,222,992	-3,212,992	-1,592,992	-600,992
350	2,740,524	1,370,262	-9,646,738	-3,636,738	-2,016,738	-1,024,738
400	1,045,538	522,769	-10,494,231	-4,484,231	-2,864,231	-1,872,231
435	-143,257	-71,629	-11,088,629	-5,078,629	-3,458,629	-2,466,629

Appendix 4 - Residential appraisal results at base costs and values (SR and DMR at LLR)

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% SR : 40% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	473,162	4,731,617	-6,285,383	-275,383	1,344,617	2,336,617
65	447,153	4,471,530	-6,545,470	-535,470	1,084,530	2,076,530
85	441,654	4,416,539	-6,600,461	-590,461	1,029,539	2,021,539
105	436,156	4,361,559	-6,655,441	-645,441	974,559	1,966,559
125	430,657	4,306,569	-6,710,431	-700,431	919,569	1,911,569
145	425,158	4,251,579	-6,765,421	-755,421	864,579	1,856,579
165	419,659	4,196,589	-6,820,411	-810,411	809,589	1,801,589
185	414,160	4,141,599	-6,875,401	-865,401	754,599	1,746,599
205	408,662	4,086,619	-6,930,381	-920,381	699,619	1,691,619
225	403,163	4,031,629	-6,985,371	-975,371	644,629	1,636,629
275	389,416	3,894,158	-7,122,842	-1,112,842	507,158	1,499,158
300	382,542	3,825,418	-7,191,582	-1,181,582	438,418	1,430,418
325	375,669	3,756,688	-7,260,312	-1,250,312	369,688	1,361,688
350	368,795	3,687,948	-7,329,052	-1,319,052	300,948	1,292,948
400	355,048	3,550,478	-7,466,522	-1,456,522	163,478	1,155,478
435	345,425	3,454,247	-7,562,753	-1,552,753	67,247	1,059,247

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,538	49,534	-10,967,466	-4,957,466	-3,337,466	-2,345,466
65	-28,022	-392,310	-11,409,310	-5,399,310	-3,779,310	-2,787,310
85	-37,732	-528,253	-11,545,253	-5,535,253	-3,915,253	-2,923,253
105	-47,443	-664,195	-11,681,195	-5,671,195	-4,051,195	-3,059,195
125	-57,152	-800,124	-11,817,124	-5,807,124	-4,187,124	-3,195,124
145	-66,862	-936,066	-11,953,066	-5,943,066	-4,323,066	-3,331,066
165	-76,571	-1,071,995	-12,088,995	-6,078,995	-4,458,995	-3,466,995
185	-86,281	-1,207,937	-12,224,937	-6,214,937	-4,594,937	-3,602,937
205	-95,990	-1,343,865	-12,360,865	-6,350,865	-4,730,865	-3,738,865
225	-105,701	-1,479,808	-12,496,808	-6,486,808	-4,866,808	-3,874,808
275	-129,975	-1,819,650	-12,836,650	-6,826,650	-5,206,650	-4,214,650
300	-142,112	-1,989,564	-13,006,564	-6,996,564	-5,376,564	-4,384,564
325	-154,249	-2,159,492	-13,176,492	-7,166,492	-5,546,492	-4,554,492
350	-166,386	-2,329,406	-13,346,406	-7,336,406	-5,716,406	-4,724,406
400	-190,661	-2,669,248	-13,686,248	-7,676,248	-6,056,248	-5,064,248
435	-207,652	-2,907,133	-13,924,133	-7,914,133	-6,294,133	-5,302,133

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,340	182,507	-10,834,493	-4,824,493	-3,204,493	-2,212,493
65	-20,388	-259,490	-11,276,490	-5,266,490	-3,646,490	-2,654,490
85	-31,069	-395,430	-11,412,430	-5,402,430	-3,782,430	-2,790,430
105	-41,750	-531,369	-11,548,369	-5,538,369	-3,918,369	-2,926,369
125	-52,431	-667,309	-11,684,309	-5,674,309	-4,054,309	-3,062,309
145	-63,111	-803,237	-11,820,237	-5,810,237	-4,190,237	-3,198,237
165	-73,792	-939,176	-11,956,176	-5,946,176	-4,326,176	-3,334,176
185	-84,473	-1,075,116	-12,092,116	-6,082,116	-4,462,116	-3,470,116
205	-95,153	-1,211,043	-12,228,043	-6,218,043	-4,598,043	-3,606,043
225	-105,834	-1,346,983	-12,363,983	-6,353,983	-4,733,983	-3,741,983
275	-132,536	-1,686,827	-12,703,827	-6,693,827	-5,073,827	-4,081,827
300	-145,887	-1,856,748	-12,873,748	-6,863,748	-5,243,748	-4,251,748
325	-159,238	-2,026,670	-13,043,670	-7,033,670	-5,413,670	-4,421,670
350	-172,589	-2,196,592	-13,213,592	-7,203,592	-5,583,592	-4,591,592
400	-199,290	-2,536,422	-13,553,422	-7,543,422	-5,923,422	-4,931,422
435	-217,982	-2,774,320	-13,791,320	-7,781,320	-6,161,320	-5,169,320

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-660,261	-3,697,460	-14,714,460	-8,704,460	-7,084,460	-6,092,460
65	-730,288	-4,089,611	-15,106,611	-9,096,611	-7,476,611	-6,484,611
85	-755,329	-4,229,842	-15,246,842	-9,236,842	-7,616,842	-6,624,842
105	-780,370	-4,370,072	-15,387,072	-9,377,072	-7,757,072	-6,765,072
125	-805,411	-4,510,302	-15,527,302	-9,517,302	-7,897,302	-6,905,302
145	-830,452	-4,650,533	-15,667,533	-9,657,533	-8,037,533	-7,045,533
165	-855,493	-4,790,763	-15,807,763	-9,797,763	-8,177,763	-7,185,763
185	-880,535	-4,930,994	-15,947,994	-9,937,994	-8,317,994	-7,325,994
205	-905,576	-5,071,224	-16,088,224	-10,078,224	-8,458,224	-7,466,224
225	-930,617	-5,211,454	-16,228,454	-10,218,454	-8,598,454	-7,606,454
275	-993,219	-5,562,027	-16,579,027	-10,569,027	-8,949,027	-7,957,027
300	-1,024,521	-5,737,320	-16,754,320	-10,744,320	-9,124,320	-8,132,320
325	-1,055,823	-5,912,606	-16,929,606	-10,919,606	-9,299,606	-8,307,606
350	-1,087,124	-6,087,893	-17,104,893	-11,094,893	-9,474,893	-8,482,893
400	-1,149,726	-6,438,466	-17,455,466	-11,445,466	-9,825,466	-8,833,466
435	-1,193,548	-6,683,870	-17,700,870	-11,690,870	-10,070,870	-9,078,870

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,309,711	-4,191,074	-15,208,074	-9,198,074	-7,578,074	-6,586,074
65	-1,449,769	-4,639,260	-15,656,260	-9,646,260	-8,026,260	-7,034,260
85	-1,499,795	-4,799,343	-15,816,343	-9,806,343	-8,186,343	-7,194,343
105	-1,549,821	-4,959,426	-15,976,426	-9,966,426	-8,346,426	-7,354,426
125	-1,599,846	-5,119,508	-16,136,508	-10,126,508	-8,506,508	-7,514,508
145	-1,649,872	-5,279,591	-16,296,591	-10,286,591	-8,666,591	-7,674,591
165	-1,699,898	-5,439,674	-16,456,674	-10,446,674	-8,826,674	-7,834,674
185	-1,749,924	-5,599,756	-16,616,756	-10,606,756	-8,986,756	-7,994,756
205	-1,799,950	-5,759,839	-16,776,839	-10,766,839	-9,146,839	-8,154,839
225	-1,849,975	-5,919,921	-16,936,921	-10,926,921	-9,306,921	-8,314,921
275	-1,975,040	-6,320,128	-17,337,128	-11,327,128	-9,707,128	-8,715,128
300	-2,037,573	-6,520,233	-17,537,233	-11,527,233	-9,907,233	-8,915,233
325	-2,100,104	-6,720,334	-17,737,334	-11,727,334	-10,107,334	-9,115,334
350	-2,162,637	-6,920,439	-17,937,439	-11,927,439	-10,307,439	-9,315,439
400	-2,287,702	-7,320,646	-18,337,646	-12,327,646	-10,707,646	-9,715,646
435	-2,375,247	-7,600,792	-18,617,792	-12,607,792	-10,987,792	-9,995,792

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,280,898	-13,202,244	-24,219,244	-18,209,244	-16,589,244	-15,597,244
65	-5,496,841	-13,742,102	-24,759,102	-18,749,102	-17,129,102	-16,137,102
85	-5,591,231	-13,978,078	-24,995,078	-18,985,078	-17,365,078	-16,373,078
105	-5,685,622	-14,214,054	-25,231,054	-19,221,054	-17,601,054	-16,609,054
125	-5,780,012	-14,450,029	-25,467,029	-19,457,029	-17,837,029	-16,845,029
145	-5,874,403	-14,686,008	-25,703,008	-19,693,008	-18,073,008	-17,081,008
165	-5,968,793	-14,921,983	-25,938,983	-19,928,983	-18,308,983	-17,316,983
185	-6,063,184	-15,157,959	-26,174,959	-20,164,959	-18,544,959	-17,552,959
205	-6,157,574	-15,393,935	-26,410,935	-20,400,935	-18,780,935	-17,788,935
225	-6,251,964	-15,629,911	-26,646,911	-20,636,911	-19,016,911	-18,024,911
275	-6,487,940	-16,219,851	-27,236,851	-21,226,851	-19,606,851	-18,614,851
300	-6,605,928	-16,514,820	-27,531,820	-21,521,820	-19,901,820	-18,909,820
325	-6,723,917	-16,809,792	-27,826,792	-21,816,792	-20,196,792	-19,204,792
350	-6,841,904	-17,104,761	-28,121,761	-22,111,761	-20,491,761	-19,499,761
400	-7,077,881	-17,694,701	-28,711,701	-22,701,701	-21,081,701	-20,089,701
435	-7,243,064	-18,107,660	-29,124,660	-23,114,660	-21,494,660	-20,502,660

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,551,506	-15,551,506	-26,568,506	-20,558,506	-18,938,506	-17,946,506
65	-16,035,601	-16,035,601	-27,052,601	-21,042,601	-19,422,601	-18,430,601
85	-16,266,852	-16,266,852	-27,283,852	-21,273,852	-19,653,852	-18,661,852
105	-16,498,103	-16,498,103	-27,515,103	-21,505,103	-19,885,103	-18,893,103
125	-16,729,354	-16,729,354	-27,746,354	-21,736,354	-20,116,354	-19,124,354
145	-16,960,605	-16,960,605	-27,977,605	-21,967,605	-20,347,605	-19,355,605
165	-17,191,857	-17,191,857	-28,208,857	-22,198,857	-20,578,857	-19,586,857
185	-17,423,107	-17,423,107	-28,440,107	-22,430,107	-20,810,107	-19,818,107
205	-17,654,359	-17,654,359	-28,671,359	-22,661,359	-21,041,359	-20,049,359
225	-17,885,609	-17,885,609	-28,902,609	-22,892,609	-21,272,609	-20,280,609
275	-18,463,737	-18,463,737	-29,480,737	-23,470,737	-21,850,737	-20,858,737
300	-18,752,801	-18,752,801	-29,769,801	-23,759,801	-22,139,801	-21,147,801
325	-19,041,864	-19,041,864	-30,058,864	-24,048,864	-22,428,864	-21,436,864
350	-19,330,929	-19,330,929	-30,347,929	-24,337,929	-22,717,929	-21,725,929
400	-19,909,056	-19,909,056	-30,926,056	-24,916,056	-23,296,056	-22,304,056
435	-20,313,746	-20,313,746	-31,330,746	-25,320,746	-23,700,746	-22,708,746

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,256,395	-13,628,197	-24,645,197	-18,635,197	-17,015,197	-16,023,197
65	-28,280,625	-14,140,312	-25,157,312	-19,147,312	-17,527,312	-16,535,312
85	-28,740,013	-14,370,006	-25,387,006	-19,377,006	-17,757,006	-16,765,006
105	-29,199,402	-14,599,701	-25,616,701	-19,606,701	-17,986,701	-16,994,701
125	-29,658,790	-14,829,395	-25,846,395	-19,836,395	-18,216,395	-17,224,395
145	-30,118,178	-15,059,089	-26,076,089	-20,066,089	-18,446,089	-17,454,089
165	-30,577,568	-15,288,784	-26,305,784	-20,295,784	-18,675,784	-17,683,784
185	-31,036,956	-15,518,478	-26,535,478	-20,525,478	-18,905,478	-17,913,478
205	-31,496,344	-15,748,172	-26,765,172	-20,755,172	-19,135,172	-18,143,172
225	-31,955,733	-15,977,867	-26,994,867	-20,984,867	-19,364,867	-18,372,867
275	-33,104,205	-16,552,102	-27,569,102	-21,559,102	-19,939,102	-18,947,102
300	-33,678,440	-16,839,220	-27,856,220	-21,846,220	-20,226,220	-19,234,220
325	-34,252,676	-17,126,338	-28,143,338	-22,133,338	-20,513,338	-19,521,338
350	-34,826,912	-17,413,456	-28,430,456	-22,420,456	-20,800,456	-19,808,456
400	-35,975,383	-17,987,692	-29,004,692	-22,994,692	-21,374,692	-20,382,692
435	-36,779,313	-18,389,657	-29,406,657	-23,396,657	-21,776,657	-20,784,657

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (40% SR : 60% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	473,162	4,731,617	-6,285,383	-275,383	1,344,617	2,336,617
65	447,153	4,471,530	-6,545,470	-535,470	1,084,530	2,076,530
85	441,654	4,416,539	-6,600,461	-590,461	1,029,539	2,021,539
105	436,156	4,361,559	-6,655,441	-645,441	974,559	1,966,559
125	430,657	4,306,569	-6,710,431	-700,431	919,569	1,911,569
145	425,158	4,251,579	-6,765,421	-755,421	864,579	1,856,579
165	419,659	4,196,589	-6,820,411	-810,411	809,589	1,801,589
185	414,160	4,141,599	-6,875,401	-865,401	754,599	1,746,599
205	408,662	4,086,619	-6,930,381	-920,381	699,619	1,691,619
225	403,163	4,031,629	-6,985,371	-975,371	644,629	1,636,629
275	389,416	3,894,158	-7,122,842	-1,112,842	507,158	1,499,158
300	382,542	3,825,418	-7,191,582	-1,181,582	438,418	1,430,418
325	375,669	3,756,688	-7,260,312	-1,250,312	369,688	1,361,688
350	368,795	3,687,948	-7,329,052	-1,319,052	300,948	1,292,948
400	355,048	3,550,478	-7,466,522	-1,456,522	163,478	1,155,478
435	345,425	3,454,247	-7,562,753	-1,552,753	67,247	1,059,247

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,538	49,534	-10,967,466	-4,957,466	-3,337,466	-2,345,466
65	-28,022	-392,310	-11,409,310	-5,399,310	-3,779,310	-2,787,310
85	-37,732	-528,253	-11,545,253	-5,535,253	-3,915,253	-2,923,253
105	-47,443	-664,195	-11,681,195	-5,671,195	-4,051,195	-3,059,195
125	-57,152	-800,124	-11,817,124	-5,807,124	-4,187,124	-3,195,124
145	-66,862	-936,066	-11,953,066	-5,943,066	-4,323,066	-3,331,066
165	-76,571	-1,071,995	-12,088,995	-6,078,995	-4,458,995	-3,466,995
185	-86,281	-1,207,937	-12,224,937	-6,214,937	-4,594,937	-3,602,937
205	-95,990	-1,343,865	-12,360,865	-6,350,865	-4,730,865	-3,738,865
225	-105,701	-1,479,808	-12,496,808	-6,486,808	-4,866,808	-3,874,808
275	-129,975	-1,819,650	-12,836,650	-6,826,650	-5,206,650	-4,214,650
300	-142,112	-1,989,564	-13,006,564	-6,996,564	-5,376,564	-4,384,564
325	-154,249	-2,159,492	-13,176,492	-7,166,492	-5,546,492	-4,554,492
350	-166,386	-2,329,406	-13,346,406	-7,336,406	-5,716,406	-4,724,406
400	-190,661	-2,669,248	-13,686,248	-7,676,248	-6,056,248	-5,064,248
435	-207,652	-2,907,133	-13,924,133	-7,914,133	-6,294,133	-5,302,133

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,340	182,507	-10,834,493	-4,824,493	-3,204,493	-2,212,493
65	-20,388	-259,490	-11,276,490	-5,266,490	-3,646,490	-2,654,490
85	-31,069	-395,430	-11,412,430	-5,402,430	-3,782,430	-2,790,430
105	-41,750	-531,369	-11,548,369	-5,538,369	-3,918,369	-2,926,369
125	-52,431	-667,309	-11,684,309	-5,674,309	-4,054,309	-3,062,309
145	-63,111	-803,237	-11,820,237	-5,810,237	-4,190,237	-3,198,237
165	-73,792	-939,176	-11,956,176	-5,946,176	-4,326,176	-3,334,176
185	-84,473	-1,075,116	-12,092,116	-6,082,116	-4,462,116	-3,470,116
205	-95,153	-1,211,043	-12,228,043	-6,218,043	-4,598,043	-3,606,043
225	-105,834	-1,346,983	-12,363,983	-6,353,983	-4,733,983	-3,741,983
275	-132,536	-1,686,827	-12,703,827	-6,693,827	-5,073,827	-4,081,827
300	-145,887	-1,856,748	-12,873,748	-6,863,748	-5,243,748	-4,251,748
325	-159,238	-2,026,670	-13,043,670	-7,033,670	-5,413,670	-4,421,670
350	-172,589	-2,196,592	-13,213,592	-7,203,592	-5,583,592	-4,591,592
400	-199,290	-2,536,422	-13,553,422	-7,543,422	-5,923,422	-4,931,422
435	-217,982	-2,774,320	-13,791,320	-7,781,320	-6,161,320	-5,169,320

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-660,261	-3,697,460	-14,714,460	-8,704,460	-7,084,460	-6,092,460
65	-730,288	-4,089,611	-15,106,611	-9,096,611	-7,476,611	-6,484,611
85	-755,329	-4,229,842	-15,246,842	-9,236,842	-7,616,842	-6,624,842
105	-780,370	-4,370,072	-15,387,072	-9,377,072	-7,757,072	-6,765,072
125	-805,411	-4,510,302	-15,527,302	-9,517,302	-7,897,302	-6,905,302
145	-830,452	-4,650,533	-15,667,533	-9,657,533	-8,037,533	-7,045,533
165	-855,493	-4,790,763	-15,807,763	-9,797,763	-8,177,763	-7,185,763
185	-880,535	-4,930,994	-15,947,994	-9,937,994	-8,317,994	-7,325,994
205	-905,576	-5,071,224	-16,088,224	-10,078,224	-8,458,224	-7,466,224
225	-930,617	-5,211,454	-16,228,454	-10,218,454	-8,598,454	-7,606,454
275	-993,219	-5,562,027	-16,579,027	-10,569,027	-8,949,027	-7,957,027
300	-1,024,521	-5,737,320	-16,754,320	-10,744,320	-9,124,320	-8,132,320
325	-1,055,823	-5,912,606	-16,929,606	-10,919,606	-9,299,606	-8,307,606
350	-1,087,124	-6,087,893	-17,104,893	-11,094,893	-9,474,893	-8,482,893
400	-1,149,726	-6,438,466	-17,455,466	-11,445,466	-9,825,466	-8,833,466
435	-1,193,548	-6,683,870	-17,700,870	-11,690,870	-10,070,870	-9,078,870

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,309,711	-4,191,074	-15,208,074	-9,198,074	-7,578,074	-6,586,074
65	-1,449,769	-4,639,260	-15,656,260	-9,646,260	-8,026,260	-7,034,260
85	-1,499,795	-4,799,343	-15,816,343	-9,806,343	-8,186,343	-7,194,343
105	-1,549,821	-4,959,426	-15,976,426	-9,966,426	-8,346,426	-7,354,426
125	-1,599,846	-5,119,508	-16,136,508	-10,126,508	-8,506,508	-7,514,508
145	-1,649,872	-5,279,591	-16,296,591	-10,286,591	-8,666,591	-7,674,591
165	-1,699,898	-5,439,674	-16,456,674	-10,446,674	-8,826,674	-7,834,674
185	-1,749,924	-5,599,756	-16,616,756	-10,606,756	-8,986,756	-7,994,756
205	-1,799,950	-5,759,839	-16,776,839	-10,766,839	-9,146,839	-8,154,839
225	-1,849,975	-5,919,921	-16,936,921	-10,926,921	-9,306,921	-8,314,921
275	-1,975,040	-6,320,128	-17,337,128	-11,327,128	-9,707,128	-8,715,128
300	-2,037,573	-6,520,233	-17,537,233	-11,527,233	-9,907,233	-8,915,233
325	-2,100,104	-6,720,334	-17,737,334	-11,727,334	-10,107,334	-9,115,334
350	-2,162,637	-6,920,439	-17,937,439	-11,927,439	-10,307,439	-9,315,439
400	-2,287,702	-7,320,646	-18,337,646	-12,327,646	-10,707,646	-9,715,646
435	-2,375,247	-7,600,792	-18,617,792	-12,607,792	-10,987,792	-9,995,792

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,280,898	-13,202,244	-24,219,244	-18,209,244	-16,589,244	-15,597,244
65	-5,496,841	-13,742,102	-24,759,102	-18,749,102	-17,129,102	-16,137,102
85	-5,591,231	-13,978,078	-24,995,078	-18,985,078	-17,365,078	-16,373,078
105	-5,685,622	-14,214,054	-25,231,054	-19,221,054	-17,601,054	-16,609,054
125	-5,780,012	-14,450,029	-25,467,029	-19,457,029	-17,837,029	-16,845,029
145	-5,874,403	-14,686,008	-25,703,008	-19,693,008	-18,073,008	-17,081,008
165	-5,968,793	-14,921,983	-25,938,983	-19,928,983	-18,308,983	-17,316,983
185	-6,063,184	-15,157,959	-26,174,959	-20,164,959	-18,544,959	-17,552,959
205	-6,157,574	-15,393,935	-26,410,935	-20,400,935	-18,780,935	-17,788,935
225	-6,251,964	-15,629,911	-26,646,911	-20,636,911	-19,016,911	-18,024,911
275	-6,487,940	-16,219,851	-27,236,851	-21,226,851	-19,606,851	-18,614,851
300	-6,605,928	-16,514,820	-27,531,820	-21,521,820	-19,901,820	-18,909,820
325	-6,723,917	-16,809,792	-27,826,792	-21,816,792	-20,196,792	-19,204,792
350	-6,841,904	-17,104,761	-28,121,761	-22,111,761	-20,491,761	-19,499,761
400	-7,077,881	-17,694,701	-28,711,701	-22,701,701	-21,081,701	-20,089,701
435	-7,243,064	-18,107,660	-29,124,660	-23,114,660	-21,494,660	-20,502,660

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,551,506	-15,551,506	-26,568,506	-20,558,506	-18,938,506	-17,946,506
65	-16,035,601	-16,035,601	-27,052,601	-21,042,601	-19,422,601	-18,430,601
85	-16,266,852	-16,266,852	-27,283,852	-21,273,852	-19,653,852	-18,661,852
105	-16,498,103	-16,498,103	-27,515,103	-21,505,103	-19,885,103	-18,893,103
125	-16,729,354	-16,729,354	-27,746,354	-21,736,354	-20,116,354	-19,124,354
145	-16,960,605	-16,960,605	-27,977,605	-21,967,605	-20,347,605	-19,355,605
165	-17,191,857	-17,191,857	-28,208,857	-22,198,857	-20,578,857	-19,586,857
185	-17,423,107	-17,423,107	-28,440,107	-22,430,107	-20,810,107	-19,818,107
205	-17,654,359	-17,654,359	-28,671,359	-22,661,359	-21,041,359	-20,049,359
225	-17,885,609	-17,885,609	-28,902,609	-22,892,609	-21,272,609	-20,280,609
275	-18,463,737	-18,463,737	-29,480,737	-23,470,737	-21,850,737	-20,858,737
300	-18,752,801	-18,752,801	-29,769,801	-23,759,801	-22,139,801	-21,147,801
325	-19,041,864	-19,041,864	-30,058,864	-24,048,864	-22,428,864	-21,436,864
350	-19,330,929	-19,330,929	-30,347,929	-24,337,929	-22,717,929	-21,725,929
400	-19,909,056	-19,909,056	-30,926,056	-24,916,056	-23,296,056	-22,304,056
435	-20,313,746	-20,313,746	-31,330,746	-25,320,746	-23,700,746	-22,708,746

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,256,395	-13,628,197	-24,645,197	-18,635,197	-17,015,197	-16,023,197
65	-28,280,625	-14,140,312	-25,157,312	-19,147,312	-17,527,312	-16,535,312
85	-28,740,013	-14,370,006	-25,387,006	-19,377,006	-17,757,006	-16,765,006
105	-29,199,402	-14,599,701	-25,616,701	-19,606,701	-17,986,701	-16,994,701
125	-29,658,790	-14,829,395	-25,846,395	-19,836,395	-18,216,395	-17,224,395
145	-30,118,178	-15,059,089	-26,076,089	-20,066,089	-18,446,089	-17,454,089
165	-30,577,568	-15,288,784	-26,305,784	-20,295,784	-18,675,784	-17,683,784
185	-31,036,956	-15,518,478	-26,535,478	-20,525,478	-18,905,478	-17,913,478
205	-31,496,344	-15,748,172	-26,765,172	-20,755,172	-19,135,172	-18,143,172
225	-31,955,733	-15,977,867	-26,994,867	-20,984,867	-19,364,867	-18,372,867
275	-33,104,205	-16,552,102	-27,569,102	-21,559,102	-19,939,102	-18,947,102
300	-33,678,440	-16,839,220	-27,856,220	-21,846,220	-20,226,220	-19,234,220
325	-34,252,676	-17,126,338	-28,143,338	-22,133,338	-20,513,338	-19,521,338
350	-34,826,912	-17,413,456	-28,430,456	-22,420,456	-20,800,456	-19,808,456
400	-35,975,383	-17,987,692	-29,004,692	-22,994,692	-21,374,692	-20,382,692
435	-36,779,313	-18,389,657	-29,406,657	-23,396,657	-21,776,657	-20,784,657

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (60% SR : 40% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	105	225

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	125	225

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	692,873	6,928,734	-4,088,266	1,921,734	3,541,734	4,533,734
65	660,107	6,601,073	-4,415,927	1,594,073	3,214,073	4,206,073
85	653,692	6,536,919	-4,480,081	1,529,919	3,149,919	4,141,919
105	647,277	6,472,766	-4,544,234	1,465,766	3,085,766	4,077,766
125	640,861	6,408,612	-4,608,388	1,401,612	3,021,612	4,013,612
145	634,446	6,344,459	-4,672,541	1,337,459	2,957,459	3,949,459
165	628,031	6,280,305	-4,736,695	1,273,305	2,893,305	3,885,305
185	621,615	6,216,152	-4,800,848	1,209,152	2,829,152	3,821,152
205	615,200	6,151,999	-4,865,001	1,144,999	2,764,999	3,756,999
225	608,785	6,087,845	-4,929,155	1,080,845	2,700,845	3,692,845
275	592,746	5,927,461	-5,089,539	920,461	2,540,461	3,532,461
300	584,727	5,847,270	-5,169,730	840,270	2,460,270	3,452,270
325	576,709	5,767,088	-5,249,912	760,088	2,380,088	3,372,088
350	568,690	5,686,896	-5,330,104	679,896	2,299,896	3,291,896
400	552,651	5,526,512	-5,490,488	519,512	2,139,512	3,131,512
435	541,424	5,414,244	-5,602,756	407,244	2,027,244	3,019,244

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£105	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	310,761	4,350,658	-6,666,342	-656,342	963,658	1,955,658
65	269,193	3,768,702	-7,248,298	-1,238,298	381,702	1,373,702
85	258,047	3,612,658	-7,404,342	-1,394,342	225,658	1,217,658
105	246,902	3,456,629	-7,560,371	-1,550,371	69,629	1,061,629
125	235,756	3,300,586	-7,716,414	-1,706,414	-86,414	905,586
145	224,610	3,144,543	-7,872,457	-1,862,457	-242,457	749,543
165	213,464	2,988,499	-8,028,501	-2,018,501	-398,501	593,499
185	202,319	2,832,470	-8,184,530	-2,174,530	-554,530	437,470
205	191,173	2,676,427	-8,340,573	-2,330,573	-710,573	281,427
225	180,027	2,520,384	-8,496,616	-2,486,616	-866,616	125,384
275	152,163	2,130,282	-8,886,718	-2,876,718	-1,256,718	-264,718
300	138,230	1,935,225	-9,081,775	-3,071,775	-1,451,775	-459,775
325	124,299	1,740,181	-9,276,819	-3,266,819	-1,646,819	-654,819
350	110,367	1,545,138	-9,471,862	-3,461,862	-1,841,862	-849,862
400	82,503	1,155,037	-9,861,963	-3,851,963	-2,231,963	-1,239,963
435	62,997	881,964	-10,135,036	-4,125,036	-2,505,036	-1,513,036

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	352,286	4,483,638	-6,533,362	-523,362	1,096,638	2,088,638
65	306,381	3,899,389	-7,117,611	-1,107,611	512,389	1,504,389
85	294,121	3,743,355	-7,273,645	-1,263,645	356,355	1,348,355
105	281,860	3,587,308	-7,429,692	-1,419,692	200,308	1,192,308
125	269,600	3,431,274	-7,585,726	-1,575,726	44,274	1,036,274
145	257,339	3,275,226	-7,741,774	-1,731,774	-111,774	880,226
165	245,079	3,119,192	-7,897,808	-1,887,808	-267,808	724,192
185	232,819	2,963,145	-8,053,855	-2,043,855	-423,855	568,145
205	220,559	2,807,111	-8,209,889	-2,199,889	-579,889	412,111
225	208,298	2,651,064	-8,365,936	-2,355,936	-735,936	256,064
275	177,648	2,260,971	-8,756,029	-2,746,029	-1,126,029	-134,029
300	162,322	2,065,919	-8,951,081	-2,941,081	-1,321,081	-329,081
325	146,997	1,870,867	-9,146,133	-3,136,133	-1,516,133	-524,133
350	131,671	1,675,814	-9,341,186	-3,331,186	-1,711,186	-719,186
400	101,020	1,285,709	-9,731,291	-3,721,291	-2,101,291	-1,109,291
435	79,565	1,012,646	-10,004,354	-3,994,354	-2,374,354	-1,382,354

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	105,214	589,196	-10,427,804	-4,417,804	-2,797,804	-1,805,804
65	9,984	55,912	-10,961,088	-4,951,088	-3,331,088	-2,339,088
85	-19,067	-106,773	-11,123,773	-5,113,773	-3,493,773	-2,501,773
105	-48,281	-270,372	-11,287,372	-5,277,372	-3,657,372	-2,665,372
125	-77,496	-433,977	-11,450,977	-5,440,977	-3,820,977	-2,828,977
145	-106,710	-597,577	-11,614,577	-5,604,577	-3,984,577	-2,992,577
165	-135,925	-761,181	-11,778,181	-5,768,181	-4,148,181	-3,156,181
185	-165,139	-924,781	-11,941,781	-5,931,781	-4,311,781	-3,319,781
205	-194,355	-1,088,386	-12,105,386	-6,095,386	-4,475,386	-3,483,386
225	-223,569	-1,251,985	-12,268,985	-6,258,985	-4,638,985	-3,646,985
275	-296,605	-1,660,989	-12,677,989	-6,667,989	-5,047,989	-4,055,989
300	-333,124	-1,865,494	-12,882,494	-6,872,494	-5,252,494	-4,260,494
325	-369,642	-2,069,993	-13,086,993	-7,076,993	-5,456,993	-4,464,993
350	-406,160	-2,274,497	-13,291,497	-7,281,497	-5,661,497	-4,669,497
400	-479,197	-2,683,501	-13,700,501	-7,690,501	-6,070,501	-5,078,501
435	-530,322	-2,969,806	-13,986,806	-7,976,806	-6,356,806	-5,364,806

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	207,232	663,142	-10,353,858	-4,343,858	-2,723,858	-1,731,858
65	17,039	54,525	-10,962,475	-4,952,475	-3,332,475	-2,340,475
85	-41,046	-131,347	-11,148,347	-5,138,347	-3,518,347	-2,526,347
105	-99,410	-318,111	-11,335,111	-5,325,111	-3,705,111	-2,713,111
125	-157,773	-504,875	-11,521,875	-5,511,875	-3,891,875	-2,899,875
145	-216,136	-691,636	-11,708,636	-5,698,636	-4,078,636	-3,086,636
165	-274,500	-878,400	-11,895,400	-5,885,400	-4,265,400	-3,273,400
185	-332,864	-1,065,164	-12,082,164	-6,072,164	-4,452,164	-3,460,164
205	-391,228	-1,251,928	-12,268,928	-6,258,928	-4,638,928	-3,646,928
225	-449,590	-1,438,689	-12,455,689	-6,445,689	-4,825,689	-3,833,689
275	-595,500	-1,905,599	-12,922,599	-6,912,599	-5,292,599	-4,300,599
300	-668,454	-2,139,053	-13,156,053	-7,146,053	-5,526,053	-4,534,053
325	-741,408	-2,372,506	-13,389,506	-7,379,506	-5,759,506	-4,767,506
350	-814,362	-2,605,960	-13,622,960	-7,612,960	-5,992,960	-5,000,960
400	-960,271	-3,072,867	-14,089,867	-8,079,867	-6,459,867	-5,467,867
435	-1,062,407	-3,399,703	-14,416,703	-8,406,703	-6,786,703	-5,794,703

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,538,619	-6,346,547	-17,363,547	-11,353,547	-9,733,547	-8,741,547
65	-2,852,854	-7,132,135	-18,149,135	-12,139,135	-10,519,135	-9,527,135
85	-2,962,976	-7,407,440	-18,424,440	-12,414,440	-10,794,440	-9,802,440
105	-3,073,099	-7,682,747	-18,699,747	-12,689,747	-11,069,747	-10,077,747
125	-3,183,221	-7,958,052	-18,975,052	-12,965,052	-11,345,052	-10,353,052
145	-3,293,343	-8,233,356	-19,250,356	-13,240,356	-11,620,356	-10,628,356
165	-3,403,465	-8,508,663	-19,525,663	-13,515,663	-11,895,663	-10,903,663
185	-3,513,587	-8,783,968	-19,800,968	-13,790,968	-12,170,968	-11,178,968
205	-3,623,709	-9,059,273	-20,076,273	-14,066,273	-12,446,273	-11,454,273
225	-3,733,832	-9,334,580	-20,351,580	-14,341,580	-12,721,580	-11,729,580
275	-4,009,137	-10,022,842	-21,039,842	-15,029,842	-13,409,842	-12,417,842
300	-4,146,790	-10,366,975	-21,383,975	-15,373,975	-13,753,975	-12,761,975
325	-4,284,442	-10,711,105	-21,728,105	-15,718,105	-14,098,105	-13,106,105
350	-4,422,095	-11,055,238	-22,072,238	-16,062,238	-14,442,238	-13,450,238
400	-4,697,400	-11,743,501	-22,760,501	-16,750,501	-15,130,501	-14,138,501
435	-4,890,115	-12,225,287	-23,242,287	-17,232,287	-15,612,287	-14,620,287

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,238,576	-9,238,576	-20,255,576	-14,245,576	-12,625,576	-11,633,576
65	-9,956,508	-9,956,508	-20,973,508	-14,963,508	-13,343,508	-12,351,508
85	-10,226,301	-10,226,301	-21,243,301	-15,233,301	-13,613,301	-12,621,301
105	-10,496,094	-10,496,094	-21,513,094	-15,503,094	-13,883,094	-12,891,094
125	-10,765,887	-10,765,887	-21,782,887	-15,772,887	-14,152,887	-13,160,887
145	-11,035,680	-11,035,680	-22,052,680	-16,042,680	-14,422,680	-13,430,680
165	-11,305,472	-11,305,472	-22,322,472	-16,312,472	-14,692,472	-13,700,472
185	-11,575,266	-11,575,266	-22,592,266	-16,582,266	-14,962,266	-13,970,266
205	-11,845,058	-11,845,058	-22,862,058	-16,852,058	-15,232,058	-14,240,058
225	-12,114,851	-12,114,851	-23,131,851	-17,121,851	-15,501,851	-14,509,851
275	-12,789,334	-12,789,334	-23,806,334	-17,796,334	-16,176,334	-15,184,334
300	-13,126,575	-13,126,575	-24,143,575	-18,133,575	-16,513,575	-15,521,575
325	-13,463,816	-13,463,816	-24,480,816	-18,470,816	-16,850,816	-15,858,816
350	-13,801,057	-13,801,057	-24,818,057	-18,808,057	-17,188,057	-16,196,057
400	-14,475,540	-14,475,540	-25,492,540	-19,482,540	-17,862,540	-16,870,540
435	-14,947,677	-14,947,677	-25,964,677	-19,954,677	-18,334,677	-17,342,677

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,918,841	-7,459,421	-18,476,421	-12,466,421	-10,846,421	-9,854,421
65	-16,404,100	-8,202,050	-19,219,050	-13,209,050	-11,589,050	-10,597,050
85	-16,940,053	-8,470,026	-19,487,026	-13,477,026	-11,857,026	-10,865,026
105	-17,476,007	-8,738,004	-19,755,004	-13,745,004	-12,125,004	-11,133,004
125	-18,011,960	-9,005,980	-20,022,980	-14,012,980	-12,392,980	-11,400,980
145	-18,547,914	-9,273,957	-20,290,957	-14,280,957	-12,660,957	-11,668,957
165	-19,083,867	-9,541,933	-20,558,933	-14,548,933	-12,928,933	-11,936,933
185	-19,619,820	-9,809,910	-20,826,910	-14,816,910	-13,196,910	-12,204,910
205	-20,155,773	-10,077,887	-21,094,887	-15,084,887	-13,464,887	-12,472,887
225	-20,691,726	-10,345,863	-21,362,863	-15,352,863	-13,732,863	-12,740,863
275	-22,031,609	-11,015,805	-22,032,805	-16,022,805	-14,402,805	-13,410,805
300	-22,701,552	-11,350,776	-22,367,776	-16,357,776	-14,737,776	-13,745,776
325	-23,371,493	-11,685,747	-22,702,747	-16,692,747	-15,072,747	-14,080,747
350	-24,041,435	-12,020,717	-23,037,717	-17,027,717	-15,407,717	-14,415,717
400	-25,381,318	-12,690,659	-23,707,659	-17,697,659	-16,077,659	-15,085,659
435	-26,319,236	-13,159,618	-24,176,618	-18,166,618	-16,546,618	-15,554,618

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
30% AH (40% SR : 60% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	105	225

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	125	225

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	692,873	6,928,734	-4,088,266	1,921,734	3,541,734	4,533,734
65	660,107	6,601,073	-4,415,927	1,594,073	3,214,073	4,206,073
85	653,692	6,536,919	-4,480,081	1,529,919	3,149,919	4,141,919
105	647,277	6,472,766	-4,544,234	1,465,766	3,085,766	4,077,766
125	640,861	6,408,612	-4,608,388	1,401,612	3,021,612	4,013,612
145	634,446	6,344,459	-4,672,541	1,337,459	2,957,459	3,949,459
165	628,031	6,280,305	-4,736,695	1,273,305	2,893,305	3,885,305
185	621,615	6,216,152	-4,800,848	1,209,152	2,829,152	3,821,152
205	615,200	6,151,999	-4,865,001	1,144,999	2,764,999	3,756,999
225	608,785	6,087,845	-4,929,155	1,080,845	2,700,845	3,692,845
275	592,746	5,927,461	-5,089,539	920,461	2,540,461	3,532,461
300	584,727	5,847,270	-5,169,730	840,270	2,460,270	3,452,270
325	576,709	5,767,088	-5,249,912	760,088	2,380,088	3,372,088
350	568,690	5,686,896	-5,330,104	679,896	2,299,896	3,291,896
400	552,651	5,526,512	-5,490,488	519,512	2,139,512	3,131,512
435	541,424	5,414,244	-5,602,756	407,244	2,027,244	3,019,244

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£105	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	310,761	4,350,658	-6,666,342	-656,342	963,658	1,955,658
65	269,193	3,768,702	-7,248,298	-1,238,298	381,702	1,373,702
85	258,047	3,612,658	-7,404,342	-1,394,342	225,658	1,217,658
105	246,902	3,456,629	-7,560,371	-1,550,371	69,629	1,061,629
125	235,756	3,300,586	-7,716,414	-1,706,414	-86,414	905,586
145	224,610	3,144,543	-7,872,457	-1,862,457	-242,457	749,543
165	213,464	2,988,499	-8,028,501	-2,018,501	-398,501	593,499
185	202,319	2,832,470	-8,184,530	-2,174,530	-554,530	437,470
205	191,173	2,676,427	-8,340,573	-2,330,573	-710,573	281,427
225	180,027	2,520,384	-8,496,616	-2,486,616	-866,616	125,384
275	152,163	2,130,282	-8,886,718	-2,876,718	-1,256,718	-264,718
300	138,230	1,935,225	-9,081,775	-3,071,775	-1,451,775	-459,775
325	124,299	1,740,181	-9,276,819	-3,266,819	-1,646,819	-654,819
350	110,367	1,545,138	-9,471,862	-3,461,862	-1,841,862	-849,862
400	82,503	1,155,037	-9,861,963	-3,851,963	-2,231,963	-1,239,963
435	62,997	881,964	-10,135,036	-4,125,036	-2,505,036	-1,513,036

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	352,286	4,483,638	-6,533,362	-523,362	1,096,638	2,088,638
65	306,381	3,899,389	-7,117,611	-1,107,611	512,389	1,504,389
85	294,121	3,743,355	-7,273,645	-1,263,645	356,355	1,348,355
105	281,860	3,587,308	-7,429,692	-1,419,692	200,308	1,192,308
125	269,600	3,431,274	-7,585,726	-1,575,726	44,274	1,036,274
145	257,339	3,275,226	-7,741,774	-1,731,774	-111,774	880,226
165	245,079	3,119,192	-7,897,808	-1,887,808	-267,808	724,192
185	232,819	2,963,145	-8,053,855	-2,043,855	-423,855	568,145
205	220,559	2,807,111	-8,209,889	-2,199,889	-579,889	412,111
225	208,298	2,651,064	-8,365,936	-2,355,936	-735,936	256,064
275	177,648	2,260,971	-8,756,029	-2,746,029	-1,126,029	-134,029
300	162,322	2,065,919	-8,951,081	-2,941,081	-1,321,081	-329,081
325	146,997	1,870,867	-9,146,133	-3,136,133	-1,516,133	-524,133
350	131,671	1,675,814	-9,341,186	-3,331,186	-1,711,186	-719,186
400	101,020	1,285,709	-9,731,291	-3,721,291	-2,101,291	-1,109,291
435	79,565	1,012,646	-10,004,354	-3,994,354	-2,374,354	-1,382,354

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	105,214	589,196	-10,427,804	-4,417,804	-2,797,804	-1,805,804
65	9,984	55,912	-10,961,088	-4,951,088	-3,331,088	-2,339,088
85	-19,067	-106,773	-11,123,773	-5,113,773	-3,493,773	-2,501,773
105	-48,281	-270,372	-11,287,372	-5,277,372	-3,657,372	-2,665,372
125	-77,496	-433,977	-11,450,977	-5,440,977	-3,820,977	-2,828,977
145	-106,710	-597,577	-11,614,577	-5,604,577	-3,984,577	-2,992,577
165	-135,925	-761,181	-11,778,181	-5,768,181	-4,148,181	-3,156,181
185	-165,139	-924,781	-11,941,781	-5,931,781	-4,311,781	-3,319,781
205	-194,355	-1,088,386	-12,105,386	-6,095,386	-4,475,386	-3,483,386
225	-223,569	-1,251,985	-12,268,985	-6,258,985	-4,638,985	-3,646,985
275	-296,605	-1,660,989	-12,677,989	-6,667,989	-5,047,989	-4,055,989
300	-333,124	-1,865,494	-12,882,494	-6,872,494	-5,252,494	-4,260,494
325	-369,642	-2,069,993	-13,086,993	-7,076,993	-5,456,993	-4,464,993
350	-406,160	-2,274,497	-13,291,497	-7,281,497	-5,661,497	-4,669,497
400	-479,197	-2,683,501	-13,700,501	-7,690,501	-6,070,501	-5,078,501
435	-530,322	-2,969,806	-13,986,806	-7,976,806	-6,356,806	-5,364,806

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	207,232	663,142	-10,353,858	-4,343,858	-2,723,858	-1,731,858
65	17,039	54,525	-10,962,475	-4,952,475	-3,332,475	-2,340,475
85	-41,046	-131,347	-11,148,347	-5,138,347	-3,518,347	-2,526,347
105	-99,410	-318,111	-11,335,111	-5,325,111	-3,705,111	-2,713,111
125	-157,773	-504,875	-11,521,875	-5,511,875	-3,891,875	-2,899,875
145	-216,136	-691,636	-11,708,636	-5,698,636	-4,078,636	-3,086,636
165	-274,500	-878,400	-11,895,400	-5,885,400	-4,265,400	-3,273,400
185	-332,864	-1,065,164	-12,082,164	-6,072,164	-4,452,164	-3,460,164
205	-391,228	-1,251,928	-12,268,928	-6,258,928	-4,638,928	-3,646,928
225	-449,590	-1,438,689	-12,455,689	-6,445,689	-4,825,689	-3,833,689
275	-595,500	-1,905,599	-12,922,599	-6,912,599	-5,292,599	-4,300,599
300	-668,454	-2,139,053	-13,156,053	-7,146,053	-5,526,053	-4,534,053
325	-741,408	-2,372,506	-13,389,506	-7,379,506	-5,759,506	-4,767,506
350	-814,362	-2,605,960	-13,622,960	-7,612,960	-5,992,960	-5,000,960
400	-960,271	-3,072,867	-14,089,867	-8,079,867	-6,459,867	-5,467,867
435	-1,062,407	-3,399,703	-14,416,703	-8,406,703	-6,786,703	-5,794,703

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,538,619	-6,346,547	-17,363,547	-11,353,547	-9,733,547	-8,741,547
65	-2,852,854	-7,132,135	-18,149,135	-12,139,135	-10,519,135	-9,527,135
85	-2,962,976	-7,407,440	-18,424,440	-12,414,440	-10,794,440	-9,802,440
105	-3,073,099	-7,682,747	-18,699,747	-12,689,747	-11,069,747	-10,077,747
125	-3,183,221	-7,958,052	-18,975,052	-12,965,052	-11,345,052	-10,353,052
145	-3,293,343	-8,233,356	-19,250,356	-13,240,356	-11,620,356	-10,628,356
165	-3,403,465	-8,508,663	-19,525,663	-13,515,663	-11,895,663	-10,903,663
185	-3,513,587	-8,783,968	-19,800,968	-13,790,968	-12,170,968	-11,178,968
205	-3,623,709	-9,059,273	-20,076,273	-14,066,273	-12,446,273	-11,454,273
225	-3,733,832	-9,334,580	-20,351,580	-14,341,580	-12,721,580	-11,729,580
275	-4,009,137	-10,022,842	-21,039,842	-15,029,842	-13,409,842	-12,417,842
300	-4,146,790	-10,366,975	-21,383,975	-15,373,975	-13,753,975	-12,761,975
325	-4,284,442	-10,711,105	-21,728,105	-15,718,105	-14,098,105	-13,106,105
350	-4,422,095	-11,055,238	-22,072,238	-16,062,238	-14,442,238	-13,450,238
400	-4,697,400	-11,743,501	-22,760,501	-16,750,501	-15,130,501	-14,138,501
435	-4,890,115	-12,225,287	-23,242,287	-17,232,287	-15,612,287	-14,620,287

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,238,576	-9,238,576	-20,255,576	-14,245,576	-12,625,576	-11,633,576
65	-9,956,508	-9,956,508	-20,973,508	-14,963,508	-13,343,508	-12,351,508
85	-10,226,301	-10,226,301	-21,243,301	-15,233,301	-13,613,301	-12,621,301
105	-10,496,094	-10,496,094	-21,513,094	-15,503,094	-13,883,094	-12,891,094
125	-10,765,887	-10,765,887	-21,782,887	-15,772,887	-14,152,887	-13,160,887
145	-11,035,680	-11,035,680	-22,052,680	-16,042,680	-14,422,680	-13,430,680
165	-11,305,472	-11,305,472	-22,322,472	-16,312,472	-14,692,472	-13,700,472
185	-11,575,266	-11,575,266	-22,592,266	-16,582,266	-14,962,266	-13,970,266
205	-11,845,058	-11,845,058	-22,862,058	-16,852,058	-15,232,058	-14,240,058
225	-12,114,851	-12,114,851	-23,131,851	-17,121,851	-15,501,851	-14,509,851
275	-12,789,334	-12,789,334	-23,806,334	-17,796,334	-16,176,334	-15,184,334
300	-13,126,575	-13,126,575	-24,143,575	-18,133,575	-16,513,575	-15,521,575
325	-13,463,816	-13,463,816	-24,480,816	-18,470,816	-16,850,816	-15,858,816
350	-13,801,057	-13,801,057	-24,818,057	-18,808,057	-17,188,057	-16,196,057
400	-14,475,540	-14,475,540	-25,492,540	-19,482,540	-17,862,540	-16,870,540
435	-14,947,677	-14,947,677	-25,964,677	-19,954,677	-18,334,677	-17,342,677

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	30%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,918,841	-7,459,421	-18,476,421	-12,466,421	-10,846,421	-9,854,421
65	-16,404,100	-8,202,050	-19,219,050	-13,209,050	-11,589,050	-10,597,050
85	-16,940,053	-8,470,026	-19,487,026	-13,477,026	-11,857,026	-10,865,026
105	-17,476,007	-8,738,004	-19,755,004	-13,745,004	-12,125,004	-11,133,004
125	-18,011,960	-9,005,980	-20,022,980	-14,012,980	-12,392,980	-11,400,980
145	-18,547,914	-9,273,957	-20,290,957	-14,280,957	-12,660,957	-11,668,957
165	-19,083,867	-9,541,933	-20,558,933	-14,548,933	-12,928,933	-11,936,933
185	-19,619,820	-9,809,910	-20,826,910	-14,816,910	-13,196,910	-12,204,910
205	-20,155,773	-10,077,887	-21,094,887	-15,084,887	-13,464,887	-12,472,887
225	-20,691,726	-10,345,863	-21,362,863	-15,352,863	-13,732,863	-12,740,863
275	-22,031,609	-11,015,805	-22,032,805	-16,022,805	-14,402,805	-13,410,805
300	-22,701,552	-11,350,776	-22,367,776	-16,357,776	-14,737,776	-13,745,776
325	-23,371,493	-11,685,747	-22,702,747	-16,692,747	-15,072,747	-14,080,747
350	-24,041,435	-12,020,717	-23,037,717	-17,027,717	-15,407,717	-14,415,717
400	-25,381,318	-12,690,659	-23,707,659	-17,697,659	-16,077,659	-15,085,659
435	-26,319,236	-13,159,618	-24,176,618	-18,166,618	-16,546,618	-15,554,618

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (60% SR : 40% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	145	225

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	185	275

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	912,585	9,125,851	-1,891,149	4,118,851	5,738,851	6,730,851
65	873,061	8,730,606	-2,286,394	3,723,606	5,343,606	6,335,606
85	865,729	8,657,289	-2,359,711	3,650,289	5,270,289	6,262,289
105	858,397	8,583,972	-2,433,028	3,576,972	5,196,972	6,188,972
125	851,066	8,510,656	-2,506,344	3,503,656	5,123,656	6,115,656
145	843,734	8,437,339	-2,579,661	3,430,339	5,050,339	6,042,339
165	836,402	8,364,022	-2,652,978	3,357,022	4,977,022	5,969,022
185	829,071	8,290,705	-2,726,295	3,283,705	4,903,705	5,895,705
205	821,739	8,217,388	-2,799,612	3,210,388	4,830,388	5,822,388
225	814,407	8,144,071	-2,872,929	3,137,071	4,757,071	5,749,071
275	796,077	7,960,774	-3,056,226	2,953,774	4,573,774	5,565,774
300	786,913	7,869,131	-3,147,869	2,862,131	4,482,131	5,474,131
325	777,748	7,777,477	-3,239,523	2,770,477	4,390,477	5,382,477
350	768,583	7,685,834	-3,331,166	2,678,834	4,298,834	5,290,834
400	750,254	7,502,537	-3,514,463	2,495,537	4,115,537	5,107,537
435	737,424	7,374,240	-3,642,760	2,367,240	3,987,240	4,979,240

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	617,985	8,651,796	-2,365,204	3,644,796	5,264,796	6,256,796
65	565,958	7,923,416	-3,093,584	2,916,416	4,536,416	5,528,416
85	553,220	7,745,079	-3,271,921	2,738,079	4,358,079	5,350,079
105	540,483	7,566,755	-3,450,245	2,559,755	4,179,755	5,171,755
125	527,744	7,388,418	-3,628,582	2,381,418	4,001,418	4,993,418
145	515,006	7,210,081	-3,806,919	2,203,081	3,823,081	4,815,081
165	502,268	7,031,758	-3,985,242	2,024,758	3,644,758	4,636,758
185	489,530	6,853,421	-4,163,579	1,846,421	3,466,421	4,458,421
205	476,793	6,675,098	-4,341,902	1,668,098	3,288,098	4,280,098
225	464,054	6,496,761	-4,520,239	1,489,761	3,109,761	4,101,761
275	432,209	6,050,925	-4,966,075	1,043,925	2,663,925	3,655,925
300	416,287	5,828,014	-5,188,986	821,014	2,441,014	3,433,014
325	400,364	5,605,103	-5,411,897	598,103	2,218,103	3,210,103
350	384,442	5,382,192	-5,634,808	375,192	1,995,192	2,987,192
400	352,597	4,936,356	-6,080,644	-70,644	1,549,356	2,541,356
435	330,305	4,624,270	-6,392,730	-382,730	1,237,270	2,229,270

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,232	8,784,770	-2,232,230	3,777,770	5,397,770	6,389,770
65	632,822	8,054,093	-2,962,907	3,047,093	4,667,093	5,659,093
85	618,811	7,875,770	-3,141,230	2,868,770	4,488,770	5,480,770
105	604,798	7,697,434	-3,319,566	2,690,434	4,310,434	5,302,434
125	590,786	7,519,098	-3,497,902	2,512,098	4,132,098	5,124,098
145	576,775	7,340,775	-3,676,225	2,333,775	3,953,775	4,945,775
165	562,763	7,162,439	-3,854,561	2,155,439	3,775,439	4,767,439
185	548,751	6,984,104	-4,032,896	1,977,104	3,597,104	4,589,104
205	534,740	6,805,780	-4,211,220	1,798,780	3,418,780	4,410,780
225	520,728	6,627,445	-4,389,555	1,620,445	3,240,445	4,232,445
275	485,699	6,181,618	-4,835,382	1,174,618	2,794,618	3,786,618
300	468,184	5,958,704	-5,058,296	951,704	2,571,704	3,563,704
325	450,669	5,735,791	-5,281,209	728,791	2,348,791	3,340,791
350	433,154	5,512,864	-5,504,136	505,864	2,125,864	3,117,864
400	398,124	5,067,038	-5,949,962	60,038	1,680,038	2,672,038
435	373,604	4,754,956	-6,262,044	-252,044	1,367,956	2,359,956

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£145	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,064	4,816,357	-6,200,643	-190,643	1,429,357	2,421,357
65	738,506	4,135,635	-6,881,365	-871,365	748,635	1,740,635
85	705,655	3,951,665	-7,065,335	-1,055,335	564,665	1,556,665
105	672,804	3,767,701	-7,249,299	-1,239,299	380,701	1,372,701
125	639,953	3,583,737	-7,433,263	-1,423,263	196,737	1,188,737
145	607,102	3,399,773	-7,617,227	-1,607,227	12,773	1,004,773
165	574,252	3,215,810	-7,801,190	-1,791,190	-171,190	820,810
185	541,401	3,031,846	-7,985,154	-1,975,154	-355,154	636,846
205	508,550	2,847,882	-8,169,118	-2,159,118	-539,118	452,882
225	475,699	2,663,912	-8,353,088	-2,343,088	-723,088	268,912
275	393,571	2,203,999	-8,813,001	-2,803,001	-1,183,001	-191,001
300	352,509	1,974,049	-9,042,951	-3,032,951	-1,412,951	-420,951
325	311,445	1,744,092	-9,272,908	-3,262,908	-1,642,908	-650,908
350	270,381	1,514,136	-9,502,864	-3,492,864	-1,872,864	-880,864
400	188,254	1,054,223	-9,962,777	-3,952,777	-2,332,777	-1,340,777
435	130,765	732,282	-10,284,718	-4,274,718	-2,654,718	-1,662,718

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£185	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,703,099	5,449,917	-5,567,083	442,917	2,062,917	3,054,917
65	1,460,517	4,673,654	-6,343,346	-333,346	1,286,654	2,278,654
85	1,394,889	4,463,644	-6,553,356	-543,356	1,076,644	2,068,644
105	1,329,261	4,253,635	-6,763,365	-753,365	866,635	1,858,635
125	1,263,634	4,043,628	-6,973,372	-963,372	656,628	1,648,628
145	1,198,006	3,833,618	-7,183,382	-1,173,382	446,618	1,438,618
165	1,132,378	3,623,608	-7,393,392	-1,383,392	236,608	1,228,608
185	1,066,749	3,413,598	-7,603,402	-1,593,402	26,598	1,018,598
205	1,001,122	3,203,592	-7,813,408	-1,803,408	-183,408	808,592
225	935,494	2,993,582	-8,023,418	-2,013,418	-393,418	598,582
275	771,425	2,468,560	-8,548,440	-2,538,440	-918,440	73,560
300	689,390	2,206,048	-8,810,952	-2,800,952	-1,180,952	-188,952
325	607,356	1,943,539	-9,073,461	-3,063,461	-1,443,461	-451,461
350	525,321	1,681,026	-9,335,974	-3,325,974	-1,705,974	-713,974
400	361,251	1,156,005	-9,860,995	-3,850,995	-2,230,995	-1,238,995
435	246,402	788,487	-10,228,513	-4,218,513	-2,598,513	-1,606,513

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	200,384	500,959	-10,516,041	-4,506,041	-2,886,041	-1,894,041
65	-208,867	-522,169	-11,539,169	-5,529,169	-3,909,169	-2,917,169
85	-334,721	-836,802	-11,853,802	-5,843,802	-4,223,802	-3,231,802
105	-460,575	-1,151,438	-12,168,438	-6,158,438	-4,538,438	-3,546,438
125	-586,429	-1,466,072	-12,483,072	-6,473,072	-4,853,072	-3,861,072
145	-712,283	-1,780,707	-12,797,707	-6,787,707	-5,167,707	-4,175,707
165	-838,136	-2,095,341	-13,112,341	-7,102,341	-5,482,341	-4,490,341
185	-963,991	-2,409,977	-13,426,977	-7,416,977	-5,796,977	-4,804,977
205	-1,089,844	-2,724,610	-13,741,610	-7,731,610	-6,111,610	-5,119,610
225	-1,215,699	-3,039,246	-14,056,246	-8,046,246	-6,426,246	-5,434,246
275	-1,530,334	-3,825,834	-14,842,834	-8,832,834	-7,212,834	-6,220,834
300	-1,687,651	-4,219,127	-15,236,127	-9,226,127	-7,606,127	-6,614,127
325	-1,844,968	-4,612,421	-15,629,421	-9,619,421	-7,999,421	-7,007,421
350	-2,002,286	-5,005,715	-16,022,715	-10,012,715	-8,392,715	-7,400,715
400	-2,316,920	-5,792,300	-16,809,300	-10,799,300	-9,179,300	-8,187,300
435	-2,537,165	-6,342,912	-17,359,912	-11,349,912	-9,729,912	-8,737,912

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,925,645	-2,925,645	-13,942,645	-7,932,645	-6,312,645	-5,320,645
65	-3,877,415	-3,877,415	-14,894,415	-8,884,415	-7,264,415	-6,272,415
85	-4,185,750	-4,185,750	-15,202,750	-9,192,750	-7,572,750	-6,580,750
105	-4,494,084	-4,494,084	-15,511,084	-9,501,084	-7,881,084	-6,889,084
125	-4,802,419	-4,802,419	-15,819,419	-9,809,419	-8,189,419	-7,197,419
145	-5,110,754	-5,110,754	-16,127,754	-10,117,754	-8,497,754	-7,505,754
165	-5,419,089	-5,419,089	-16,436,089	-10,426,089	-8,806,089	-7,814,089
185	-5,727,423	-5,727,423	-16,744,423	-10,734,423	-9,114,423	-8,122,423
205	-6,035,759	-6,035,759	-17,052,759	-11,042,759	-9,422,759	-8,430,759
225	-6,344,093	-6,344,093	-17,361,093	-11,351,093	-9,731,093	-8,739,093
275	-7,114,930	-7,114,930	-18,131,930	-12,121,930	-10,501,930	-9,509,930
300	-7,500,348	-7,500,348	-18,517,348	-12,507,348	-10,887,348	-9,895,348
325	-7,885,767	-7,885,767	-18,902,767	-12,892,767	-11,272,767	-10,280,767
350	-8,271,186	-8,271,186	-19,288,186	-13,278,186	-11,658,186	-10,666,186
400	-9,042,023	-9,042,023	-20,059,023	-14,049,023	-12,429,023	-11,437,023
435	-9,581,609	-9,581,609	-20,598,609	-14,588,609	-12,968,609	-11,976,609

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,581,288	-1,290,644	-12,307,644	-6,297,644	-4,677,644	-3,685,644
65	-4,527,576	-2,263,788	-13,280,788	-7,270,788	-5,650,788	-4,658,788
85	-5,140,094	-2,570,047	-13,587,047	-7,577,047	-5,957,047	-4,965,047
105	-5,752,612	-2,876,306	-13,893,306	-7,883,306	-6,263,306	-5,271,306
125	-6,365,130	-3,182,565	-14,199,565	-8,189,565	-6,569,565	-5,577,565
145	-6,977,648	-3,488,824	-14,505,824	-8,495,824	-6,875,824	-5,883,824
165	-7,590,166	-3,795,083	-14,812,083	-8,802,083	-7,182,083	-6,190,083
185	-8,202,684	-4,101,342	-15,118,342	-9,108,342	-7,488,342	-6,496,342
205	-8,815,202	-4,407,601	-15,424,601	-9,414,601	-7,794,601	-6,802,601
225	-9,427,721	-4,713,860	-15,730,860	-9,720,860	-8,100,860	-7,108,860
275	-10,959,015	-5,479,508	-16,496,508	-10,486,508	-8,866,508	-7,874,508
300	-11,724,663	-5,862,331	-16,879,331	-10,869,331	-9,249,331	-8,257,331
325	-12,490,311	-6,245,155	-17,262,155	-11,252,155	-9,632,155	-8,640,155
350	-13,255,958	-6,627,979	-17,644,979	-11,634,979	-10,014,979	-9,022,979
400	-14,787,254	-7,393,627	-18,410,627	-12,400,627	-10,780,627	-9,788,627
435	-15,859,160	-7,929,580	-18,946,580	-12,936,580	-11,316,580	-10,324,580

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
20% AH (40% SR : 60% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	145	225

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	185	275

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	912,585	9,125,851	-1,891,149	4,118,851	5,738,851	6,730,851
65	873,061	8,730,606	-2,286,394	3,723,606	5,343,606	6,335,606
85	865,729	8,657,289	-2,359,711	3,650,289	5,270,289	6,262,289
105	858,397	8,583,972	-2,433,028	3,576,972	5,196,972	6,188,972
125	851,066	8,510,656	-2,506,344	3,503,656	5,123,656	6,115,656
145	843,734	8,437,339	-2,579,661	3,430,339	5,050,339	6,042,339
165	836,402	8,364,022	-2,652,978	3,357,022	4,977,022	5,969,022
185	829,071	8,290,705	-2,726,295	3,283,705	4,903,705	5,895,705
205	821,739	8,217,388	-2,799,612	3,210,388	4,830,388	5,822,388
225	814,407	8,144,071	-2,872,929	3,137,071	4,757,071	5,749,071
275	796,077	7,960,774	-3,056,226	2,953,774	4,573,774	5,565,774
300	786,913	7,869,131	-3,147,869	2,862,131	4,482,131	5,474,131
325	777,748	7,777,477	-3,239,523	2,770,477	4,390,477	5,382,477
350	768,583	7,685,834	-3,331,166	2,678,834	4,298,834	5,290,834
400	750,254	7,502,537	-3,514,463	2,495,537	4,115,537	5,107,537
435	737,424	7,374,240	-3,642,760	2,367,240	3,987,240	4,979,240

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	617,985	8,651,796	-2,365,204	3,644,796	5,264,796	6,256,796
65	565,958	7,923,416	-3,093,584	2,916,416	4,536,416	5,528,416
85	553,220	7,745,079	-3,271,921	2,738,079	4,358,079	5,350,079
105	540,483	7,566,755	-3,450,245	2,559,755	4,179,755	5,171,755
125	527,744	7,388,418	-3,628,582	2,381,418	4,001,418	4,993,418
145	515,006	7,210,081	-3,806,919	2,203,081	3,823,081	4,815,081
165	502,268	7,031,758	-3,985,242	2,024,758	3,644,758	4,636,758
185	489,530	6,853,421	-4,163,579	1,846,421	3,466,421	4,458,421
205	476,793	6,675,098	-4,341,902	1,668,098	3,288,098	4,280,098
225	464,054	6,496,761	-4,520,239	1,489,761	3,109,761	4,101,761
275	432,209	6,050,925	-4,966,075	1,043,925	2,663,925	3,655,925
300	416,287	5,828,014	-5,188,986	821,014	2,441,014	3,433,014
325	400,364	5,605,103	-5,411,897	598,103	2,218,103	3,210,103
350	384,442	5,382,192	-5,634,808	375,192	1,995,192	2,987,192
400	352,597	4,936,356	-6,080,644	-70,644	1,549,356	2,541,356
435	330,305	4,624,270	-6,392,730	-382,730	1,237,270	2,229,270

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,232	8,784,770	-2,232,230	3,777,770	5,397,770	6,389,770
65	632,822	8,054,093	-2,962,907	3,047,093	4,667,093	5,659,093
85	618,811	7,875,770	-3,141,230	2,868,770	4,488,770	5,480,770
105	604,798	7,697,434	-3,319,566	2,690,434	4,310,434	5,302,434
125	590,786	7,519,098	-3,497,902	2,512,098	4,132,098	5,124,098
145	576,775	7,340,775	-3,676,225	2,333,775	3,953,775	4,945,775
165	562,763	7,162,439	-3,854,561	2,155,439	3,775,439	4,767,439
185	548,751	6,984,104	-4,032,896	1,977,104	3,597,104	4,589,104
205	534,740	6,805,780	-4,211,220	1,798,780	3,418,780	4,410,780
225	520,728	6,627,445	-4,389,555	1,620,445	3,240,445	4,232,445
275	485,699	6,181,618	-4,835,382	1,174,618	2,794,618	3,786,618
300	468,184	5,958,704	-5,058,296	951,704	2,571,704	3,563,704
325	450,669	5,735,791	-5,281,209	728,791	2,348,791	3,340,791
350	433,154	5,512,864	-5,504,136	505,864	2,125,864	3,117,864
400	398,124	5,067,038	-5,949,962	60,038	1,680,038	2,672,038
435	373,604	4,754,956	-6,262,044	-252,044	1,367,956	2,359,956

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£145	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,064	4,816,357	-6,200,643	-190,643	1,429,357	2,421,357
65	738,506	4,135,635	-6,881,365	-871,365	748,635	1,740,635
85	705,655	3,951,665	-7,065,335	-1,055,335	564,665	1,556,665
105	672,804	3,767,701	-7,249,299	-1,239,299	380,701	1,372,701
125	639,953	3,583,737	-7,433,263	-1,423,263	196,737	1,188,737
145	607,102	3,399,773	-7,617,227	-1,607,227	12,773	1,004,773
165	574,252	3,215,810	-7,801,190	-1,791,190	-171,190	820,810
185	541,401	3,031,846	-7,985,154	-1,975,154	-355,154	636,846
205	508,550	2,847,882	-8,169,118	-2,159,118	-539,118	452,882
225	475,699	2,663,912	-8,353,088	-2,343,088	-723,088	268,912
275	393,571	2,203,999	-8,813,001	-2,803,001	-1,183,001	-191,001
300	352,509	1,974,049	-9,042,951	-3,032,951	-1,412,951	-420,951
325	311,445	1,744,092	-9,272,908	-3,262,908	-1,642,908	-650,908
350	270,381	1,514,136	-9,502,864	-3,492,864	-1,872,864	-880,864
400	188,254	1,054,223	-9,962,777	-3,952,777	-2,332,777	-1,340,777
435	130,765	732,282	-10,284,718	-4,274,718	-2,654,718	-1,662,718

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£185	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,703,099	5,449,917	-5,567,083	442,917	2,062,917	3,054,917
65	1,460,517	4,673,654	-6,343,346	-333,346	1,286,654	2,278,654
85	1,394,889	4,463,644	-6,553,356	-543,356	1,076,644	2,068,644
105	1,329,261	4,253,635	-6,763,365	-753,365	866,635	1,858,635
125	1,263,634	4,043,628	-6,973,372	-963,372	656,628	1,648,628
145	1,198,006	3,833,618	-7,183,382	-1,173,382	446,618	1,438,618
165	1,132,378	3,623,608	-7,393,392	-1,383,392	236,608	1,228,608
185	1,066,749	3,413,598	-7,603,402	-1,593,402	26,598	1,018,598
205	1,001,122	3,203,592	-7,813,408	-1,803,408	-183,408	808,592
225	935,494	2,993,582	-8,023,418	-2,013,418	-393,418	598,582
275	771,425	2,468,560	-8,548,440	-2,538,440	-918,440	73,560
300	689,390	2,206,048	-8,810,952	-2,800,952	-1,180,952	-188,952
325	607,356	1,943,539	-9,073,461	-3,063,461	-1,443,461	-451,461
350	525,321	1,681,026	-9,335,974	-3,325,974	-1,705,974	-713,974
400	361,251	1,156,005	-9,860,995	-3,850,995	-2,230,995	-1,238,995
435	246,402	788,487	-10,228,513	-4,218,513	-2,598,513	-1,606,513

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	200,384	500,959	-10,516,041	-4,506,041	-2,886,041	-1,894,041
65	-208,867	-522,169	-11,539,169	-5,529,169	-3,909,169	-2,917,169
85	-334,721	-836,802	-11,853,802	-5,843,802	-4,223,802	-3,231,802
105	-460,575	-1,151,438	-12,168,438	-6,158,438	-4,538,438	-3,546,438
125	-586,429	-1,466,072	-12,483,072	-6,473,072	-4,853,072	-3,861,072
145	-712,283	-1,780,707	-12,797,707	-6,787,707	-5,167,707	-4,175,707
165	-838,136	-2,095,341	-13,112,341	-7,102,341	-5,482,341	-4,490,341
185	-963,991	-2,409,977	-13,426,977	-7,416,977	-5,796,977	-4,804,977
205	-1,089,844	-2,724,610	-13,741,610	-7,731,610	-6,111,610	-5,119,610
225	-1,215,699	-3,039,246	-14,056,246	-8,046,246	-6,426,246	-5,434,246
275	-1,530,334	-3,825,834	-14,842,834	-8,832,834	-7,212,834	-6,220,834
300	-1,687,651	-4,219,127	-15,236,127	-9,226,127	-7,606,127	-6,614,127
325	-1,844,968	-4,612,421	-15,629,421	-9,619,421	-7,999,421	-7,007,421
350	-2,002,286	-5,005,715	-16,022,715	-10,012,715	-8,392,715	-7,400,715
400	-2,316,920	-5,792,300	-16,809,300	-10,799,300	-9,179,300	-8,187,300
435	-2,537,165	-6,342,912	-17,359,912	-11,349,912	-9,729,912	-8,737,912

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-2,925,645	-2,925,645	-13,942,645	-7,932,645	-6,312,645	-5,320,645
65	-3,877,415	-3,877,415	-14,894,415	-8,884,415	-7,264,415	-6,272,415
85	-4,185,750	-4,185,750	-15,202,750	-9,192,750	-7,572,750	-6,580,750
105	-4,494,084	-4,494,084	-15,511,084	-9,501,084	-7,881,084	-6,889,084
125	-4,802,419	-4,802,419	-15,819,419	-9,809,419	-8,189,419	-7,197,419
145	-5,110,754	-5,110,754	-16,127,754	-10,117,754	-8,497,754	-7,505,754
165	-5,419,089	-5,419,089	-16,436,089	-10,426,089	-8,806,089	-7,814,089
185	-5,727,423	-5,727,423	-16,744,423	-10,734,423	-9,114,423	-8,122,423
205	-6,035,759	-6,035,759	-17,052,759	-11,042,759	-9,422,759	-8,430,759
225	-6,344,093	-6,344,093	-17,361,093	-11,351,093	-9,731,093	-8,739,093
275	-7,114,930	-7,114,930	-18,131,930	-12,121,930	-10,501,930	-9,509,930
300	-7,500,348	-7,500,348	-18,517,348	-12,507,348	-10,887,348	-9,895,348
325	-7,885,767	-7,885,767	-18,902,767	-12,892,767	-11,272,767	-10,280,767
350	-8,271,186	-8,271,186	-19,288,186	-13,278,186	-11,658,186	-10,666,186
400	-9,042,023	-9,042,023	-20,059,023	-14,049,023	-12,429,023	-11,437,023
435	-9,581,609	-9,581,609	-20,598,609	-14,588,609	-12,968,609	-11,976,609

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	20%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,581,288	-1,290,644	-12,307,644	-6,297,644	-4,677,644	-3,685,644
65	-4,527,576	-2,263,788	-13,280,788	-7,270,788	-5,650,788	-4,658,788
85	-5,140,094	-2,570,047	-13,587,047	-7,577,047	-5,957,047	-4,965,047
105	-5,752,612	-2,876,306	-13,893,306	-7,883,306	-6,263,306	-5,271,306
125	-6,365,130	-3,182,565	-14,199,565	-8,189,565	-6,569,565	-5,577,565
145	-6,977,648	-3,488,824	-14,505,824	-8,495,824	-6,875,824	-5,883,824
165	-7,590,166	-3,795,083	-14,812,083	-8,802,083	-7,182,083	-6,190,083
185	-8,202,684	-4,101,342	-15,118,342	-9,108,342	-7,488,342	-6,496,342
205	-8,815,202	-4,407,601	-15,424,601	-9,414,601	-7,794,601	-6,802,601
225	-9,427,721	-4,713,860	-15,730,860	-9,720,860	-8,100,860	-7,108,860
275	-10,959,015	-5,479,508	-16,496,508	-10,486,508	-8,866,508	-7,874,508
300	-11,724,663	-5,862,331	-16,879,331	-10,869,331	-9,249,331	-8,257,331
325	-12,490,311	-6,245,155	-17,262,155	-11,252,155	-9,632,155	-8,640,155
350	-13,255,958	-6,627,979	-17,644,979	-11,634,979	-10,014,979	-9,022,979
400	-14,787,254	-7,393,627	-18,410,627	-12,400,627	-10,780,627	-9,788,627
435	-15,859,160	-7,929,580	-18,946,580	-12,936,580	-11,316,580	-10,324,580

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (60% SR : 40% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	165	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	165	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	105	205	225

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	65	125

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,132,296	11,322,957	305,957	6,315,957	7,935,957	8,927,957
65	1,086,015	10,860,149	-156,851	5,853,149	7,473,149	8,465,149
85	1,077,767	10,777,669	-239,331	5,770,669	7,390,669	8,382,669
105	1,069,518	10,695,179	-321,821	5,688,179	7,308,179	8,300,179
125	1,061,270	10,612,699	-404,301	5,605,699	7,225,699	8,217,699
145	1,053,022	10,530,219	-486,781	5,523,219	7,143,219	8,135,219
165	1,044,774	10,447,738	-569,262	5,440,738	7,060,738	8,052,738
185	1,036,526	10,365,258	-651,742	5,358,258	6,978,258	7,970,258
205	1,028,277	10,282,768	-734,232	5,275,768	6,895,768	7,887,768
225	1,020,029	10,200,288	-816,712	5,193,288	6,813,288	7,805,288
275	999,409	9,994,087	-1,022,913	4,987,087	6,607,087	7,599,087
300	989,098	9,890,982	-1,126,018	4,883,982	6,503,982	7,495,982
325	978,788	9,787,877	-1,229,123	4,780,877	6,400,877	7,392,877
350	968,478	9,684,782	-1,332,218	4,677,782	6,297,782	7,289,782
400	947,857	9,478,571	-1,538,429	4,471,571	6,091,571	7,083,571
435	933,423	9,334,226	-1,682,774	4,327,226	5,947,226	6,939,226

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	925,209	12,952,920	1,935,920	7,945,920	9,565,920	10,557,920
65	862,724	12,078,130	1,061,130	7,071,130	8,691,130	9,683,130
85	848,393	11,877,499	860,499	6,870,499	8,490,499	9,482,499
105	834,063	11,676,882	659,882	6,669,882	8,289,882	9,281,882
125	819,732	11,476,251	459,251	6,469,251	8,089,251	9,081,251
145	805,402	11,275,634	258,634	6,268,634	7,888,634	8,880,634
165	791,072	11,075,003	58,003	6,068,003	7,688,003	8,680,003
185	776,742	10,874,386	-142,614	5,867,386	7,487,386	8,479,386
205	762,411	10,673,755	-343,245	5,666,755	7,286,755	8,278,755
225	748,081	10,473,138	-543,862	5,466,138	7,086,138	8,078,138
275	712,256	9,971,581	-1,045,419	4,964,581	6,584,581	7,576,581
300	694,343	9,720,803	-1,296,197	4,713,803	6,333,803	7,325,803
325	676,430	9,470,024	-1,546,976	4,463,024	6,083,024	7,075,024
350	658,518	9,219,246	-1,797,754	4,212,246	5,832,246	6,824,246
400	622,692	8,717,690	-2,299,310	3,710,690	5,330,690	6,322,690
435	597,613	8,366,589	-2,650,411	3,359,589	4,979,589	5,971,589

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,028,178	13,085,901	2,068,901	8,078,901	9,698,901	10,690,901
65	959,264	12,208,810	1,191,810	7,201,810	8,821,810	9,813,810
85	943,500	12,008,185	991,185	7,001,185	8,621,185	9,613,185
105	927,737	11,807,561	790,561	6,800,561	8,420,561	9,412,561
125	911,974	11,606,936	589,936	6,599,936	8,219,936	9,211,936
145	896,210	11,406,311	389,311	6,399,311	8,019,311	9,011,311
165	880,447	11,205,687	188,687	6,198,687	7,818,687	8,810,687
185	864,683	11,005,062	-11,938	5,998,062	7,618,062	8,610,062
205	848,921	10,804,450	-212,550	5,797,450	7,417,450	8,409,450
225	833,158	10,603,825	-413,175	5,596,825	7,216,825	8,208,825
275	793,749	10,102,264	-914,736	5,095,264	6,715,264	7,707,264
300	774,046	9,851,489	-1,165,511	4,844,489	6,464,489	7,456,489
325	754,341	9,600,702	-1,416,298	4,593,702	6,213,702	7,205,702
350	734,637	9,349,928	-1,667,072	4,342,928	5,962,928	6,954,928
400	695,229	8,848,366	-2,168,634	3,841,366	5,461,366	6,453,366
435	667,643	8,497,279	-2,519,721	3,490,279	5,110,279	6,102,279

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,614,913	9,043,512	-1,973,488	4,036,512	5,656,512	6,648,512
65	1,467,027	8,215,352	-2,801,648	3,208,352	4,828,352	5,820,352
85	1,430,069	8,008,389	-3,008,611	3,001,389	4,621,389	5,613,389
105	1,393,113	7,801,432	-3,215,568	2,794,432	4,414,432	5,406,432
125	1,356,155	7,594,469	-3,422,531	2,587,469	4,207,469	5,199,469
145	1,319,198	7,387,511	-3,629,489	2,380,511	4,000,511	4,992,511
165	1,282,241	7,180,548	-3,836,452	2,173,548	3,793,548	4,785,548
185	1,245,283	6,973,585	-4,043,415	1,966,585	3,586,585	4,578,585
205	1,208,326	6,766,628	-4,250,372	1,759,628	3,379,628	4,371,628
225	1,171,369	6,559,665	-4,457,335	1,552,665	3,172,665	4,164,665
275	1,078,976	6,042,263	-4,974,737	1,035,263	2,655,263	3,647,263
300	1,032,780	5,783,565	-5,233,435	776,565	2,396,565	3,388,565
325	986,583	5,524,867	-5,492,133	517,867	2,137,867	3,129,867
350	940,386	5,266,164	-5,750,836	259,164	1,879,164	2,871,164
400	847,993	4,748,762	-6,268,238	-258,238	1,361,762	2,353,762
435	783,318	4,386,582	-6,630,418	-620,418	999,582	1,991,582

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,198,965	10,236,688	-780,312	5,229,688	6,849,688	7,841,688
65	2,903,995	9,292,784	-1,724,216	4,285,784	5,905,784	6,897,784
85	2,830,163	9,056,521	-1,960,479	4,049,521	5,669,521	6,661,521
105	2,756,332	8,820,262	-2,196,738	3,813,262	5,433,262	6,425,262
125	2,682,501	8,584,002	-2,432,998	3,577,002	5,197,002	6,189,002
145	2,608,670	8,347,743	-2,669,257	3,340,743	4,960,743	5,952,743
165	2,534,839	8,111,483	-2,905,517	3,104,483	4,724,483	5,716,483
185	2,461,007	7,875,224	-3,141,776	2,868,224	4,488,224	5,480,224
205	2,387,175	7,638,961	-3,378,039	2,631,961	4,251,961	5,243,961
225	2,313,344	7,402,701	-3,614,299	2,395,701	4,015,701	5,007,701
275	2,128,766	6,812,051	-4,204,949	1,805,051	3,425,051	4,417,051
300	2,036,477	6,516,728	-4,500,272	1,509,728	3,129,728	4,121,728
325	1,944,188	6,221,401	-4,795,599	1,214,401	2,834,401	3,826,401
350	1,851,899	5,926,077	-5,090,923	919,077	2,539,077	3,531,077
400	1,667,321	5,335,427	-5,681,573	328,427	1,948,427	2,940,427
435	1,538,116	4,921,972	-6,095,028	-85,028	1,534,972	2,526,972

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£105	£205	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,898,534	7,246,336	-3,770,664	2,239,336	3,859,336	4,851,336
65	2,395,933	5,989,834	-5,027,166	982,834	2,602,834	3,594,834
85	2,256,626	5,641,565	-5,375,435	634,565	2,254,565	3,246,565
105	2,117,319	5,293,297	-5,723,703	286,297	1,906,297	2,898,297
125	1,978,012	4,945,031	-6,071,969	-61,969	1,558,031	2,550,031
145	1,838,705	4,596,763	-6,420,237	-410,237	1,209,763	2,201,763
165	1,699,398	4,248,495	-6,768,505	-758,505	861,495	1,853,495
185	1,560,091	3,900,226	-7,116,774	-1,106,774	513,226	1,505,226
205	1,420,783	3,551,958	-7,465,042	-1,455,042	164,958	1,156,958
225	1,281,476	3,203,690	-7,813,310	-1,803,310	-183,310	808,690
275	933,208	2,333,019	-8,683,981	-2,673,981	-1,053,981	-61,981
300	759,073	1,897,684	-9,119,316	-3,109,316	-1,489,316	-497,316
325	584,939	1,462,348	-9,554,652	-3,544,652	-1,924,652	-932,652
350	410,805	1,027,013	-9,989,987	-3,979,987	-2,359,987	-1,367,987
400	62,537	156,342	-10,860,658	-4,850,658	-3,230,658	-2,238,658
435	-184,215	-460,536	-11,477,536	-5,467,536	-3,847,536	-2,855,536

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,332,777	3,332,777	-7,684,223	-1,674,223	-54,223	937,777
65	2,166,249	2,166,249	-8,850,751	-2,840,751	-1,220,751	-228,751
85	1,824,954	1,824,954	-9,192,046	-3,182,046	-1,562,046	-570,046
105	1,483,659	1,483,659	-9,533,341	-3,523,341	-1,903,341	-911,341
125	1,142,365	1,142,365	-9,874,635	-3,864,635	-2,244,635	-1,252,635
145	801,070	801,070	-10,215,930	-4,205,930	-2,585,930	-1,593,930
165	459,775	459,775	-10,557,225	-4,547,225	-2,927,225	-1,935,225
185	118,481	118,481	-10,898,519	-4,888,519	-3,268,519	-2,276,519
205	-226,458	-226,458	-11,243,458	-5,233,458	-3,613,458	-2,621,458
225	-573,335	-573,335	-11,590,335	-5,580,335	-3,960,335	-2,968,335
275	-1,440,526	-1,440,526	-12,457,526	-6,447,526	-4,827,526	-3,835,526
300	-1,874,122	-1,874,122	-12,891,122	-6,881,122	-5,261,122	-4,269,122
325	-2,307,718	-2,307,718	-13,324,718	-7,314,718	-5,694,718	-4,702,718
350	-2,741,314	-2,741,314	-13,758,314	-7,748,314	-6,128,314	-5,136,314
400	-3,608,505	-3,608,505	-14,625,505	-8,615,505	-6,995,505	-6,003,505
435	-4,215,539	-4,215,539	-15,232,539	-9,222,539	-7,602,539	-6,610,539

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£65	£125

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,542,076	4,771,038	-6,245,962	-235,962	1,384,038	2,376,038
65	7,209,939	3,604,969	-7,412,031	-1,402,031	217,969	1,209,969
85	6,542,855	3,271,427	-7,745,573	-1,735,573	-115,573	876,427
105	5,874,702	2,937,351	-8,079,649	-2,069,649	-449,649	542,351
125	5,196,707	2,598,354	-8,418,646	-2,408,646	-788,646	203,354
145	4,518,713	2,259,356	-8,757,644	-2,747,644	-1,127,644	-135,644
165	3,840,719	1,920,360	-9,096,640	-3,086,640	-1,466,640	-474,640
185	3,162,725	1,581,362	-9,435,638	-3,425,638	-1,805,638	-813,638
205	2,484,731	1,242,366	-9,774,634	-3,764,634	-2,144,634	-1,152,634
225	1,806,737	903,368	-10,113,632	-4,103,632	-2,483,632	-1,491,632
275	111,751	55,875	-10,961,125	-4,951,125	-3,331,125	-2,339,125
300	-747,774	-373,887	-11,390,887	-5,380,887	-3,760,887	-2,768,887
325	-1,609,128	-804,564	-11,821,564	-5,811,564	-4,191,564	-3,199,564
350	-2,470,481	-1,235,241	-12,252,241	-6,242,241	-4,622,241	-3,630,241
400	-4,193,189	-2,096,594	-13,113,594	-7,103,594	-5,483,594	-4,491,594
435	-5,399,083	-2,699,542	-13,716,542	-7,706,542	-6,086,542	-5,094,542

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
10% AH (40% SR : 60% DMR @ LLR)

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	165	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	165	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	105	205	225

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	65	125

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,132,296	11,322,957	305,957	6,315,957	7,935,957	8,927,957
65	1,086,015	10,860,149	-156,851	5,853,149	7,473,149	8,465,149
85	1,077,767	10,777,669	-239,331	5,770,669	7,390,669	8,382,669
105	1,069,518	10,695,179	-321,821	5,688,179	7,308,179	8,300,179
125	1,061,270	10,612,699	-404,301	5,605,699	7,225,699	8,217,699
145	1,053,022	10,530,219	-486,781	5,523,219	7,143,219	8,135,219
165	1,044,774	10,447,738	-569,262	5,440,738	7,060,738	8,052,738
185	1,036,526	10,365,258	-651,742	5,358,258	6,978,258	7,970,258
205	1,028,277	10,282,768	-734,232	5,275,768	6,895,768	7,887,768
225	1,020,029	10,200,288	-816,712	5,193,288	6,813,288	7,805,288
275	999,409	9,994,087	-1,022,913	4,987,087	6,607,087	7,599,087
300	989,098	9,890,982	-1,126,018	4,883,982	6,503,982	7,495,982
325	978,788	9,787,877	-1,229,123	4,780,877	6,400,877	7,392,877
350	968,478	9,684,782	-1,332,218	4,677,782	6,297,782	7,289,782
400	947,857	9,478,571	-1,538,429	4,471,571	6,091,571	7,083,571
435	933,423	9,334,226	-1,682,774	4,327,226	5,947,226	6,939,226

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	925,209	12,952,920	1,935,920	7,945,920	9,565,920	10,557,920
65	862,724	12,078,130	1,061,130	7,071,130	8,691,130	9,683,130
85	848,393	11,877,499	860,499	6,870,499	8,490,499	9,482,499
105	834,063	11,676,882	659,882	6,669,882	8,289,882	9,281,882
125	819,732	11,476,251	459,251	6,469,251	8,089,251	9,081,251
145	805,402	11,275,634	258,634	6,268,634	7,888,634	8,880,634
165	791,072	11,075,003	58,003	6,068,003	7,688,003	8,680,003
185	776,742	10,874,386	-142,614	5,867,386	7,487,386	8,479,386
205	762,411	10,673,755	-343,245	5,666,755	7,286,755	8,278,755
225	748,081	10,473,138	-543,862	5,466,138	7,086,138	8,078,138
275	712,256	9,971,581	-1,045,419	4,964,581	6,584,581	7,576,581
300	694,343	9,720,803	-1,296,197	4,713,803	6,333,803	7,325,803
325	676,430	9,470,024	-1,546,976	4,463,024	6,083,024	7,075,024
350	658,518	9,219,246	-1,797,754	4,212,246	5,832,246	6,824,246
400	622,692	8,717,690	-2,299,310	3,710,690	5,330,690	6,322,690
435	597,613	8,366,589	-2,650,411	3,359,589	4,979,589	5,971,589

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,028,178	13,085,901	2,068,901	8,078,901	9,698,901	10,690,901
65	959,264	12,208,810	1,191,810	7,201,810	8,821,810	9,813,810
85	943,500	12,008,185	991,185	7,001,185	8,621,185	9,613,185
105	927,737	11,807,561	790,561	6,800,561	8,420,561	9,412,561
125	911,974	11,606,936	589,936	6,599,936	8,219,936	9,211,936
145	896,210	11,406,311	389,311	6,399,311	8,019,311	9,011,311
165	880,447	11,205,687	188,687	6,198,687	7,818,687	8,810,687
185	864,683	11,005,062	-11,938	5,998,062	7,618,062	8,610,062
205	848,921	10,804,450	-212,550	5,797,450	7,417,450	8,409,450
225	833,158	10,603,825	-413,175	5,596,825	7,216,825	8,208,825
275	793,749	10,102,264	-914,736	5,095,264	6,715,264	7,707,264
300	774,046	9,851,489	-1,165,511	4,844,489	6,464,489	7,456,489
325	754,341	9,600,702	-1,416,298	4,593,702	6,213,702	7,205,702
350	734,637	9,349,928	-1,667,072	4,342,928	5,962,928	6,954,928
400	695,229	8,848,366	-2,168,634	3,841,366	5,461,366	6,453,366
435	667,643	8,497,279	-2,519,721	3,490,279	5,110,279	6,102,279

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,614,913	9,043,512	-1,973,488	4,036,512	5,656,512	6,648,512
65	1,467,027	8,215,352	-2,801,648	3,208,352	4,828,352	5,820,352
85	1,430,069	8,008,389	-3,008,611	3,001,389	4,621,389	5,613,389
105	1,393,113	7,801,432	-3,215,568	2,794,432	4,414,432	5,406,432
125	1,356,155	7,594,469	-3,422,531	2,587,469	4,207,469	5,199,469
145	1,319,198	7,387,511	-3,629,489	2,380,511	4,000,511	4,992,511
165	1,282,241	7,180,548	-3,836,452	2,173,548	3,793,548	4,785,548
185	1,245,283	6,973,585	-4,043,415	1,966,585	3,586,585	4,578,585
205	1,208,326	6,766,628	-4,250,372	1,759,628	3,379,628	4,371,628
225	1,171,369	6,559,665	-4,457,335	1,552,665	3,172,665	4,164,665
275	1,078,976	6,042,263	-4,974,737	1,035,263	2,655,263	3,647,263
300	1,032,780	5,783,565	-5,233,435	776,565	2,396,565	3,388,565
325	986,583	5,524,867	-5,492,133	517,867	2,137,867	3,129,867
350	940,386	5,266,164	-5,750,836	259,164	1,879,164	2,871,164
400	847,993	4,748,762	-6,268,238	-258,238	1,361,762	2,353,762
435	783,318	4,386,582	-6,630,418	-620,418	999,582	1,991,582

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,198,965	10,236,688	-780,312	5,229,688	6,849,688	7,841,688
65	2,903,995	9,292,784	-1,724,216	4,285,784	5,905,784	6,897,784
85	2,830,163	9,056,521	-1,960,479	4,049,521	5,669,521	6,661,521
105	2,756,332	8,820,262	-2,196,738	3,813,262	5,433,262	6,425,262
125	2,682,501	8,584,002	-2,432,998	3,577,002	5,197,002	6,189,002
145	2,608,670	8,347,743	-2,669,257	3,340,743	4,960,743	5,952,743
165	2,534,839	8,111,483	-2,905,517	3,104,483	4,724,483	5,716,483
185	2,461,007	7,875,224	-3,141,776	2,868,224	4,488,224	5,480,224
205	2,387,175	7,638,961	-3,378,039	2,631,961	4,251,961	5,243,961
225	2,313,344	7,402,701	-3,614,299	2,395,701	4,015,701	5,007,701
275	2,128,766	6,812,051	-4,204,949	1,805,051	3,425,051	4,417,051
300	2,036,477	6,516,728	-4,500,272	1,509,728	3,129,728	4,121,728
325	1,944,188	6,221,401	-4,795,599	1,214,401	2,834,401	3,826,401
350	1,851,899	5,926,077	-5,090,923	919,077	2,539,077	3,531,077
400	1,667,321	5,335,427	-5,681,573	328,427	1,948,427	2,940,427
435	1,538,116	4,921,972	-6,095,028	-85,028	1,534,972	2,526,972

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£105	£205	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,898,534	7,246,336	-3,770,664	2,239,336	3,859,336	4,851,336
65	2,395,933	5,989,834	-5,027,166	982,834	2,602,834	3,594,834
85	2,256,626	5,641,565	-5,375,435	634,565	2,254,565	3,246,565
105	2,117,319	5,293,297	-5,723,703	286,297	1,906,297	2,898,297
125	1,978,012	4,945,031	-6,071,969	-61,969	1,558,031	2,550,031
145	1,838,705	4,596,763	-6,420,237	-410,237	1,209,763	2,201,763
165	1,699,398	4,248,495	-6,768,505	-758,505	861,495	1,853,495
185	1,560,091	3,900,226	-7,116,774	-1,106,774	513,226	1,505,226
205	1,420,783	3,551,958	-7,465,042	-1,455,042	164,958	1,156,958
225	1,281,476	3,203,690	-7,813,310	-1,803,310	-183,310	808,690
275	933,208	2,333,019	-8,683,981	-2,673,981	-1,053,981	-61,981
300	759,073	1,897,684	-9,119,316	-3,109,316	-1,489,316	-497,316
325	584,939	1,462,348	-9,554,652	-3,544,652	-1,924,652	-932,652
350	410,805	1,027,013	-9,989,987	-3,979,987	-2,359,987	-1,367,987
400	62,537	156,342	-10,860,658	-4,850,658	-3,230,658	-2,238,658
435	-184,215	-460,536	-11,477,536	-5,467,536	-3,847,536	-2,855,536

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,332,777	3,332,777	-7,684,223	-1,674,223	-54,223	937,777
65	2,166,249	2,166,249	-8,850,751	-2,840,751	-1,220,751	-228,751
85	1,824,954	1,824,954	-9,192,046	-3,182,046	-1,562,046	-570,046
105	1,483,659	1,483,659	-9,533,341	-3,523,341	-1,903,341	-911,341
125	1,142,365	1,142,365	-9,874,635	-3,864,635	-2,244,635	-1,252,635
145	801,070	801,070	-10,215,930	-4,205,930	-2,585,930	-1,593,930
165	459,775	459,775	-10,557,225	-4,547,225	-2,927,225	-1,935,225
185	118,481	118,481	-10,898,519	-4,888,519	-3,268,519	-2,276,519
205	-226,458	-226,458	-11,243,458	-5,233,458	-3,613,458	-2,621,458
225	-573,335	-573,335	-11,590,335	-5,580,335	-3,960,335	-2,968,335
275	-1,440,526	-1,440,526	-12,457,526	-6,447,526	-4,827,526	-3,835,526
300	-1,874,122	-1,874,122	-12,891,122	-6,881,122	-5,261,122	-4,269,122
325	-2,307,718	-2,307,718	-13,324,718	-7,314,718	-5,694,718	-4,702,718
350	-2,741,314	-2,741,314	-13,758,314	-7,748,314	-6,128,314	-5,136,314
400	-3,608,505	-3,608,505	-14,625,505	-8,615,505	-6,995,505	-6,003,505
435	-4,215,539	-4,215,539	-15,232,539	-9,222,539	-7,602,539	-6,610,539

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	10%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£65	£125

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,542,076	4,771,038	-6,245,962	-235,962	1,384,038	2,376,038
65	7,209,939	3,604,969	-7,412,031	-1,402,031	217,969	1,209,969
85	6,542,855	3,271,427	-7,745,573	-1,735,573	-115,573	876,427
105	5,874,702	2,937,351	-8,079,649	-2,069,649	-449,649	542,351
125	5,196,707	2,598,354	-8,418,646	-2,408,646	-788,646	203,354
145	4,518,713	2,259,356	-8,757,644	-2,747,644	-1,127,644	-135,644
165	3,840,719	1,920,360	-9,096,640	-3,086,640	-1,466,640	-474,640
185	3,162,725	1,581,362	-9,435,638	-3,425,638	-1,805,638	-813,638
205	2,484,731	1,242,366	-9,774,634	-3,764,634	-2,144,634	-1,152,634
225	1,806,737	903,368	-10,113,632	-4,103,632	-2,483,632	-1,491,632
275	111,751	55,875	-10,961,125	-4,951,125	-3,331,125	-2,339,125
300	-747,774	-373,887	-11,390,887	-5,380,887	-3,760,887	-2,768,887
325	-1,609,128	-804,564	-11,821,564	-5,811,564	-4,191,564	-3,199,564
350	-2,470,481	-1,235,241	-12,252,241	-6,242,241	-4,622,241	-3,630,241
400	-4,193,189	-2,096,594	-13,113,594	-7,103,594	-5,483,594	-4,491,594
435	-5,399,083	-2,699,542	-13,716,542	-7,706,542	-6,086,542	-5,094,542

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
0% AH

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	435	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	435	435	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	435	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	165	435	435	435

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	275	435	435	435

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	125	435	435	435

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	225	300	350

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	275	350	435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£435	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,352,007	13,520,074	2,503,074	8,513,074	10,133,074	11,125,074
65	1,298,968	12,989,683	1,972,683	7,982,683	9,602,683	10,594,683
85	1,289,804	12,898,039	1,881,039	7,891,039	9,511,039	10,503,039
105	1,280,640	12,806,395	1,789,395	7,799,395	9,419,395	10,411,395
125	1,271,474	12,714,742	1,697,742	7,707,742	9,327,742	10,319,742
145	1,262,310	12,623,098	1,606,098	7,616,098	9,236,098	10,228,098
165	1,253,145	12,531,455	1,514,455	7,524,455	9,144,455	10,136,455
185	1,243,980	12,439,801	1,422,801	7,432,801	9,052,801	10,044,801
205	1,234,816	12,348,158	1,331,158	7,341,158	8,961,158	9,953,158
225	1,225,651	12,256,514	1,239,514	7,249,514	8,869,514	9,861,514
275	1,202,739	12,027,391	1,010,391	7,020,391	8,640,391	9,632,391
300	1,191,283	11,912,834	895,834	6,905,834	8,525,834	9,517,834
325	1,179,828	11,798,277	781,277	6,791,277	8,411,277	9,403,277
350	1,168,372	11,683,720	666,720	6,676,720	8,296,720	9,288,720
400	1,145,461	11,454,606	437,606	6,447,606	8,067,606	9,059,606
435	1,129,422	11,294,222	277,222	6,287,222	7,907,222	8,899,222

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£435	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,232,433	17,254,058	6,237,058	12,247,058	13,867,058	14,859,058
65	1,159,488	16,232,830	5,215,830	11,225,830	12,845,830	13,837,830
85	1,143,566	16,009,919	4,992,919	11,002,919	12,622,919	13,614,919
105	1,127,643	15,787,008	4,770,008	10,780,008	12,400,008	13,392,008
125	1,111,720	15,564,083	4,547,083	10,557,083	12,177,083	13,169,083
145	1,095,798	15,341,172	4,324,172	10,334,172	11,954,172	12,946,172
165	1,079,876	15,118,261	4,101,261	10,111,261	11,731,261	12,723,261
185	1,063,954	14,895,350	3,878,350	9,888,350	11,508,350	12,500,350
205	1,048,030	14,672,426	3,655,426	9,665,426	11,285,426	12,277,426
225	1,032,108	14,449,515	3,432,515	9,442,515	11,062,515	12,054,515
275	992,302	13,892,223	2,875,223	8,885,223	10,505,223	11,497,223
300	972,398	13,613,578	2,596,578	8,606,578	10,226,578	11,218,578
325	952,496	13,334,946	2,317,946	8,327,946	9,947,946	10,939,946
350	932,593	13,056,300	2,039,300	8,049,300	9,669,300	10,661,300
400	892,786	12,499,009	1,482,009	7,492,009	9,112,009	10,104,009
435	864,922	12,108,908	1,091,908	7,101,908	8,721,908	9,713,908

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,366,124	17,387,033	6,370,033	12,380,033	14,000,033	14,992,033
65	1,285,705	16,363,514	5,346,514	11,356,514	12,976,514	13,968,514
85	1,268,190	16,140,601	5,123,601	11,133,601	12,753,601	13,745,601
105	1,250,675	15,917,687	4,900,687	10,910,687	12,530,687	13,522,687
125	1,233,161	15,694,774	4,677,774	10,687,774	12,307,774	13,299,774
145	1,215,646	15,471,860	4,454,860	10,464,860	12,084,860	13,076,860
165	1,198,132	15,248,947	4,231,947	10,241,947	11,861,947	12,853,947
185	1,180,617	15,026,033	4,009,033	10,019,033	11,639,033	12,631,033
205	1,163,101	14,803,107	3,786,107	9,796,107	11,416,107	12,408,107
225	1,145,587	14,580,194	3,563,194	9,573,194	11,193,194	12,185,194
275	1,101,800	14,022,910	3,005,910	9,015,910	10,635,910	11,627,910
300	1,079,907	13,744,274	2,727,274	8,737,274	10,357,274	11,349,274
325	1,058,013	13,465,626	2,448,626	8,458,626	10,078,626	11,070,626
350	1,036,120	13,186,978	2,169,978	8,179,978	9,799,978	10,791,978
400	992,333	12,629,694	1,612,694	7,622,694	9,242,694	10,234,694
435	961,682	12,239,589	1,222,589	7,232,589	8,852,589	9,844,589

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£435	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,369,762	13,270,668	2,253,668	8,263,668	9,883,668	10,875,668
65	2,195,548	12,295,069	1,278,069	7,288,069	8,908,069	9,900,069
85	2,154,484	12,065,112	1,048,112	7,058,112	8,678,112	9,670,112
105	2,113,421	11,835,156	818,156	6,828,156	8,448,156	9,440,156
125	2,072,357	11,605,200	588,200	6,598,200	8,218,200	9,210,200
145	2,031,293	11,375,243	358,243	6,368,243	7,988,243	8,980,243
165	1,990,230	11,145,287	128,287	6,138,287	7,758,287	8,750,287
185	1,949,166	10,915,331	-101,669	5,908,331	7,528,331	8,520,331
205	1,908,103	10,685,374	-331,626	5,678,374	7,298,374	8,290,374
225	1,867,039	10,455,418	-561,582	5,448,418	7,068,418	8,060,418
275	1,764,380	9,880,527	-1,136,473	4,873,527	6,493,527	7,485,527
300	1,713,050	9,593,082	-1,423,918	4,586,082	6,206,082	7,198,082
325	1,661,722	9,305,642	-1,711,358	4,298,642	5,918,642	6,910,642
350	1,610,392	9,018,197	-1,998,803	4,011,197	5,631,197	6,623,197
400	1,507,733	8,443,306	-2,573,694	3,436,306	5,056,306	6,048,306
435	1,435,872	8,040,882	-2,976,118	3,033,882	4,653,882	5,645,882

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,694,832	15,023,463	4,006,463	10,016,463	11,636,463	12,628,463
65	4,347,472	13,911,911	2,894,911	8,904,911	10,524,911	11,516,911
85	4,265,438	13,649,401	2,632,401	8,642,401	10,262,401	11,254,401
105	4,183,403	13,386,889	2,369,889	8,379,889	9,999,889	10,991,889
125	4,101,369	13,124,380	2,107,380	8,117,380	9,737,380	10,729,380
145	4,019,334	12,861,868	1,844,868	7,854,868	9,474,868	10,466,868
165	3,937,299	12,599,355	1,582,355	7,592,355	9,212,355	10,204,355
185	3,855,264	12,336,846	1,319,846	7,329,846	8,949,846	9,941,846
205	3,773,229	12,074,334	1,057,334	7,067,334	8,687,334	9,679,334
225	3,691,194	11,811,821	794,821	6,804,821	8,424,821	9,416,821
275	3,486,108	11,155,545	138,545	6,148,545	7,768,545	8,760,545
300	3,383,565	10,827,407	-189,593	5,820,407	7,440,407	8,432,407
325	3,281,021	10,499,266	-517,734	5,492,266	7,112,266	8,104,266
350	3,178,477	10,171,128	-845,872	5,164,128	6,784,128	7,776,128
400	2,973,390	9,514,849	-1,502,151	4,507,849	6,127,849	7,119,849
435	2,829,830	9,055,456	-1,961,544	4,048,456	5,668,456	6,660,456

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,596,685	13,991,713	2,974,713	8,984,713	10,604,713	11,596,713
65	4,997,374	12,493,435	1,476,435	7,486,435	9,106,435	10,098,435
85	4,842,588	12,106,469	1,089,469	7,099,469	8,719,469	9,711,469
105	4,687,802	11,719,506	702,506	6,712,506	8,332,506	9,324,506
125	4,533,016	11,332,541	315,541	6,325,541	7,945,541	8,937,541
145	4,378,230	10,945,575	-71,425	5,938,575	7,558,575	8,550,575
165	4,223,445	10,558,612	-458,388	5,551,612	7,171,612	8,163,612
185	4,068,659	10,171,646	-845,354	5,164,646	6,784,646	7,776,646
205	3,913,872	9,784,681	-1,232,319	4,777,681	6,397,681	7,389,681
225	3,759,087	9,397,718	-1,619,282	4,390,718	6,010,718	7,002,718
275	3,372,122	8,430,305	-2,586,695	3,423,305	5,043,305	6,035,305
300	3,178,640	7,946,600	-3,070,400	2,939,600	4,559,600	5,551,600
325	2,985,158	7,462,895	-3,554,105	2,455,895	4,075,895	5,067,895
350	2,791,676	6,979,190	-4,037,810	1,972,190	3,592,190	4,584,190
400	2,404,711	6,011,777	-5,005,223	1,004,777	2,624,777	3,616,777
435	2,133,835	5,334,588	-5,682,412	327,588	1,947,588	2,939,588

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£300	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,483,573	9,483,573	-1,533,427	4,476,573	6,096,573	7,088,573
65	8,107,845	8,107,845	-2,909,155	3,100,845	4,720,845	5,712,845
85	7,734,730	7,734,730	-3,282,270	2,727,730	4,347,730	5,339,730
105	7,361,616	7,361,616	-3,655,384	2,354,616	3,974,616	4,966,616
125	6,988,503	6,988,503	-4,028,497	1,981,503	3,601,503	4,593,503
145	6,615,389	6,615,389	-4,401,611	1,608,389	3,228,389	4,220,389
165	6,242,275	6,242,275	-4,774,725	1,235,275	2,855,275	3,847,275
185	5,869,161	5,869,161	-5,147,839	862,161	2,482,161	3,474,161
205	5,493,003	5,493,003	-5,523,997	486,003	2,106,003	3,098,003
225	5,113,786	5,113,786	-5,903,214	106,786	1,726,786	2,718,786
275	4,165,745	4,165,745	-6,851,255	-841,255	778,745	1,770,745
300	3,691,726	3,691,726	-7,325,274	-1,315,274	304,726	1,296,726
325	3,217,705	3,217,705	-7,799,295	-1,789,295	-169,295	822,705
350	2,743,684	2,743,684	-8,273,316	-2,263,316	-643,316	348,684
400	1,795,643	1,795,643	-9,221,357	-3,211,357	-1,591,357	-599,357
435	1,132,015	1,132,015	-9,884,985	-3,874,985	-2,254,985	-1,262,985

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	0%
% rented	60%
% intermed	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£350	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,347,069	10,673,535	-343,465	5,666,535	7,286,535	8,278,535
65	18,629,092	9,314,546	-1,702,454	4,307,546	5,927,546	6,919,546
85	17,899,815	8,949,907	-2,067,093	3,942,907	5,562,907	6,554,907
105	17,170,538	8,585,269	-2,431,731	3,578,269	5,198,269	6,190,269
125	16,441,261	8,220,630	-2,796,370	3,213,630	4,833,630	5,825,630
145	15,711,984	7,855,992	-3,161,008	2,848,992	4,468,992	5,460,992
165	14,982,707	7,491,354	-3,525,646	2,484,354	4,104,354	5,096,354
185	14,253,430	7,126,715	-3,890,285	2,119,715	3,739,715	4,731,715
205	13,524,153	6,762,077	-4,254,923	1,755,077	3,375,077	4,367,077
225	12,788,266	6,394,133	-4,622,867	1,387,133	3,007,133	3,999,133
275	10,935,255	5,467,627	-5,549,373	460,627	2,080,627	3,072,627
300	10,008,749	5,004,375	-6,012,625	-2,625	1,617,375	2,609,375
325	9,082,244	4,541,122	-6,475,878	-465,878	1,154,122	2,146,122
350	8,155,738	4,077,869	-6,939,131	-929,131	690,869	1,682,869
400	6,297,874	3,148,937	-7,868,063	-1,858,063	-238,063	753,937
435	4,979,551	2,489,776	-8,527,224	-2,517,224	-897,224	94,776

Appendix 5 - Residential appraisal results at 40% AH +10% sales values and +5% build costs

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% AR @ LHA : 40% SO)

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

Growth: +10% Values and +5% Costs

Site type	**T1 - 5 Houses**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	**T2 - 10 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	**T3 - 11 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	0	435	435	435

Site type	**T4 - 25 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	225	435	435

Site type	**T5 - 50 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	300	435	435

Site type	**T6 - 100 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	0	105

Site type	**T7 - 250 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	**T8 - 500 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,056,255	10,562,553	-454,447	5,555,553	7,175,553	8,167,553
65	1,020,218	10,202,183	-814,817	5,195,183	6,815,183	7,807,183
85	1,014,719	10,147,193	-869,807	5,140,193	6,760,193	7,752,193
105	1,009,220	10,092,202	-924,798	5,085,202	6,705,202	7,697,202
125	1,003,721	10,037,212	-979,788	5,030,212	6,650,212	7,642,212
145	998,222	9,982,222	-1,034,778	4,975,222	6,595,222	7,587,222
165	992,724	9,927,242	-1,089,758	4,920,242	6,540,242	7,532,242
185	987,225	9,872,252	-1,144,748	4,865,252	6,485,252	7,477,252
205	981,726	9,817,262	-1,199,738	4,810,262	6,430,262	7,422,262
225	976,227	9,762,272	-1,254,728	4,755,272	6,375,272	7,367,272
275	962,480	9,624,802	-1,392,198	4,617,802	6,237,802	7,229,802
300	955,607	9,556,071	-1,460,929	4,549,071	6,169,071	7,161,071
325	948,733	9,487,331	-1,529,669	4,480,331	6,100,331	7,092,331
350	941,860	9,418,601	-1,598,399	4,411,601	6,031,601	7,023,601
400	928,113	9,281,131	-1,735,869	4,274,131	5,894,131	6,886,131
435	918,490	9,184,901	-1,832,099	4,177,901	5,797,901	6,789,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	780,168	10,922,352	-94,648	5,915,352	7,535,352	8,527,352
65	735,701	10,299,810	-717,190	5,292,810	6,912,810	7,904,810
85	726,147	10,166,060	-850,940	5,159,060	6,779,060	7,771,060
105	716,594	10,032,311	-984,689	5,025,311	6,645,311	7,637,311
125	707,040	9,898,562	-1,118,438	4,891,562	6,511,562	7,503,562
145	697,487	9,764,812	-1,252,188	4,757,812	6,377,812	7,369,812
165	687,933	9,631,063	-1,385,937	4,624,063	6,244,063	7,236,063
185	678,380	9,497,314	-1,519,686	4,490,314	6,110,314	7,102,314
205	668,826	9,363,564	-1,653,436	4,356,564	5,976,564	6,968,564
225	659,273	9,229,829	-1,787,171	4,222,829	5,842,829	6,834,829
275	635,389	8,895,448	-2,121,552	3,888,448	5,508,448	6,500,448
300	623,447	8,728,258	-2,288,742	3,721,258	5,341,258	6,333,258
325	611,506	8,561,082	-2,455,918	3,554,082	5,174,082	6,166,082
350	599,564	8,393,892	-2,623,108	3,386,892	5,006,892	5,998,892
400	575,680	8,059,526	-2,957,474	3,052,526	4,672,526	5,664,526
435	558,961	7,825,454	-3,191,546	2,818,454	4,438,454	5,430,454

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,155	11,061,967	44,967	6,054,967	7,674,967	8,666,967
65	820,053	10,437,034	-579,966	5,430,034	7,050,034	8,042,034
85	809,544	10,303,288	-713,712	5,296,288	6,916,288	7,908,288
105	799,034	10,169,530	-847,470	5,162,530	6,782,530	7,774,530
125	788,526	10,035,784	-981,216	5,028,784	6,648,784	7,640,784
145	778,017	9,902,039	-1,114,961	4,895,039	6,515,039	7,507,039
165	767,509	9,768,293	-1,248,707	4,761,293	6,381,293	7,373,293
185	756,999	9,634,535	-1,382,465	4,627,535	6,247,535	7,239,535
205	746,491	9,500,789	-1,516,211	4,493,789	6,113,789	7,105,789
225	735,982	9,367,044	-1,649,956	4,360,044	5,980,044	6,972,044
275	709,710	9,032,674	-1,984,326	4,025,674	5,645,674	6,637,674
300	696,574	8,865,482	-2,151,518	3,858,482	5,478,482	6,470,482
325	683,437	8,698,291	-2,318,709	3,691,291	5,311,291	6,303,291
350	670,302	8,531,112	-2,485,888	3,524,112	5,144,112	6,136,112
400	644,030	8,196,742	-2,820,258	3,189,742	4,809,742	5,801,742
435	625,639	7,962,684	-3,054,316	2,955,684	4,575,684	5,567,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at +10% sales values and +5% cost

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 4

	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,212,185	6,788,238	-4,228,762	1,781,238	3,401,238	4,393,238
65	1,111,264	6,223,076	-4,793,924	1,216,076	2,836,076	3,828,076
85	1,086,625	6,085,099	-4,931,901	1,078,099	2,698,099	3,690,099
105	1,061,987	5,947,127	-5,069,873	940,127	2,560,127	3,552,127
125	1,037,349	5,809,156	-5,207,844	802,156	2,422,156	3,414,156
145	1,012,710	5,671,179	-5,345,821	664,179	2,284,179	3,276,179
165	988,073	5,533,207	-5,483,793	526,207	2,146,207	3,138,207
185	963,435	5,395,236	-5,621,764	388,236	2,008,236	3,000,236
205	938,796	5,257,258	-5,759,742	250,258	1,870,258	2,862,258
225	914,158	5,119,287	-5,897,713	112,287	1,732,287	2,724,287
275	852,563	4,774,352	-6,242,648	-232,648	1,387,352	2,379,352
300	821,765	4,601,885	-6,415,115	-405,115	1,214,885	2,206,885
325	790,967	4,429,418	-6,587,582	-577,582	1,042,418	2,034,418
350	760,170	4,256,951	-6,760,049	-750,049	869,951	1,861,951
400	698,574	3,912,016	-7,104,984	-1,094,984	525,016	1,517,016
435	655,458	3,670,563	-7,346,437	-1,336,437	283,563	1,275,563

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,401,136	7,683,637	-3,333,363	2,676,637	4,296,637	5,288,637
65	2,199,871	7,039,587	-3,977,413	2,032,587	3,652,587	4,644,587
85	2,150,651	6,882,083	-4,134,917	1,875,083	3,495,083	4,487,083
105	2,101,430	6,724,575	-4,292,425	1,717,575	3,337,575	4,329,575
125	2,052,209	6,567,068	-4,449,932	1,560,068	3,180,068	4,172,068
145	2,002,988	6,409,561	-4,607,439	1,402,561	3,022,561	4,014,561
165	1,953,767	6,252,053	-4,764,947	1,245,053	2,865,053	3,857,053
185	1,904,547	6,094,549	-4,922,451	1,087,549	2,707,549	3,699,549
205	1,855,326	5,937,042	-5,079,958	930,042	2,550,042	3,542,042
225	1,806,104	5,779,534	-5,237,466	772,534	2,392,534	3,384,534
275	1,683,052	5,385,767	-5,631,233	378,767	1,998,767	2,990,767
300	1,621,526	5,188,884	-5,828,116	181,884	1,801,884	2,793,884
325	1,560,000	4,992,000	-6,025,000	-15,000	1,605,000	2,597,000
350	1,498,474	4,795,117	-6,221,883	-211,883	1,408,117	2,400,117
400	1,375,422	4,401,350	-6,615,650	-605,650	1,014,350	2,006,350
435	1,289,286	4,125,714	-6,891,286	-881,286	738,714	1,730,714

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,489,042	3,722,604	-7,294,396	-1,284,396	335,604	1,327,604
65	1,161,600	2,903,999	-8,113,001	-2,103,001	-483,001	508,999
85	1,068,728	2,671,820	-8,345,180	-2,335,180	-715,180	276,820
105	975,857	2,439,641	-8,577,359	-2,567,359	-947,359	44,641
125	882,985	2,207,463	-8,809,537	-2,799,537	-1,179,537	-187,537
145	790,113	1,975,284	-9,041,716	-3,031,716	-1,411,716	-419,716
165	697,242	1,743,105	-9,273,895	-3,263,895	-1,643,895	-651,895
185	604,370	1,510,926	-9,506,074	-3,496,074	-1,876,074	-884,074
205	511,499	1,278,747	-9,738,253	-3,728,253	-2,108,253	-1,116,253
225	418,627	1,046,568	-9,970,432	-3,960,432	-2,340,432	-1,348,432
275	186,448	466,121	-10,550,879	-4,540,879	-2,920,879	-1,928,879
300	70,359	175,898	-10,841,102	-4,831,102	-3,211,102	-2,219,102
325	-46,478	-116,195	-11,133,195	-5,123,195	-3,503,195	-2,511,195
350	-164,465	-411,164	-11,428,164	-5,418,164	-3,798,164	-2,806,164
400	-400,442	-1,001,104	-12,018,104	-6,008,104	-4,388,104	-3,396,104
435	-565,625	-1,414,062	-12,431,062	-6,421,062	-4,801,062	-3,809,062

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£105

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	590,703	590,703	-10,426,297	-4,416,297	-2,796,297	-1,804,297
65	-161,527	-161,527	-11,178,527	-5,168,527	-3,548,527	-2,556,527
85	-392,778	-392,778	-11,409,778	-5,399,778	-3,779,778	-2,787,778
105	-624,029	-624,029	-11,641,029	-5,631,029	-4,011,029	-3,019,029
125	-855,281	-855,281	-11,872,281	-5,862,281	-4,242,281	-3,250,281
145	-1,086,531	-1,086,531	-12,103,531	-6,093,531	-4,473,531	-3,481,531
165	-1,317,783	-1,317,783	-12,334,783	-6,324,783	-4,704,783	-3,712,783
185	-1,549,033	-1,549,033	-12,566,033	-6,556,033	-4,936,033	-3,944,033
205	-1,780,285	-1,780,285	-12,797,285	-6,787,285	-5,167,285	-4,175,285
225	-2,011,536	-2,011,536	-13,028,536	-7,018,536	-5,398,536	-4,406,536
275	-2,589,664	-2,589,664	-13,606,664	-7,596,664	-5,976,664	-4,984,664
300	-2,878,727	-2,878,727	-13,895,727	-7,885,727	-6,265,727	-5,273,727
325	-3,167,791	-3,167,791	-14,184,791	-8,174,791	-6,554,791	-5,562,791
350	-3,456,855	-3,456,855	-14,473,855	-8,463,855	-6,843,855	-5,851,855
400	-4,034,982	-4,034,982	-15,051,982	-9,041,982	-7,421,982	-6,429,982
435	-4,439,672	-4,439,672	-15,456,672	-9,446,672	-7,826,672	-6,834,672

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
40% AH (60:40) at +10% sales values and +5% co	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,521,069	1,760,535	-9,256,465	-3,246,465	-1,626,465	-634,465
65	1,991,523	995,761	-10,021,239	-4,011,239	-2,391,239	-1,399,239
85	1,539,527	769,763	-10,247,237	-4,237,237	-2,617,237	-1,625,237
105	1,087,530	543,765	-10,473,235	-4,463,235	-2,843,235	-1,851,235
125	635,535	317,767	-10,699,233	-4,689,233	-3,069,233	-2,077,233
145	183,539	91,769	-10,925,231	-4,915,231	-3,295,231	-2,303,231
165	-272,849	-136,424	-11,153,424	-5,143,424	-3,523,424	-2,531,424
185	-732,237	-366,119	-11,383,119	-5,373,119	-3,753,119	-2,761,119
205	-1,191,625	-595,813	-11,612,813	-5,602,813	-3,982,813	-2,990,813
225	-1,651,014	-825,507	-11,842,507	-5,832,507	-4,212,507	-3,220,507
275	-2,799,486	-1,399,743	-12,416,743	-6,406,743	-4,786,743	-3,794,743
300	-3,373,722	-1,686,861	-12,703,861	-6,693,861	-5,073,861	-4,081,861
325	-3,947,957	-1,973,979	-12,990,979	-6,980,979	-5,360,979	-4,368,979
350	-4,522,193	-2,261,096	-13,278,096	-7,268,096	-5,648,096	-4,656,096
400	-5,670,664	-2,835,332	-13,852,332	-7,842,332	-6,222,332	-5,230,332
435	-6,474,594	-3,237,297	-14,254,297	-8,244,297	-6,624,297	-5,632,297

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% AR @ LHA : 60% SO) **Growth: +10% values and +5% costs**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
White Hart Lane and Northumberland Park	#N/A	435	435	435
Seven Sisters, St. Ann's and Tottenham Green	#N/A	435	435	435
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	65	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	85	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	125	205

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,097,004	10,970,042	-46,958	5,963,042	7,583,042	8,575,042
65	1,060,266	10,602,662	-414,338	5,595,662	7,215,662	8,207,662
85	1,054,767	10,547,671	-469,329	5,540,671	7,160,671	8,152,671
105	1,049,268	10,492,681	-524,319	5,485,681	7,105,681	8,097,681
125	1,043,769	10,437,691	-579,309	5,430,691	7,050,691	8,042,691
145	1,038,270	10,382,701	-634,299	5,375,701	6,995,701	7,987,701
165	1,032,772	10,327,721	-689,279	5,320,721	6,940,721	7,932,721
185	1,027,273	10,272,731	-744,269	5,265,731	6,885,731	7,877,731
205	1,021,774	10,217,741	-799,259	5,210,741	6,830,741	7,822,741
225	1,016,275	10,162,751	-854,249	5,155,751	6,775,751	7,767,751
275	1,002,528	10,025,280	-991,720	5,018,280	6,638,280	7,630,280
300	995,655	9,956,550	-1,060,450	4,949,550	6,569,550	7,561,550
325	988,781	9,887,810	-1,129,190	4,880,810	6,500,810	7,492,810
350	981,908	9,819,080	-1,197,920	4,812,080	6,432,080	7,424,080
400	968,161	9,681,610	-1,335,390	4,674,610	6,294,610	7,286,610
435	958,538	9,585,379	-1,431,621	4,578,379	6,198,379	7,190,379

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£65	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	836,805	11,715,270	698,270	6,708,270	8,328,270	9,320,270
65	791,363	11,079,089	62,089	6,072,089	7,692,089	8,684,089
85	781,810	10,945,340	-71,660	5,938,340	7,558,340	8,550,340
105	772,256	10,811,590	-205,410	5,804,590	7,424,590	8,416,590
125	762,703	10,677,841	-339,159	5,670,841	7,290,841	8,282,841
145	753,149	10,544,091	-472,909	5,537,091	7,157,091	8,149,091
165	743,596	10,410,342	-606,658	5,403,342	7,023,342	8,015,342
185	734,042	10,276,593	-740,407	5,269,593	6,889,593	7,881,593
205	724,489	10,142,843	-874,157	5,135,843	6,755,843	7,747,843
225	714,935	10,009,094	-1,007,906	5,002,094	6,622,094	7,614,094
275	691,052	9,674,728	-1,342,272	4,667,728	6,287,728	7,279,728
300	679,110	9,507,537	-1,509,463	4,500,537	6,120,537	7,112,537
325	667,168	9,340,347	-1,676,653	4,333,347	5,953,347	6,945,347
350	655,227	9,173,171	-1,843,829	4,166,171	5,786,171	6,778,171
400	631,342	8,838,791	-2,178,209	3,831,791	5,451,791	6,443,791
435	614,624	8,604,733	-2,412,267	3,597,733	5,217,733	6,209,733

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£85	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	931,455	11,854,887	837,887	6,847,887	8,467,887	9,459,887
65	881,282	11,216,314	199,314	6,209,314	7,829,314	8,821,314
85	870,772	11,082,556	65,556	6,075,556	7,695,556	8,687,556
105	860,264	10,948,810	-68,190	5,941,810	7,561,810	8,553,810
125	849,755	10,815,065	-201,935	5,808,065	7,428,065	8,420,065
145	839,246	10,681,307	-335,693	5,674,307	7,294,307	8,286,307
165	828,737	10,547,561	-469,439	5,540,561	7,160,561	8,152,561
185	818,228	10,413,816	-603,184	5,406,816	7,026,816	8,018,816
205	807,720	10,280,070	-736,930	5,273,070	6,893,070	7,885,070
225	797,210	10,146,312	-870,688	5,139,312	6,759,312	7,751,312
275	770,938	9,811,942	-1,205,058	4,804,942	6,424,942	7,416,942
300	757,803	9,644,763	-1,372,237	4,637,763	6,257,763	7,249,763
325	744,666	9,477,571	-1,539,429	4,470,571	6,090,571	7,082,571
350	731,531	9,310,393	-1,706,607	4,303,393	5,923,393	6,915,393
400	705,258	8,976,010	-2,040,990	3,969,010	5,589,010	6,581,010
435	686,868	8,741,952	-2,275,048	3,734,952	5,354,952	6,346,952

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 4

	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,350,231	7,561,295	-3,455,705	2,554,295	4,174,295	5,166,295
65	1,246,935	6,982,836	-4,034,164	1,975,836	3,595,836	4,587,836
85	1,222,297	6,844,865	-4,172,135	1,837,865	3,457,865	4,449,865
105	1,197,658	6,706,887	-4,310,113	1,699,887	3,319,887	4,311,887
125	1,173,021	6,568,916	-4,448,084	1,561,916	3,181,916	4,173,916
145	1,148,382	6,430,939	-4,586,061	1,423,939	3,043,939	4,035,939
165	1,123,744	6,292,967	-4,724,033	1,285,967	2,905,967	3,897,967
185	1,099,106	6,154,996	-4,862,004	1,147,996	2,767,996	3,759,996
205	1,074,468	6,017,018	-4,999,982	1,010,018	2,630,018	3,622,018
225	1,049,830	5,879,047	-5,137,953	872,047	2,492,047	3,484,047
275	988,234	5,534,112	-5,482,888	527,112	2,147,112	3,139,112
300	957,437	5,361,645	-5,655,355	354,645	1,974,645	2,966,645
325	926,639	5,189,178	-5,827,822	182,178	1,802,178	2,794,178
350	895,841	5,016,711	-6,000,289	9,711	1,629,711	2,621,711
400	834,246	4,671,776	-6,345,224	-335,224	1,284,776	2,276,776
435	791,129	4,430,323	-6,586,677	-576,677	1,043,323	2,035,323

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,674,723	8,559,113	-2,457,887	3,552,113	5,172,113	6,164,113
65	2,468,752	7,900,005	-3,116,995	2,893,005	4,513,005	5,505,005
85	2,419,532	7,742,501	-3,274,499	2,735,501	4,355,501	5,347,501
105	2,370,311	7,584,994	-3,432,006	2,577,994	4,197,994	5,189,994
125	2,321,089	7,427,486	-3,589,514	2,420,486	4,040,486	5,032,486
145	2,271,868	7,269,979	-3,747,021	2,262,979	3,882,979	4,874,979
165	2,222,648	7,112,475	-3,904,525	2,105,475	3,725,475	4,717,475
185	2,173,427	6,954,967	-4,062,033	1,947,967	3,567,967	4,559,967
205	2,124,206	6,797,460	-4,219,540	1,790,460	3,410,460	4,402,460
225	2,074,985	6,639,952	-4,377,048	1,632,952	3,252,952	4,244,952
275	1,951,933	6,246,185	-4,770,815	1,239,185	2,859,185	3,851,185
300	1,890,407	6,049,302	-4,967,698	1,042,302	2,662,302	3,654,302
325	1,828,881	5,852,419	-5,164,581	845,419	2,465,419	3,457,419
350	1,767,355	5,655,535	-5,361,465	648,535	2,268,535	3,260,535
400	1,644,303	5,261,768	-5,755,232	254,768	1,874,768	2,866,768
435	1,558,166	4,986,133	-6,030,867	-20,867	1,599,133	2,591,133

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£205

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,997,103	4,992,758	-6,024,242	-14,242	1,605,758	2,597,758
65	1,660,922	4,152,306	-6,864,694	-854,694	765,306	1,757,306
85	1,568,051	3,920,127	-7,096,873	-1,086,873	533,127	1,525,127
105	1,475,179	3,687,948	-7,329,052	-1,319,052	300,948	1,292,948
125	1,382,308	3,455,769	-7,561,231	-1,551,231	68,769	1,060,769
145	1,289,436	3,223,590	-7,793,410	-1,783,410	-163,410	828,590
165	1,196,565	2,991,411	-8,025,589	-2,015,589	-395,589	596,411
185	1,103,693	2,759,233	-8,257,767	-2,247,767	-627,767	364,233
205	1,010,821	2,527,054	-8,489,946	-2,479,946	-859,946	132,054
225	917,950	2,294,875	-8,722,125	-2,712,125	-1,092,125	-100,125
275	685,771	1,714,428	-9,302,572	-3,292,572	-1,672,572	-680,572
300	569,682	1,424,204	-9,592,796	-3,582,796	-1,962,796	-970,796
325	453,592	1,133,981	-9,883,019	-3,873,019	-2,253,019	-1,261,019
350	337,503	843,757	-10,173,243	-4,163,243	-2,543,243	-1,551,243
400	105,324	263,310	-10,753,690	-4,743,690	-3,123,690	-2,131,690
435	-58,136	-145,340	-11,162,340	-5,152,340	-3,532,340	-2,540,340

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7

	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,815,875	1,815,875	-9,201,125	-3,191,125	-1,571,125	-579,125
65	1,045,173	1,045,173	-9,971,827	-3,961,827	-2,341,827	-1,349,827
85	817,643	817,643	-10,199,357	-4,189,357	-2,569,357	-1,577,357
105	590,113	590,113	-10,426,887	-4,416,887	-2,796,887	-1,804,887
125	362,583	362,583	-10,654,417	-4,644,417	-3,024,417	-2,032,417
145	135,053	135,053	-10,881,947	-4,871,947	-3,251,947	-2,259,947
165	-93,988	-93,988	-11,110,988	-5,100,988	-3,480,988	-2,488,988
185	-325,240	-325,240	-11,342,240	-5,332,240	-3,712,240	-2,720,240
205	-556,491	-556,491	-11,573,491	-5,563,491	-3,943,491	-2,951,491
225	-787,742	-787,742	-11,804,742	-5,794,742	-4,174,742	-3,182,742
275	-1,365,870	-1,365,870	-12,382,870	-6,372,870	-4,752,870	-3,760,870
300	-1,654,934	-1,654,934	-12,671,934	-6,661,934	-5,041,934	-4,049,934
325	-1,943,997	-1,943,997	-12,960,997	-6,950,997	-5,330,997	-4,338,997
350	-2,233,062	-2,233,062	-13,250,062	-7,240,062	-5,620,062	-4,628,062
400	-2,811,189	-2,811,189	-13,828,189	-7,818,189	-6,198,189	-5,206,189
435	-3,215,878	-3,215,878	-14,232,878	-8,222,878	-6,602,878	-5,610,878

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,820,572	2,910,286	-8,106,714	-2,096,714	-476,714	515,286
65	4,273,782	2,136,891	-8,880,109	-2,870,109	-1,250,109	-258,109
85	3,821,786	1,910,893	-9,106,107	-3,096,107	-1,476,107	-484,107
105	3,369,789	1,684,895	-9,332,105	-3,322,105	-1,702,105	-710,105
125	2,917,794	1,458,897	-9,558,103	-3,548,103	-1,928,103	-936,103
145	2,465,798	1,232,899	-9,784,101	-3,774,101	-2,154,101	-1,162,101
165	2,013,801	1,006,901	-10,010,099	-4,000,099	-2,380,099	-1,388,099
185	1,561,806	780,903	-10,236,097	-4,226,097	-2,606,097	-1,614,097
205	1,109,810	554,905	-10,462,095	-4,452,095	-2,832,095	-1,840,095
225	657,813	328,907	-10,688,093	-4,678,093	-3,058,093	-2,066,093
275	-479,900	-239,950	-11,256,950	-5,246,950	-3,626,950	-2,634,950
300	-1,054,135	-527,068	-11,544,068	-5,534,068	-3,914,068	-2,922,068
325	-1,628,371	-814,186	-11,831,186	-5,821,186	-4,201,186	-3,209,186
350	-2,202,607	-1,101,303	-12,118,303	-6,108,303	-4,488,303	-3,496,303
400	-3,351,078	-1,675,539	-12,692,539	-6,682,539	-5,062,539	-4,070,539
435	-4,155,008	-2,077,504	-13,094,504	-7,084,504	-5,464,504	-4,472,504

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (60% LAR : 40% SO) **Growth: +10% Values +5% Costs**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	165	400	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	225	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,033,705	10,337,047	-679,953	5,330,047	6,950,047	7,942,047
65	998,056	9,980,558	-1,036,442	4,973,558	6,593,558	7,585,558
85	992,557	9,925,568	-1,091,432	4,918,568	6,538,568	7,530,568
105	987,058	9,870,578	-1,146,422	4,863,578	6,483,578	7,475,578
125	981,559	9,815,588	-1,201,412	4,808,588	6,428,588	7,420,588
145	976,060	9,760,598	-1,256,402	4,753,598	6,373,598	7,365,598
165	970,562	9,705,618	-1,311,382	4,698,618	6,318,618	7,310,618
185	965,063	9,650,627	-1,366,373	4,643,627	6,263,627	7,255,627
205	959,564	9,595,637	-1,421,363	4,588,637	6,208,637	7,200,637
225	954,065	9,540,647	-1,476,353	4,533,647	6,153,647	7,145,647
275	940,318	9,403,177	-1,613,823	4,396,177	6,016,177	7,008,177
300	933,445	9,334,447	-1,682,553	4,327,447	5,947,447	6,939,447
325	926,571	9,265,707	-1,751,293	4,258,707	5,878,707	6,870,707
350	919,698	9,196,976	-1,820,024	4,189,976	5,809,976	6,801,976
400	905,951	9,059,506	-1,957,494	4,052,506	5,672,506	6,664,506
435	896,328	8,963,276	-2,053,724	3,956,276	5,576,276	6,568,276

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	748,826	10,483,558	-533,442	5,476,558	7,096,558	8,088,558
65	704,898	9,868,567	-1,148,433	4,861,567	6,481,567	7,473,567
85	695,344	9,734,818	-1,282,182	4,727,818	6,347,818	7,339,818
105	685,791	9,601,068	-1,415,932	4,594,068	6,214,068	7,206,068
125	676,237	9,467,319	-1,549,681	4,460,319	6,080,319	7,072,319
145	666,684	9,333,570	-1,683,430	4,326,570	5,946,570	6,938,570
165	657,130	9,199,820	-1,817,180	4,192,820	5,812,820	6,804,820
185	647,576	9,066,071	-1,950,929	4,059,071	5,679,071	6,671,071
205	638,023	8,932,322	-2,084,678	3,925,322	5,545,322	6,537,322
225	628,469	8,798,572	-2,218,428	3,791,572	5,411,572	6,403,572
275	604,586	8,464,206	-2,552,794	3,457,206	5,077,206	6,069,206
300	592,644	8,297,016	-2,719,984	3,290,016	4,910,016	5,902,016
325	580,702	8,129,825	-2,887,175	3,122,825	4,742,825	5,734,825
350	568,760	7,962,635	-3,054,365	2,955,635	4,575,635	5,567,635
400	544,876	7,628,269	-3,388,731	2,621,269	4,241,269	5,233,269
435	528,158	7,394,211	-3,622,789	2,387,211	4,007,211	4,999,211

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	834,678	10,623,177	-393,823	5,616,177	7,236,177	8,228,177
65	786,168	10,005,781	-1,011,219	4,998,781	6,618,781	7,610,781
85	775,660	9,872,035	-1,144,965	4,865,035	6,485,035	7,477,035
105	765,151	9,738,290	-1,278,710	4,731,290	6,351,290	7,343,290
125	754,642	9,604,532	-1,412,468	4,597,532	6,217,532	7,209,532
145	744,133	9,470,786	-1,546,214	4,463,786	6,083,786	7,075,786
165	733,625	9,337,040	-1,679,960	4,330,040	5,950,040	6,942,040
185	723,115	9,203,282	-1,813,718	4,196,282	5,816,282	6,808,282
205	712,606	9,069,537	-1,947,463	4,062,537	5,682,537	6,674,537
225	702,098	8,935,791	-2,081,209	3,928,791	5,548,791	6,540,791
275	675,826	8,601,421	-2,415,579	3,594,421	5,214,421	6,206,421
300	662,689	8,434,229	-2,582,771	3,427,229	5,047,229	6,039,229
325	649,554	8,267,051	-2,749,949	3,260,051	4,880,051	5,872,051
350	636,418	8,099,859	-2,917,141	3,092,859	4,712,859	5,704,859
400	610,146	7,765,489	-3,251,511	2,758,489	4,378,489	5,370,489
435	591,755	7,531,431	-3,485,569	2,524,431	4,144,431	5,136,431

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£400	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,135,791	6,360,431	-4,656,569	1,353,431	2,973,431	3,965,431
65	1,036,183	5,802,626	-5,214,374	795,626	2,415,626	3,407,626
85	1,011,544	5,664,649	-5,352,351	657,649	2,277,649	3,269,649
105	986,907	5,526,677	-5,490,323	519,677	2,139,677	3,131,677
125	962,269	5,388,706	-5,628,294	381,706	2,001,706	2,993,706
145	937,630	5,250,728	-5,766,272	243,728	1,863,728	2,855,728
165	912,992	5,112,757	-5,904,243	105,757	1,725,757	2,717,757
185	888,354	4,974,780	-6,042,220	-32,220	1,587,780	2,579,780
205	863,716	4,836,808	-6,180,192	-170,192	1,449,808	2,441,808
225	839,078	4,698,837	-6,318,163	-308,163	1,311,837	2,303,837
275	777,483	4,353,902	-6,663,098	-653,098	966,902	1,958,902
300	746,685	4,181,435	-6,835,565	-825,565	794,435	1,786,435
325	715,887	4,008,968	-7,008,032	-998,032	621,968	1,613,968
350	685,089	3,836,500	-7,180,500	-1,170,500	449,500	1,441,500
400	623,494	3,491,566	-7,525,434	-1,515,434	104,566	1,096,566
435	580,377	3,250,113	-7,766,887	-1,756,887	-136,887	855,113

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,249,734	7,199,148	-3,817,852	2,192,148	3,812,148	4,804,148
65	2,051,073	6,563,435	-4,453,565	1,556,435	3,176,435	4,168,435
85	2,001,852	6,405,927	-4,611,073	1,398,927	3,018,927	4,010,927
105	1,952,631	6,248,420	-4,768,580	1,241,420	2,861,420	3,853,420
125	1,903,411	6,090,916	-4,926,084	1,083,916	2,703,916	3,695,916
145	1,854,190	5,933,408	-5,083,592	926,408	2,546,408	3,538,408
165	1,804,969	5,775,901	-5,241,099	768,901	2,388,901	3,380,901
185	1,755,748	5,618,393	-5,398,607	611,393	2,231,393	3,223,393
205	1,706,527	5,460,886	-5,556,114	453,886	2,073,886	3,065,886
225	1,657,307	5,303,382	-5,713,618	296,382	1,916,382	2,908,382
275	1,534,255	4,909,615	-6,107,385	-97,385	1,522,615	2,514,615
300	1,472,729	4,712,731	-6,304,269	-294,269	1,325,731	2,317,731
325	1,411,202	4,515,848	-6,501,152	-491,152	1,128,848	2,120,848
350	1,349,676	4,318,964	-6,698,036	-688,036	931,964	1,923,964
400	1,226,624	3,925,197	-7,091,803	-1,081,803	538,197	1,530,197
435	1,140,487	3,649,559	-7,367,441	-1,357,441	262,559	1,254,559

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,207,882	3,019,705	-7,997,295	-1,987,295	-367,295	624,705
65	885,276	2,213,189	-8,803,811	-2,793,811	-1,173,811	-181,811
85	792,404	1,981,010	-9,035,990	-3,025,990	-1,405,990	-413,990
105	699,532	1,748,831	-9,268,169	-3,258,169	-1,638,169	-646,169
125	606,661	1,516,652	-9,500,348	-3,490,348	-1,870,348	-878,348
145	513,789	1,284,473	-9,732,527	-3,722,527	-2,102,527	-1,110,527
165	420,918	1,052,295	-9,964,705	-3,954,705	-2,334,705	-1,342,705
185	328,046	820,116	-10,196,884	-4,186,884	-2,566,884	-1,574,884
205	235,175	587,937	-10,429,063	-4,419,063	-2,799,063	-1,807,063
225	142,303	355,758	-10,661,242	-4,651,242	-3,031,242	-2,039,242
275	-91,345	-228,362	-11,245,362	-5,235,362	-3,615,362	-2,623,362
300	-209,333	-523,334	-11,540,334	-5,530,334	-3,910,334	-2,918,334
325	-327,321	-818,303	-11,835,303	-5,825,303	-4,205,303	-3,213,303
350	-445,310	-1,113,274	-12,130,274	-6,120,274	-4,500,274	-3,508,274
400	-681,285	-1,703,212	-12,720,212	-6,710,212	-5,090,212	-4,098,212
435	-846,468	-2,116,170	-13,133,170	-7,123,170	-5,503,170	-4,511,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-88,733	-88,733	-11,105,733	-5,095,733	-3,475,733	-2,483,733
65	-838,772	-838,772	-11,855,772	-5,845,772	-4,225,772	-3,233,772
85	-1,070,024	-1,070,024	-12,087,024	-6,077,024	-4,457,024	-3,465,024
105	-1,301,274	-1,301,274	-12,318,274	-6,308,274	-4,688,274	-3,696,274
125	-1,532,526	-1,532,526	-12,549,526	-6,539,526	-4,919,526	-3,927,526
145	-1,763,776	-1,763,776	-12,780,776	-6,770,776	-5,150,776	-4,158,776
165	-1,995,028	-1,995,028	-13,012,028	-7,002,028	-5,382,028	-4,390,028
185	-2,226,279	-2,226,279	-13,243,279	-7,233,279	-5,613,279	-4,621,279
205	-2,457,530	-2,457,530	-13,474,530	-7,464,530	-5,844,530	-4,852,530
225	-2,688,781	-2,688,781	-13,705,781	-7,695,781	-6,075,781	-5,083,781
275	-3,266,909	-3,266,909	-14,283,909	-8,273,909	-6,653,909	-5,661,909
300	-3,555,972	-3,555,972	-14,572,972	-8,562,972	-6,942,972	-5,950,972
325	-3,845,036	-3,845,036	-14,862,036	-8,852,036	-7,232,036	-6,240,036
350	-4,134,100	-4,134,100	-15,151,100	-9,141,100	-7,521,100	-6,529,100
400	-4,712,227	-4,712,227	-15,729,227	-9,719,227	-8,099,227	-7,107,227
435	-5,116,918	-5,116,918	-16,133,918	-10,123,918	-8,503,918	-7,511,918

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,235,968	1,117,984	-9,899,016	-3,889,016	-2,269,016	-1,277,016
65	728,525	364,262	-10,652,738	-4,642,738	-3,022,738	-2,030,738
85	276,528	138,264	-10,878,736	-4,868,736	-3,248,736	-2,256,736
105	-178,337	-89,169	-11,106,169	-5,096,169	-3,476,169	-2,484,169
125	-637,727	-318,863	-11,335,863	-5,325,863	-3,705,863	-2,713,863
145	-1,097,115	-548,557	-11,565,557	-5,555,557	-3,935,557	-2,943,557
165	-1,556,503	-778,251	-11,795,251	-5,785,251	-4,165,251	-3,173,251
185	-2,015,892	-1,007,946	-12,024,946	-6,014,946	-4,394,946	-3,402,946
205	-2,475,280	-1,237,640	-12,254,640	-6,244,640	-4,624,640	-3,632,640
225	-2,934,669	-1,467,335	-12,484,335	-6,474,335	-4,854,335	-3,862,335
275	-4,083,140	-2,041,570	-13,058,570	-7,048,570	-5,428,570	-4,436,570
300	-4,657,376	-2,328,688	-13,345,688	-7,335,688	-5,715,688	-4,723,688
325	-5,231,611	-2,615,806	-13,632,806	-7,622,806	-6,002,806	-5,010,806
350	-5,805,847	-2,902,924	-13,919,924	-7,909,924	-6,289,924	-5,297,924
400	-6,954,319	-3,477,159	-14,494,159	-8,484,159	-6,864,159	-5,872,159
435	-7,758,249	-3,879,125	-14,896,125	-8,886,125	-7,266,125	-6,274,125

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% LAR : 60% SO) **Growth: +10% Values +5% Costs**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	0	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	300	435	435

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	350	435	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	85	165

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	0

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,081,971	10,819,708	-197,292	5,812,708	7,432,708	8,424,708
65	1,045,491	10,454,912	-562,088	5,447,912	7,067,912	8,059,912
85	1,039,992	10,399,922	-617,078	5,392,922	7,012,922	8,004,922
105	1,034,493	10,344,932	-672,068	5,337,932	6,957,932	7,949,932
125	1,028,994	10,289,942	-727,058	5,282,942	6,902,942	7,894,942
145	1,023,495	10,234,951	-782,049	5,227,951	6,847,951	7,839,951
165	1,017,997	10,179,971	-837,029	5,172,971	6,792,971	7,784,971
185	1,012,498	10,124,981	-892,019	5,117,981	6,737,981	7,729,981
205	1,006,999	10,069,991	-947,009	5,062,991	6,682,991	7,674,991
225	1,001,500	10,015,001	-1,001,999	5,008,001	6,628,001	7,620,001
275	987,753	9,877,531	-1,139,469	4,870,531	6,490,531	7,482,531
300	980,880	9,808,800	-1,208,200	4,801,800	6,421,800	7,413,800
325	974,006	9,740,060	-1,276,940	4,733,060	6,353,060	7,345,060
350	967,133	9,671,330	-1,345,670	4,664,330	6,284,330	7,276,330
400	953,386	9,533,860	-1,483,140	4,526,860	6,146,860	7,138,860
435	943,763	9,437,630	-1,579,370	4,430,630	6,050,630	7,042,630

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	815,909	11,422,731	405,731	6,415,731	8,035,731	9,027,731
65	770,827	10,791,584	-225,416	5,784,584	7,404,584	8,396,584
85	761,274	10,657,835	-359,165	5,650,835	7,270,835	8,262,835
105	751,720	10,524,086	-492,914	5,517,086	7,137,086	8,129,086
125	742,167	10,390,336	-626,664	5,383,336	7,003,336	7,995,336
145	732,613	10,256,587	-760,413	5,249,587	6,869,587	7,861,587
165	723,061	10,122,852	-894,148	5,115,852	6,735,852	7,727,852
185	713,507	9,989,102	-1,027,898	4,982,102	6,602,102	7,594,102
205	703,954	9,855,353	-1,161,647	4,848,353	6,468,353	7,460,353
225	694,400	9,721,604	-1,295,396	4,714,604	6,334,604	7,326,604
275	670,516	9,387,223	-1,629,777	4,380,223	6,000,223	6,992,223
300	658,575	9,220,047	-1,796,953	4,213,047	5,833,047	6,825,047
325	646,633	9,052,857	-1,964,143	4,045,857	5,665,857	6,657,857
350	634,690	8,885,667	-2,131,333	3,878,667	5,498,667	6,490,667
400	610,807	8,551,300	-2,465,700	3,544,300	5,164,300	6,156,300
435	594,089	8,317,242	-2,699,758	3,310,242	4,930,242	5,922,242

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	908,471	11,562,356	545,356	6,555,356	8,175,356	9,167,356
65	858,692	10,928,812	-88,188	5,921,812	7,541,812	8,533,812
85	848,183	10,795,054	-221,946	5,788,054	7,408,054	8,400,054
105	837,674	10,661,308	-355,692	5,654,308	7,274,308	8,266,308
125	827,166	10,527,563	-489,437	5,520,563	7,140,563	8,132,563
145	816,657	10,393,817	-623,183	5,386,817	7,006,817	7,998,817
165	806,148	10,260,059	-756,941	5,253,059	6,873,059	7,865,059
185	795,639	10,126,314	-890,686	5,119,314	6,739,314	7,731,314
205	785,130	9,992,568	-1,024,432	4,985,568	6,605,568	7,597,568
225	774,622	9,858,823	-1,158,177	4,851,823	6,471,823	7,463,823
275	748,349	9,524,440	-1,492,560	4,517,440	6,137,440	7,129,440
300	735,213	9,357,261	-1,659,739	4,350,261	5,970,261	6,962,261
325	722,077	9,190,069	-1,826,931	4,183,069	5,803,069	6,795,069
350	708,941	9,022,891	-1,994,109	4,015,891	5,635,891	6,627,891
400	682,669	8,688,520	-2,328,480	3,681,520	5,301,520	6,293,520
435	664,278	8,454,450	-2,562,550	3,447,450	5,067,450	6,059,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,299,302	7,276,090	-3,740,910	2,269,090	3,889,090	4,881,090
65	1,196,881	6,702,536	-4,314,464	1,695,536	3,315,536	4,307,536
85	1,172,244	6,564,564	-4,452,436	1,557,564	3,177,564	4,169,564
105	1,147,605	6,426,587	-4,590,413	1,419,587	3,039,587	4,031,587
125	1,122,967	6,288,616	-4,728,384	1,281,616	2,901,616	3,893,616
145	1,098,328	6,150,639	-4,866,361	1,143,639	2,763,639	3,755,639
165	1,073,691	6,012,667	-5,004,333	1,005,667	2,625,667	3,617,667
185	1,049,053	5,874,695	-5,142,305	867,695	2,487,695	3,479,695
205	1,024,414	5,736,718	-5,280,282	729,718	2,349,718	3,341,718
225	999,776	5,598,747	-5,418,253	591,747	2,211,747	3,203,747
275	938,181	5,253,812	-5,763,188	246,812	1,866,812	2,858,812
300	907,383	5,081,345	-5,935,655	74,345	1,694,345	2,686,345
325	876,585	4,908,878	-6,108,122	-98,122	1,521,878	2,513,878
350	845,788	4,736,410	-6,280,590	-270,590	1,349,410	2,341,410
400	784,192	4,391,476	-6,625,524	-615,524	1,004,476	1,996,476
435	741,076	4,150,023	-6,866,977	-856,977	763,023	1,755,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,573,788	8,236,121	-2,780,879	3,229,121	4,849,121	5,841,121
65	2,369,553	7,582,570	-3,434,430	2,575,570	4,195,570	5,187,570
85	2,320,332	7,425,063	-3,591,937	2,418,063	4,038,063	5,030,063
105	2,271,112	7,267,559	-3,749,441	2,260,559	3,880,559	4,872,559
125	2,221,891	7,110,051	-3,906,949	2,103,051	3,723,051	4,715,051
145	2,172,670	6,952,544	-4,064,456	1,945,544	3,565,544	4,557,544
165	2,123,449	6,795,036	-4,221,964	1,788,036	3,408,036	4,400,036
185	2,074,228	6,637,529	-4,379,471	1,630,529	3,250,529	4,242,529
205	2,025,008	6,480,025	-4,536,975	1,473,025	3,093,025	4,085,025
225	1,975,787	6,322,517	-4,694,483	1,315,517	2,935,517	3,927,517
275	1,852,735	5,928,750	-5,088,250	921,750	2,541,750	3,533,750
300	1,791,208	5,731,867	-5,285,133	724,867	2,344,867	3,336,867
325	1,729,682	5,534,984	-5,482,016	527,984	2,147,984	3,139,984
350	1,668,156	5,338,100	-5,678,900	331,100	1,951,100	2,943,100
400	1,545,104	4,944,333	-6,072,667	-62,667	1,557,333	2,549,333
435	1,458,968	4,668,698	-6,348,302	-338,302	1,281,698	2,273,698

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,809,663	4,524,158	-6,492,842	-482,842	1,137,158	2,129,158
65	1,476,706	3,691,764	-7,325,236	-1,315,236	304,764	1,296,764
85	1,383,835	3,459,587	-7,557,413	-1,547,413	72,587	1,064,587
105	1,290,963	3,227,409	-7,789,591	-1,779,591	-159,591	832,409
125	1,198,092	2,995,230	-8,021,770	-2,011,770	-391,770	600,230
145	1,105,220	2,763,051	-8,253,949	-2,243,949	-623,949	368,051
165	1,012,349	2,530,872	-8,486,128	-2,476,128	-856,128	135,872
185	919,477	2,298,693	-8,718,307	-2,708,307	-1,088,307	-96,307
205	826,606	2,066,514	-8,950,486	-2,940,486	-1,320,486	-328,486
225	733,734	1,834,336	-9,182,664	-3,172,664	-1,552,664	-560,664
275	501,555	1,253,888	-9,763,112	-3,753,112	-2,133,112	-1,141,112
300	385,466	963,665	-10,053,335	-4,043,335	-2,423,335	-1,431,335
325	269,376	673,441	-10,343,559	-4,333,559	-2,713,559	-1,721,559
350	153,287	383,218	-10,633,782	-4,623,782	-3,003,782	-2,011,782
400	-80,182	-200,456	-11,217,456	-5,207,456	-3,587,456	-2,595,456
435	-245,365	-613,414	-11,630,414	-5,620,414	-4,000,414	-3,008,414

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£85	£165

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,363,870	1,363,870	-9,653,130	-3,643,130	-2,023,130	-1,031,130
65	600,942	600,942	-10,416,058	-4,406,058	-2,786,058	-1,794,058
85	373,411	373,411	-10,643,589	-4,633,589	-3,013,589	-2,021,589
105	145,881	145,881	-10,871,119	-4,861,119	-3,241,119	-2,249,119
125	-82,983	-82,983	-11,099,983	-5,089,983	-3,469,983	-2,477,983
145	-314,235	-314,235	-11,331,235	-5,321,235	-3,701,235	-2,709,235
165	-545,486	-545,486	-11,562,486	-5,552,486	-3,932,486	-2,940,486
185	-776,737	-776,737	-11,793,737	-5,783,737	-4,163,737	-3,171,737
205	-1,007,988	-1,007,988	-12,024,988	-6,014,988	-4,394,988	-3,402,988
225	-1,239,238	-1,239,238	-12,256,238	-6,246,238	-4,626,238	-3,634,238
275	-1,817,366	-1,817,366	-12,834,366	-6,824,366	-5,204,366	-4,212,366
300	-2,106,431	-2,106,431	-13,123,431	-7,113,431	-5,493,431	-4,501,431
325	-2,395,494	-2,395,494	-13,412,494	-7,402,494	-5,782,494	-4,790,494
350	-2,684,558	-2,684,558	-13,701,558	-7,691,558	-6,071,558	-5,079,558
400	-3,262,686	-3,262,686	-14,279,686	-8,269,686	-6,649,686	-5,657,686
435	-3,667,375	-3,667,375	-14,684,375	-8,674,375	-7,054,375	-6,062,375

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,977,625	2,488,813	-8,528,187	-2,518,187	-898,187	93,813
65	3,431,783	1,715,891	-9,301,109	-3,291,109	-1,671,109	-679,109
85	2,979,788	1,489,894	-9,527,106	-3,517,106	-1,897,106	-905,106
105	2,527,791	1,263,896	-9,753,104	-3,743,104	-2,123,104	-1,131,104
125	2,075,795	1,037,897	-9,979,103	-3,969,103	-2,349,103	-1,357,103
145	1,623,798	811,899	-10,205,101	-4,195,101	-2,575,101	-1,583,101
165	1,171,803	585,902	-10,431,098	-4,421,098	-2,801,098	-1,809,098
185	719,807	359,903	-10,657,097	-4,647,097	-3,027,097	-2,035,097
205	267,810	133,905	-10,883,095	-4,873,095	-3,253,095	-2,261,095
225	-187,198	-93,599	-11,110,599	-5,100,599	-3,480,599	-2,488,599
275	-1,335,670	-667,835	-11,684,835	-5,674,835	-4,054,835	-3,062,835
300	-1,909,905	-954,953	-11,971,953	-5,961,953	-4,341,953	-3,349,953
325	-2,484,141	-1,242,071	-12,259,071	-6,249,071	-4,629,071	-3,637,071
350	-3,058,377	-1,529,188	-12,546,188	-6,536,188	-4,916,188	-3,924,188
400	-4,206,848	-2,103,424	-13,120,424	-7,110,424	-5,490,424	-4,498,424
435	-5,010,778	-2,505,389	-13,522,389	-7,512,389	-5,892,389	-4,900,389

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% SR : 40% SO) CIL. **Growth: Sales Values +10% Costs +5%**

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

Site type	**T1 - 5 Houses**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	435	435	435

Site type	**T2 - 10 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	145	350	435

Site type	**T3 - 11 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	165	400	435

Site type	**T4 - 25 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	**T5 - 50 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	**T6 - 100 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	**T7 - 250 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	**T8 - 500 Flats**			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	809,180	8,091,798	-2,925,202	3,084,798	4,704,798	5,696,798
65	777,391	7,773,912	-3,243,088	2,766,912	4,386,912	5,378,912
85	771,893	7,718,932	-3,298,068	2,711,932	4,331,932	5,323,932
105	766,394	7,663,942	-3,353,058	2,656,942	4,276,942	5,268,942
125	760,895	7,608,952	-3,408,048	2,601,952	4,221,952	5,213,952
145	755,396	7,553,962	-3,463,038	2,546,962	4,166,962	5,158,962
165	749,897	7,498,972	-3,518,028	2,491,972	4,111,972	5,103,972
185	744,399	7,443,991	-3,573,009	2,436,991	4,056,991	5,048,991
205	738,900	7,389,001	-3,627,999	2,382,001	4,002,001	4,994,001
225	733,401	7,334,011	-3,682,989	2,327,011	3,947,011	4,939,011
275	719,654	7,196,541	-3,820,459	2,189,541	3,809,541	4,801,541
300	712,781	7,127,811	-3,889,189	2,120,811	3,740,811	4,732,811
325	705,907	7,059,071	-3,957,929	2,052,071	3,672,071	4,664,071
350	699,034	6,990,341	-4,026,659	1,983,341	3,603,341	4,595,341
400	685,287	6,852,870	-4,164,130	1,845,870	3,465,870	4,457,870
435	675,664	6,756,640	-4,260,360	1,749,640	3,369,640	4,361,640

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£145	£350	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	436,758	6,114,615	-4,902,385	1,107,615	2,727,615	3,719,615
65	398,197	5,574,760	-5,442,240	567,760	2,187,760	3,179,760
85	388,644	5,441,011	-5,575,989	434,011	2,054,011	3,046,011
105	379,090	5,307,262	-5,709,738	300,262	1,920,262	2,912,262
125	369,537	5,173,512	-5,843,488	166,512	1,786,512	2,778,512
145	359,983	5,039,763	-5,977,237	32,763	1,652,763	2,644,763
165	350,430	4,906,014	-6,110,986	-100,986	1,519,014	2,511,014
185	340,876	4,772,264	-6,244,736	-234,736	1,385,264	2,377,264
205	331,322	4,638,515	-6,378,485	-368,485	1,251,515	2,243,515
225	321,769	4,504,765	-6,512,235	-502,235	1,117,765	2,109,765
275	297,886	4,170,399	-6,846,601	-836,601	783,399	1,775,399
300	285,943	4,003,209	-7,013,791	-1,003,791	616,209	1,608,209
325	274,001	3,836,019	-7,180,981	-1,170,981	449,019	1,441,019
350	262,060	3,668,842	-7,348,158	-1,338,158	281,842	1,273,842
400	238,176	3,334,462	-7,682,538	-1,672,538	-52,538	939,462
435	221,457	3,100,404	-7,916,596	-1,906,596	-286,596	705,404

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£400	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	491,404	6,254,235	-4,762,765	1,247,235	2,867,235	3,859,235
65	448,798	5,711,978	-5,305,022	704,978	2,324,978	3,316,978
85	438,290	5,578,232	-5,438,768	571,232	2,191,232	3,183,232
105	427,781	5,444,487	-5,572,513	437,487	2,057,487	3,049,487
125	417,272	5,310,729	-5,706,271	303,729	1,923,729	2,915,729
145	406,763	5,176,983	-5,840,017	169,983	1,789,983	2,781,983
165	396,254	5,043,238	-5,973,762	36,238	1,656,238	2,648,238
185	385,745	4,909,479	-6,107,521	-97,521	1,522,479	2,514,479
205	375,236	4,775,734	-6,241,266	-231,266	1,388,734	2,380,734
225	364,728	4,641,988	-6,375,012	-365,012	1,254,988	2,246,988
275	338,456	4,307,618	-6,709,382	-699,382	920,618	1,912,618
300	325,319	4,140,427	-6,876,573	-866,573	753,427	1,745,427
325	312,184	3,973,248	-7,043,752	-1,033,752	586,248	1,578,248
350	299,047	3,806,056	-7,210,944	-1,200,944	419,056	1,411,056
400	272,775	3,471,686	-7,545,314	-1,535,314	84,686	1,076,686
435	254,385	3,237,628	-7,779,372	-1,769,372	-149,372	842,628

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	375,160	2,100,897	-8,916,103	-2,906,103	-1,286,103	-294,103
65	288,634	1,616,349	-9,400,651	-3,390,651	-1,770,651	-778,651
85	263,996	1,478,378	-9,538,622	-3,528,622	-1,908,622	-916,622
105	239,357	1,340,400	-9,676,600	-3,666,600	-2,046,600	-1,054,600
125	214,719	1,202,429	-9,814,571	-3,804,571	-2,184,571	-1,192,571
145	190,081	1,064,452	-9,952,548	-3,942,548	-2,322,548	-1,330,548
165	165,443	926,480	-10,090,520	-4,080,520	-2,460,520	-1,468,520
185	140,805	788,509	-10,228,491	-4,218,491	-2,598,491	-1,606,491
205	116,166	650,531	-10,366,469	-4,356,469	-2,736,469	-1,744,469
225	91,529	512,560	-10,504,440	-4,494,440	-2,874,440	-1,882,440
275	29,933	167,625	-10,849,375	-4,839,375	-3,219,375	-2,227,375
300	-879	-4,921	-11,021,921	-5,011,921	-3,391,921	-2,399,921
325	-32,180	-180,208	-11,197,208	-5,187,208	-3,567,208	-2,575,208
350	-63,481	-355,494	-11,372,494	-5,362,494	-3,742,494	-2,750,494
400	-126,084	-706,073	-11,723,073	-5,713,073	-4,093,073	-3,101,073
435	-169,906	-951,472	-11,968,472	-5,958,472	-4,338,472	-3,346,472

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	742,277	2,375,286	-8,641,714	-2,631,714	-1,011,714	-19,714
65	569,543	1,822,537	-9,194,463	-3,184,463	-1,564,463	-572,463
85	520,323	1,665,032	-9,351,968	-3,341,968	-1,721,968	-729,968
105	471,102	1,507,525	-9,509,475	-3,499,475	-1,879,475	-887,475
125	421,881	1,350,018	-9,666,982	-3,656,982	-2,036,982	-1,044,982
145	372,659	1,192,510	-9,824,490	-3,814,490	-2,194,490	-1,202,490
165	323,438	1,035,003	-9,981,997	-3,971,997	-2,351,997	-1,359,997
185	274,218	877,499	-10,139,501	-4,129,501	-2,509,501	-1,517,501
205	224,997	719,991	-10,297,009	-4,287,009	-2,667,009	-1,675,009
225	175,776	562,484	-10,454,516	-4,444,516	-2,824,516	-1,832,516
275	52,724	168,717	-10,848,283	-4,838,283	-3,218,283	-2,226,283
300	-8,946	-28,626	-11,045,626	-5,035,626	-3,415,626	-2,423,626
325	-71,478	-228,731	-11,245,731	-5,235,731	-3,615,731	-2,623,731
350	-134,010	-428,832	-11,445,832	-5,435,832	-3,815,832	-2,823,832
400	-259,076	-829,042	-11,846,042	-5,836,042	-4,216,042	-3,224,042
435	-346,620	-1,109,185	-12,126,185	-6,116,185	-4,496,185	-3,504,185

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,617,555	-4,043,888	-15,060,888	-9,050,888	-7,430,888	-6,438,888
65	-1,896,503	-4,741,258	-15,758,258	-9,748,258	-8,128,258	-7,136,258
85	-1,990,894	-4,977,236	-15,994,236	-9,984,236	-8,364,236	-7,372,236
105	-2,085,285	-5,213,212	-16,230,212	-10,220,212	-8,600,212	-7,608,212
125	-2,179,675	-5,449,187	-16,466,187	-10,456,187	-8,836,187	-7,844,187
145	-2,274,065	-5,685,163	-16,702,163	-10,692,163	-9,072,163	-8,080,163
165	-2,368,455	-5,921,139	-16,938,139	-10,928,139	-9,308,139	-8,316,139
185	-2,462,846	-6,157,114	-17,174,114	-11,164,114	-9,544,114	-8,552,114
205	-2,557,237	-6,393,093	-17,410,093	-11,400,093	-9,780,093	-8,788,093
225	-2,651,627	-6,629,068	-17,646,068	-11,636,068	-10,016,068	-9,024,068
275	-2,887,604	-7,219,009	-18,236,009	-12,226,009	-10,606,009	-9,614,009
300	-3,005,591	-7,513,978	-18,530,978	-12,520,978	-10,900,978	-9,908,978
325	-3,123,579	-7,808,947	-18,825,947	-12,815,947	-11,195,947	-10,203,947
350	-3,241,567	-8,103,919	-19,120,919	-13,110,919	-11,490,919	-10,498,919
400	-3,477,544	-8,693,859	-19,710,859	-13,700,859	-12,080,859	-11,088,859
435	-3,642,727	-9,106,817	-20,123,817	-14,113,817	-12,493,817	-11,501,817

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,949,826	-6,949,826	-17,966,826	-11,956,826	-10,336,826	-9,344,826
65	-7,581,862	-7,581,862	-18,598,862	-12,588,862	-10,968,862	-9,976,862
85	-7,813,113	-7,813,113	-18,830,113	-12,820,113	-11,200,113	-10,208,113
105	-8,044,363	-8,044,363	-19,061,363	-13,051,363	-11,431,363	-10,439,363
125	-8,275,615	-8,275,615	-19,292,615	-13,282,615	-11,662,615	-10,670,615
145	-8,506,865	-8,506,865	-19,523,865	-13,513,865	-11,893,865	-10,901,865
165	-8,738,117	-8,738,117	-19,755,117	-13,745,117	-12,125,117	-11,133,117
185	-8,969,368	-8,969,368	-19,986,368	-13,976,368	-12,356,368	-11,364,368
205	-9,200,619	-9,200,619	-20,217,619	-14,207,619	-12,587,619	-11,595,619
225	-9,431,870	-9,431,870	-20,448,870	-14,438,870	-12,818,870	-11,826,870
275	-10,009,998	-10,009,998	-21,026,998	-15,016,998	-13,396,998	-12,404,998
300	-10,299,061	-10,299,061	-21,316,061	-15,306,061	-13,686,061	-12,694,061
325	-10,588,126	-10,588,126	-21,605,126	-15,595,126	-13,975,126	-12,983,126
350	-10,877,189	-10,877,189	-21,894,189	-15,884,189	-14,264,189	-13,272,189
400	-11,455,317	-11,455,317	-22,472,317	-16,462,317	-14,842,317	-13,850,317
435	-11,860,007	-11,860,007	-22,877,007	-16,867,007	-15,247,007	-14,255,007

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,732,021	-5,366,011	-16,383,011	-10,373,011	-8,753,011	-7,761,011
65	-12,040,454	-6,020,227	-17,037,227	-11,027,227	-9,407,227	-8,415,227
85	-12,499,842	-6,249,921	-17,266,921	-11,256,921	-9,636,921	-8,644,921
105	-12,959,231	-6,479,616	-17,496,616	-11,486,616	-9,866,616	-8,874,616
125	-13,418,619	-6,709,310	-17,726,310	-11,716,310	-10,096,310	-9,104,310
145	-13,878,008	-6,939,004	-17,956,004	-11,946,004	-10,326,004	-9,334,004
165	-14,337,397	-7,168,698	-18,185,698	-12,175,698	-10,555,698	-9,563,698
185	-14,796,785	-7,398,392	-18,415,392	-12,405,392	-10,785,392	-9,793,392
205	-15,256,174	-7,628,087	-18,645,087	-12,635,087	-11,015,087	-10,023,087
225	-15,715,562	-7,857,781	-18,874,781	-12,864,781	-11,244,781	-10,252,781
275	-16,864,034	-8,432,017	-19,449,017	-13,439,017	-11,819,017	-10,827,017
300	-17,438,269	-8,719,135	-19,736,135	-13,726,135	-12,106,135	-11,114,135
325	-18,012,505	-9,006,253	-20,023,253	-14,013,253	-12,393,253	-11,401,253
350	-18,586,741	-9,293,370	-20,310,370	-14,300,370	-12,680,370	-11,688,370
400	-19,735,212	-9,867,606	-20,884,606	-14,874,606	-13,254,606	-12,262,606
435	-20,539,142	-10,269,571	-21,286,571	-15,276,571	-13,656,571	-12,664,571

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% SR : 60% SO) **Growth: Sales Values +10% Costs +5%**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	125	275

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	185	300

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	932,287	9,322,871	-1,694,129	4,315,871	5,935,871	6,927,871
65	898,382	8,983,818	-2,033,182	3,976,818	5,596,818	6,588,818
85	892,883	8,928,828	-2,088,172	3,921,828	5,541,828	6,533,828
105	887,384	8,873,838	-2,143,162	3,866,838	5,486,838	6,478,838
125	881,885	8,818,848	-2,198,152	3,811,848	5,431,848	6,423,848
145	876,387	8,763,867	-2,253,133	3,756,867	5,376,867	6,368,867
165	870,888	8,708,877	-2,308,123	3,701,877	5,321,877	6,313,877
185	865,389	8,653,887	-2,363,113	3,646,887	5,266,887	6,258,887
205	859,890	8,598,897	-2,418,103	3,591,897	5,211,897	6,203,897
225	854,391	8,543,907	-2,473,093	3,536,907	5,156,907	6,148,907
275	840,644	8,406,437	-2,610,563	3,399,437	5,019,437	6,011,437
300	833,771	8,337,707	-2,679,293	3,330,707	4,950,707	5,942,707
325	826,897	8,268,966	-2,748,034	3,261,966	4,881,966	5,873,966
350	820,024	8,200,236	-2,816,764	3,193,236	4,813,236	5,805,236
400	806,277	8,062,766	-2,954,234	3,055,766	4,675,766	5,667,766
435	796,654	7,966,536	-3,050,464	2,959,536	4,579,536	5,571,536

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	607,864	8,510,098	-2,506,902	3,503,098	5,123,098	6,115,098
65	566,361	7,929,061	-3,087,939	2,922,061	4,542,061	5,534,061
85	556,808	7,795,311	-3,221,689	2,788,311	4,408,311	5,400,311
105	547,254	7,661,562	-3,355,438	2,654,562	4,274,562	5,266,562
125	537,701	7,527,813	-3,489,187	2,520,813	4,140,813	5,132,813
145	528,147	7,394,063	-3,622,937	2,387,063	4,007,063	4,999,063
165	518,594	7,260,314	-3,756,686	2,253,314	3,873,314	4,865,314
185	509,040	7,126,565	-3,890,435	2,119,565	3,739,565	4,731,565
205	499,487	6,992,815	-4,024,185	1,985,815	3,605,815	4,597,815
225	489,933	6,859,066	-4,157,934	1,852,066	3,472,066	4,464,066
275	466,049	6,524,685	-4,492,315	1,517,685	3,137,685	4,129,685
300	454,108	6,357,509	-4,659,491	1,350,509	2,970,509	3,962,509
325	442,166	6,190,319	-4,826,681	1,183,319	2,803,319	3,795,319
350	430,223	6,023,129	-4,993,871	1,016,129	2,636,129	3,628,129
400	406,340	5,688,762	-5,328,238	681,762	2,301,762	3,293,762
435	389,622	5,454,705	-5,562,295	447,705	2,067,705	3,059,705

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	679,621	8,649,724	-2,367,276	3,642,724	5,262,724	6,254,724
65	633,779	8,066,277	-2,950,723	3,059,277	4,679,277	5,671,277
85	623,269	7,932,519	-3,084,481	2,925,519	4,545,519	5,537,519
105	612,761	7,798,773	-3,218,227	2,791,773	4,411,773	5,403,773
125	602,252	7,665,028	-3,351,972	2,658,028	4,278,028	5,270,028
145	591,744	7,531,282	-3,485,718	2,524,282	4,144,282	5,136,282
165	581,234	7,397,524	-3,619,476	2,390,524	4,010,524	5,002,524
185	570,725	7,263,778	-3,753,222	2,256,778	3,876,778	4,868,778
205	560,217	7,130,033	-3,886,967	2,123,033	3,743,033	4,735,033
225	549,708	6,996,287	-4,020,713	1,989,287	3,609,287	4,601,287
275	523,435	6,661,904	-4,355,096	1,654,904	3,274,904	4,266,904
300	510,300	6,494,726	-4,522,274	1,487,726	3,107,726	4,099,726
325	497,163	6,327,534	-4,689,466	1,320,534	2,940,534	3,932,534
350	484,028	6,160,355	-4,856,645	1,153,355	2,773,355	3,765,355
400	457,756	5,825,985	-5,191,015	818,985	2,438,985	3,430,985
435	439,365	5,591,915	-5,425,085	584,915	2,204,915	3,196,915

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£275

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	792,215	4,436,401	-6,580,599	-570,599	1,049,401	2,041,401
65	698,515	3,911,683	-7,105,317	-1,095,317	524,683	1,516,683
85	673,877	3,773,711	-7,243,289	-1,233,289	386,711	1,378,711
105	649,239	3,635,740	-7,381,260	-1,371,260	248,740	1,240,740
125	624,600	3,497,763	-7,519,237	-1,509,237	110,763	1,102,763
145	599,963	3,359,791	-7,657,209	-1,647,209	-27,209	964,791
165	575,325	3,221,820	-7,795,180	-1,785,180	-165,180	826,820
185	550,686	3,083,842	-7,933,158	-1,923,158	-303,158	688,842
205	526,048	2,945,871	-8,071,129	-2,061,129	-441,129	550,871
225	501,410	2,807,894	-8,209,106	-2,199,106	-579,106	412,894
275	439,815	2,462,965	-8,554,035	-2,544,035	-924,035	67,965
300	409,017	2,290,498	-8,726,502	-2,716,502	-1,096,502	-104,502
325	378,220	2,118,030	-8,898,970	-2,888,970	-1,268,970	-276,970
350	347,422	1,945,563	-9,071,437	-3,061,437	-1,441,437	-449,437
400	285,827	1,600,629	-9,416,371	-3,406,371	-1,786,371	-794,371
435	242,710	1,359,176	-9,657,824	-3,647,824	-2,027,824	-1,035,824

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,568,816	5,020,213	-5,996,787	13,213	1,633,213	2,625,213
65	1,381,866	4,421,973	-6,595,027	-585,027	1,034,973	2,026,973
85	1,332,645	4,264,465	-6,752,535	-742,535	877,465	1,869,465
105	1,283,425	4,106,961	-6,910,039	-900,039	719,961	1,711,961
125	1,234,204	3,949,454	-7,067,546	-1,057,546	562,454	1,554,454
145	1,184,983	3,791,946	-7,225,054	-1,215,054	404,946	1,396,946
165	1,135,762	3,634,439	-7,382,561	-1,372,561	247,439	1,239,439
185	1,086,541	3,476,932	-7,540,068	-1,530,068	89,932	1,081,932
205	1,037,321	3,319,427	-7,697,573	-1,687,573	-67,573	924,427
225	988,100	3,161,920	-7,855,080	-1,845,080	-225,080	766,920
275	865,048	2,768,153	-8,248,847	-2,238,847	-618,847	373,153
300	803,522	2,571,269	-8,445,731	-2,435,731	-815,731	176,269
325	741,996	2,374,386	-8,642,614	-2,632,614	-1,012,614	-20,614
350	680,470	2,177,503	-8,839,497	-2,829,497	-1,209,497	-217,497
400	557,417	1,783,736	-9,233,264	-3,223,264	-1,603,264	-611,264
435	471,281	1,508,100	-9,508,900	-3,498,900	-1,878,900	-886,900

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£185	£300

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-57,535	-143,837	-11,160,837	-5,150,837	-3,530,837	-2,538,837
65	-363,314	-908,285	-11,925,285	-5,915,285	-4,295,285	-3,303,285
85	-457,704	-1,144,261	-12,161,261	-6,151,261	-4,531,261	-3,539,261
105	-552,095	-1,380,237	-12,397,237	-6,387,237	-4,767,237	-3,775,237
125	-646,486	-1,616,215	-12,633,215	-6,623,215	-5,003,215	-4,011,215
145	-740,876	-1,852,191	-12,869,191	-6,859,191	-5,239,191	-4,247,191
165	-835,267	-2,088,166	-13,105,166	-7,095,166	-5,475,166	-4,483,166
185	-929,657	-2,324,142	-13,341,142	-7,331,142	-5,711,142	-4,719,142
205	-1,024,047	-2,560,118	-13,577,118	-7,567,118	-5,947,118	-4,955,118
225	-1,118,437	-2,796,094	-13,813,094	-7,803,094	-6,183,094	-5,191,094
275	-1,354,414	-3,386,034	-14,403,034	-8,393,034	-6,773,034	-5,781,034
300	-1,472,402	-3,681,006	-14,698,006	-8,688,006	-7,068,006	-6,076,006
325	-1,590,390	-3,975,975	-14,992,975	-8,982,975	-7,362,975	-6,370,975
350	-1,708,378	-4,270,944	-15,287,944	-9,277,944	-7,657,944	-6,665,944
400	-1,944,354	-4,860,884	-15,877,884	-9,867,884	-8,247,884	-7,255,884
435	-2,109,537	-5,273,842	-16,290,842	-10,280,842	-8,660,842	-7,668,842

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,187,885	-3,187,885	-14,204,885	-8,194,885	-6,574,885	-5,582,885
65	-3,884,624	-3,884,624	-14,901,624	-8,891,624	-7,271,624	-6,279,624
85	-4,115,874	-4,115,874	-15,132,874	-9,122,874	-7,502,874	-6,510,874
105	-4,347,125	-4,347,125	-15,364,125	-9,354,125	-7,734,125	-6,742,125
125	-4,578,376	-4,578,376	-15,595,376	-9,585,376	-7,965,376	-6,973,376
145	-4,809,627	-4,809,627	-15,826,627	-9,816,627	-8,196,627	-7,204,627
165	-5,040,879	-5,040,879	-16,057,879	-10,047,879	-8,427,879	-7,435,879
185	-5,272,129	-5,272,129	-16,289,129	-10,279,129	-8,659,129	-7,667,129
205	-5,503,381	-5,503,381	-16,520,381	-10,510,381	-8,890,381	-7,898,381
225	-5,734,631	-5,734,631	-16,751,631	-10,741,631	-9,121,631	-8,129,631
275	-6,312,759	-6,312,759	-17,329,759	-11,319,759	-9,699,759	-8,707,759
300	-6,601,823	-6,601,823	-17,618,823	-11,608,823	-9,988,823	-8,996,823
325	-6,890,887	-6,890,887	-17,907,887	-11,897,887	-10,277,887	-9,285,887
350	-7,179,951	-7,179,951	-18,196,951	-12,186,951	-10,566,951	-9,574,951
400	-7,758,079	-7,758,079	-18,775,079	-12,765,079	-11,145,079	-10,153,079
435	-8,162,768	-8,162,768	-19,179,768	-13,169,768	-11,549,768	-10,557,768

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,601,616	-1,800,808	-12,817,808	-6,807,808	-5,187,808	-4,195,808
65	-5,032,685	-2,516,342	-13,533,342	-7,523,342	-5,903,342	-4,911,342
85	-5,492,074	-2,746,037	-13,763,037	-7,753,037	-6,133,037	-5,141,037
105	-5,951,462	-2,975,731	-13,992,731	-7,982,731	-6,362,731	-5,370,731
125	-6,410,851	-3,205,426	-14,222,426	-8,212,426	-6,592,426	-5,600,426
145	-6,870,239	-3,435,120	-14,452,120	-8,442,120	-6,822,120	-5,830,120
165	-7,329,628	-3,664,814	-14,681,814	-8,671,814	-7,051,814	-6,059,814
185	-7,789,017	-3,894,508	-14,911,508	-8,901,508	-7,281,508	-6,289,508
205	-8,248,405	-4,124,202	-15,141,202	-9,131,202	-7,511,202	-6,519,202
225	-8,707,793	-4,353,897	-15,370,897	-9,360,897	-7,740,897	-6,748,897
275	-9,856,265	-4,928,132	-15,945,132	-9,935,132	-8,315,132	-7,323,132
300	-10,430,500	-5,215,250	-16,232,250	-10,222,250	-8,602,250	-7,610,250
325	-11,004,736	-5,502,368	-16,519,368	-10,509,368	-8,889,368	-7,897,368
350	-11,578,972	-5,789,486	-16,806,486	-10,796,486	-9,176,486	-8,184,486
400	-12,727,443	-6,363,722	-17,380,722	-11,370,722	-9,750,722	-8,758,722
435	-13,531,373	-6,765,686	-17,782,686	-11,772,686	-10,152,686	-9,160,686

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% SR : 40% DMR @ LLR) **Grow: +10% Sales +5% Costs**

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	185	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	562,965	5,629,650	-5,387,350	622,650	2,242,650	3,234,650
65	535,412	5,354,121	-5,662,879	347,121	1,967,121	2,959,121
85	529,913	5,299,131	-5,717,869	292,131	1,912,131	2,904,131
105	524,414	5,244,141	-5,772,859	237,141	1,857,141	2,849,141
125	518,915	5,189,150	-5,827,850	182,150	1,802,150	2,794,150
145	513,416	5,134,160	-5,882,840	127,160	1,747,160	2,739,160
165	507,918	5,079,180	-5,937,820	72,180	1,692,180	2,684,180
185	502,419	5,024,190	-5,992,810	17,190	1,637,190	2,629,190
205	496,920	4,969,200	-6,047,800	-37,800	1,582,200	2,574,200
225	491,421	4,914,210	-6,102,790	-92,790	1,527,210	2,519,210
275	477,674	4,776,740	-6,240,260	-230,260	1,389,740	2,381,740
300	470,801	4,708,009	-6,308,991	-298,991	1,321,009	2,313,009
325	463,927	4,639,269	-6,377,731	-367,731	1,252,269	2,244,269
350	457,054	4,570,539	-6,446,461	-436,461	1,183,539	2,175,539
400	443,307	4,433,069	-6,583,931	-573,931	1,046,069	2,038,069
435	433,684	4,336,839	-6,680,161	-670,161	949,839	1,941,839

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	94,544	1,323,622	-9,693,378	-3,683,378	-2,063,378	-1,071,378
65	61,870	866,174	-10,150,826	-4,140,826	-2,520,826	-1,528,826
85	52,316	732,424	-10,284,576	-4,274,576	-2,654,576	-1,662,576
105	42,762	598,675	-10,418,325	-4,408,325	-2,788,325	-1,796,325
125	33,209	464,926	-10,552,074	-4,542,074	-2,922,074	-1,930,074
145	23,655	331,176	-10,685,824	-4,675,824	-3,055,824	-2,063,824
165	14,102	197,427	-10,819,573	-4,809,573	-3,189,573	-2,197,573
185	4,548	63,677	-10,953,323	-4,943,323	-3,323,323	-2,331,323
205	-5,087	-71,218	-11,088,218	-5,078,218	-3,458,218	-2,466,218
225	-14,796	-207,146	-11,224,146	-5,214,146	-3,594,146	-2,602,146
275	-39,071	-546,988	-11,563,988	-5,553,988	-3,933,988	-2,941,988
300	-51,208	-716,916	-11,733,916	-5,723,916	-4,103,916	-3,111,916
325	-63,345	-886,830	-11,903,830	-5,893,830	-4,273,830	-3,281,830
350	-75,483	-1,056,758	-12,073,758	-6,063,758	-4,443,758	-3,451,758
400	-99,757	-1,396,600	-12,413,600	-6,403,600	-4,783,600	-3,791,600
435	-116,749	-1,634,486	-12,651,486	-6,641,486	-5,021,486	-4,029,486

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	114,969	1,463,245	-9,553,755	-3,543,755	-1,923,755	-931,755
65	78,838	1,003,392	-10,013,608	-4,003,608	-2,383,608	-1,391,608
85	68,329	869,647	-10,147,353	-4,137,353	-2,517,353	-1,525,353
105	57,820	735,889	-10,281,111	-4,271,111	-2,651,111	-1,659,111
125	47,311	602,143	-10,414,857	-4,404,857	-2,784,857	-1,792,857
145	36,803	468,398	-10,548,602	-4,538,602	-2,918,602	-1,926,602
165	26,294	334,652	-10,682,348	-4,672,348	-3,052,348	-2,060,348
185	15,785	200,894	-10,816,106	-4,806,106	-3,186,106	-2,194,106
205	5,276	67,148	-10,949,852	-4,939,852	-3,319,852	-2,327,852
225	-5,318	-67,690	-11,084,690	-5,074,690	-3,454,690	-2,462,690
275	-32,020	-407,533	-11,424,533	-5,414,533	-3,794,533	-2,802,533
300	-45,371	-577,455	-11,594,455	-5,584,455	-3,964,455	-2,972,455
325	-58,722	-747,376	-11,764,376	-5,754,376	-4,134,376	-3,142,376
350	-72,072	-917,285	-11,934,285	-5,924,285	-4,304,285	-3,312,285
400	-98,774	-1,257,129	-12,274,129	-6,264,129	-4,644,129	-3,652,129
435	-117,466	-1,495,027	-12,512,027	-6,502,027	-4,882,027	-3,890,027

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 4	
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-466,455	-2,612,149	-13,629,149	-7,619,149	-5,999,149	-5,007,149
65	-539,816	-3,022,968	-14,039,968	-8,029,968	-6,409,968	-5,417,968
85	-564,857	-3,163,199	-14,180,199	-8,170,199	-6,550,199	-5,558,199
105	-589,898	-3,303,429	-14,320,429	-8,310,429	-6,690,429	-5,698,429
125	-614,939	-3,443,660	-14,460,660	-8,450,660	-6,830,660	-5,838,660
145	-639,980	-3,583,890	-14,600,890	-8,590,890	-6,970,890	-5,978,890
165	-665,021	-3,724,120	-14,741,120	-8,731,120	-7,111,120	-6,119,120
185	-690,063	-3,864,351	-14,881,351	-8,871,351	-7,251,351	-6,259,351
205	-715,104	-4,004,581	-15,021,581	-9,011,581	-7,391,581	-6,399,581
225	-740,145	-4,144,811	-15,161,811	-9,151,811	-7,531,811	-6,539,811
275	-802,747	-4,495,385	-15,512,385	-9,502,385	-7,882,385	-6,890,385
300	-834,049	-4,670,677	-15,687,677	-9,677,677	-8,057,677	-7,065,677
325	-865,351	-4,845,963	-15,862,963	-9,852,963	-8,232,963	-7,240,963
350	-896,652	-5,021,250	-16,038,250	-10,028,250	-8,408,250	-7,416,250
400	-959,254	-5,371,823	-16,388,823	-10,378,823	-8,758,823	-7,766,823
435	-1,003,076	-5,617,228	-16,634,228	-10,624,228	-9,004,228	-8,012,228

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-925,698	-2,962,232	-13,979,232	-7,969,232	-6,349,232	-5,357,232
65	-1,072,360	-3,431,553	-14,448,553	-8,438,553	-6,818,553	-5,826,553
85	-1,122,386	-3,591,635	-14,608,635	-8,598,635	-6,978,635	-5,986,635
105	-1,172,412	-3,751,718	-14,768,718	-8,758,718	-7,138,718	-6,146,718
125	-1,222,438	-3,911,801	-14,928,801	-8,918,801	-7,298,801	-6,306,801
145	-1,272,464	-4,071,883	-15,088,883	-9,078,883	-7,458,883	-6,466,883
165	-1,322,489	-4,231,966	-15,248,966	-9,238,966	-7,618,966	-6,626,966
185	-1,372,515	-4,392,048	-15,409,048	-9,399,048	-7,779,048	-6,787,048
205	-1,422,541	-4,552,131	-15,569,131	-9,559,131	-7,939,131	-6,947,131
225	-1,472,567	-4,712,214	-15,729,214	-9,719,214	-8,099,214	-7,107,214
275	-1,597,632	-5,112,423	-16,129,423	-10,119,423	-8,499,423	-7,507,423
300	-1,660,164	-5,312,525	-16,329,525	-10,319,525	-8,699,525	-7,707,525
325	-1,722,697	-5,512,630	-16,529,630	-10,519,630	-8,899,630	-7,907,630
350	-1,785,229	-5,712,732	-16,729,732	-10,719,732	-9,099,732	-8,107,732
400	-1,910,293	-6,112,938	-17,129,938	-11,119,938	-9,499,938	-8,507,938
435	-1,997,839	-6,393,084	-17,410,084	-11,400,084	-9,780,084	-8,788,084

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-4,737,596	-11,843,989	-22,860,989	-16,850,989	-15,230,989	-14,238,989
65	-4,962,882	-12,407,205	-23,424,205	-17,414,205	-15,794,205	-14,802,205
85	-5,057,272	-12,643,180	-23,660,180	-17,650,180	-16,030,180	-15,038,180
105	-5,151,663	-12,879,159	-23,896,159	-17,886,159	-16,266,159	-15,274,159
125	-5,246,054	-13,115,134	-24,132,134	-18,122,134	-16,502,134	-15,510,134
145	-5,340,444	-13,351,110	-24,368,110	-18,358,110	-16,738,110	-15,746,110
165	-5,434,834	-13,587,086	-24,604,086	-18,594,086	-16,974,086	-15,982,086
185	-5,529,225	-13,823,062	-24,840,062	-18,830,062	-17,210,062	-16,218,062
205	-5,623,615	-14,059,037	-25,076,037	-19,066,037	-17,446,037	-16,454,037
225	-5,718,005	-14,295,013	-25,312,013	-19,302,013	-17,682,013	-16,690,013
275	-5,953,981	-14,884,954	-25,901,954	-19,891,954	-18,271,954	-17,279,954
300	-6,071,970	-15,179,925	-26,196,925	-20,186,925	-18,566,925	-17,574,925
325	-6,189,958	-15,474,894	-26,491,894	-20,481,894	-18,861,894	-17,869,894
350	-6,307,946	-15,769,866	-26,786,866	-20,776,866	-19,156,866	-18,164,866
400	-6,543,922	-16,359,804	-27,376,804	-21,366,804	-19,746,804	-18,754,804
435	-6,709,105	-16,772,762	-27,789,762	-21,779,762	-20,159,762	-19,167,762

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,473,706	-14,473,706	-25,490,706	-19,480,706	-17,860,706	-16,868,706
65	-14,976,339	-14,976,339	-25,993,339	-19,983,339	-18,363,339	-17,371,339
85	-15,207,589	-15,207,589	-26,224,589	-20,214,589	-18,594,589	-17,602,589
105	-15,438,840	-15,438,840	-26,455,840	-20,445,840	-18,825,840	-17,833,840
125	-15,670,092	-15,670,092	-26,687,092	-20,677,092	-19,057,092	-18,065,092
145	-15,901,342	-15,901,342	-26,918,342	-20,908,342	-19,288,342	-18,296,342
165	-16,132,594	-16,132,594	-27,149,594	-21,139,594	-19,519,594	-18,527,594
185	-16,363,844	-16,363,844	-27,380,844	-21,370,844	-19,750,844	-18,758,844
205	-16,595,096	-16,595,096	-27,612,096	-21,602,096	-19,982,096	-18,990,096
225	-16,826,347	-16,826,347	-27,843,347	-21,833,347	-20,213,347	-19,221,347
275	-17,404,475	-17,404,475	-28,421,475	-22,411,475	-20,791,475	-19,799,475
300	-17,693,538	-17,693,538	-28,710,538	-22,700,538	-21,080,538	-20,088,538
325	-17,982,603	-17,982,603	-28,999,603	-22,989,603	-21,369,603	-20,377,603
350	-18,271,666	-18,271,666	-29,288,666	-23,278,666	-21,658,666	-20,666,666
400	-18,849,794	-18,849,794	-29,866,794	-23,856,794	-22,236,794	-21,244,794
435	-19,254,483	-19,254,483	-30,271,483	-24,261,483	-22,641,483	-21,649,483

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,992,831	-12,496,415	-23,513,415	-17,503,415	-15,883,415	-14,891,415
65	-26,055,991	-13,027,996	-24,044,996	-18,034,996	-16,414,996	-15,422,996
85	-26,515,379	-13,257,690	-24,274,690	-18,264,690	-16,644,690	-15,652,690
105	-26,974,769	-13,487,384	-24,504,384	-18,494,384	-16,874,384	-15,882,384
125	-27,434,157	-13,717,078	-24,734,078	-18,724,078	-17,104,078	-16,112,078
145	-27,893,546	-13,946,773	-24,963,773	-18,953,773	-17,333,773	-16,341,773
165	-28,352,934	-14,176,467	-25,193,467	-19,183,467	-17,563,467	-16,571,467
185	-28,812,322	-14,406,161	-25,423,161	-19,413,161	-17,793,161	-16,801,161
205	-29,271,712	-14,635,856	-25,652,856	-19,642,856	-18,022,856	-17,030,856
225	-29,731,100	-14,865,550	-25,882,550	-19,872,550	-18,252,550	-17,260,550
275	-30,879,571	-15,439,786	-26,456,786	-20,446,786	-18,826,786	-17,834,786
300	-31,453,807	-15,726,903	-26,743,903	-20,733,903	-19,113,903	-18,121,903
325	-32,028,043	-16,014,021	-27,031,021	-21,021,021	-19,401,021	-18,409,021
350	-32,602,278	-16,301,139	-27,318,139	-21,308,139	-19,688,139	-18,696,139
400	-33,750,750	-16,875,375	-27,892,375	-21,882,375	-20,262,375	-19,270,375
435	-34,554,680	-17,277,340	-28,294,340	-22,284,340	-20,664,340	-19,672,340

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (40% SR : 60% DMR @ LLR) **Grow: +10% Sales +5% Costs**

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

Site type	T1 - 5 Houses			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	185	435	435

Site type	T2 - 10 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T3 - 11 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 25 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 50 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 100 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	562,965	5,629,650	-5,387,350	622,650	2,242,650	3,234,650
65	535,412	5,354,121	-5,662,879	347,121	1,967,121	2,959,121
85	529,913	5,299,131	-5,717,869	292,131	1,912,131	2,904,131
105	524,414	5,244,141	-5,772,859	237,141	1,857,141	2,849,141
125	518,915	5,189,150	-5,827,850	182,150	1,802,150	2,794,150
145	513,416	5,134,160	-5,882,840	127,160	1,747,160	2,739,160
165	507,918	5,079,180	-5,937,820	72,180	1,692,180	2,684,180
185	502,419	5,024,190	-5,992,810	17,190	1,637,190	2,629,190
205	496,920	4,969,200	-6,047,800	-37,800	1,582,200	2,574,200
225	491,421	4,914,210	-6,102,790	-92,790	1,527,210	2,519,210
275	477,674	4,776,740	-6,240,260	-230,260	1,389,740	2,381,740
300	470,801	4,708,009	-6,308,991	-298,991	1,321,009	2,313,009
325	463,927	4,639,269	-6,377,731	-367,731	1,252,269	2,244,269
350	457,054	4,570,539	-6,446,461	-436,461	1,183,539	2,175,539
400	443,307	4,433,069	-6,583,931	-573,931	1,046,069	2,038,069
435	433,684	4,336,839	-6,680,161	-670,161	949,839	1,941,839

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	94,544	1,323,622	-9,693,378	-3,683,378	-2,063,378	-1,071,378
65	61,870	866,174	-10,150,826	-4,140,826	-2,520,826	-1,528,826
85	52,316	732,424	-10,284,576	-4,274,576	-2,654,576	-1,662,576
105	42,762	598,675	-10,418,325	-4,408,325	-2,788,325	-1,796,325
125	33,209	464,926	-10,552,074	-4,542,074	-2,922,074	-1,930,074
145	23,655	331,176	-10,685,824	-4,675,824	-3,055,824	-2,063,824
165	14,102	197,427	-10,819,573	-4,809,573	-3,189,573	-2,197,573
185	4,548	63,677	-10,953,323	-4,943,323	-3,323,323	-2,331,323
205	-5,087	-71,218	-11,088,218	-5,078,218	-3,458,218	-2,466,218
225	-14,796	-207,146	-11,224,146	-5,214,146	-3,594,146	-2,602,146
275	-39,071	-546,988	-11,563,988	-5,553,988	-3,933,988	-2,941,988
300	-51,208	-716,916	-11,733,916	-5,723,916	-4,103,916	-3,111,916
325	-63,345	-886,830	-11,903,830	-5,893,830	-4,273,830	-3,281,830
350	-75,483	-1,056,758	-12,073,758	-6,063,758	-4,443,758	-3,451,758
400	-99,757	-1,396,600	-12,413,600	-6,403,600	-4,783,600	-3,791,600
435	-116,749	-1,634,486	-12,651,486	-6,641,486	-5,021,486	-4,029,486

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	114,969	1,463,245	-9,553,755	-3,543,755	-1,923,755	-931,755
65	78,838	1,003,392	-10,013,608	-4,003,608	-2,383,608	-1,391,608
85	68,329	869,647	-10,147,353	-4,137,353	-2,517,353	-1,525,353
105	57,820	735,889	-10,281,111	-4,271,111	-2,651,111	-1,659,111
125	47,311	602,143	-10,414,857	-4,404,857	-2,784,857	-1,792,857
145	36,803	468,398	-10,548,602	-4,538,602	-2,918,602	-1,926,602
165	26,294	334,652	-10,682,348	-4,672,348	-3,052,348	-2,060,348
185	15,785	200,894	-10,816,106	-4,806,106	-3,186,106	-2,194,106
205	5,276	67,148	-10,949,852	-4,939,852	-3,319,852	-2,327,852
225	-5,318	-67,690	-11,084,690	-5,074,690	-3,454,690	-2,462,690
275	-32,020	-407,533	-11,424,533	-5,414,533	-3,794,533	-2,802,533
300	-45,371	-577,455	-11,594,455	-5,584,455	-3,964,455	-2,972,455
325	-58,722	-747,376	-11,764,376	-5,754,376	-4,134,376	-3,142,376
350	-72,072	-917,285	-11,934,285	-5,924,285	-4,304,285	-3,312,285
400	-98,774	-1,257,129	-12,274,129	-6,264,129	-4,644,129	-3,652,129
435	-117,466	-1,495,027	-12,512,027	-6,502,027	-4,882,027	-3,890,027

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-466,455	-2,612,149	-13,629,149	-7,619,149	-5,999,149	-5,007,149
65	-539,816	-3,022,968	-14,039,968	-8,029,968	-6,409,968	-5,417,968
85	-564,857	-3,163,199	-14,180,199	-8,170,199	-6,550,199	-5,558,199
105	-589,898	-3,303,429	-14,320,429	-8,310,429	-6,690,429	-5,698,429
125	-614,939	-3,443,660	-14,460,660	-8,450,660	-6,830,660	-5,838,660
145	-639,980	-3,583,890	-14,600,890	-8,590,890	-6,970,890	-5,978,890
165	-665,021	-3,724,120	-14,741,120	-8,731,120	-7,111,120	-6,119,120
185	-690,063	-3,864,351	-14,881,351	-8,871,351	-7,251,351	-6,259,351
205	-715,104	-4,004,581	-15,021,581	-9,011,581	-7,391,581	-6,399,581
225	-740,145	-4,144,811	-15,161,811	-9,151,811	-7,531,811	-6,539,811
275	-802,747	-4,495,385	-15,512,385	-9,502,385	-7,882,385	-6,890,385
300	-834,049	-4,670,677	-15,687,677	-9,677,677	-8,057,677	-7,065,677
325	-865,351	-4,845,963	-15,862,963	-9,852,963	-8,232,963	-7,240,963
350	-896,652	-5,021,250	-16,038,250	-10,028,250	-8,408,250	-7,416,250
400	-959,254	-5,371,823	-16,388,823	-10,378,823	-8,758,823	-7,766,823
435	-1,003,076	-5,617,228	-16,634,228	-10,624,228	-9,004,228	-8,012,228

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% S	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-925,698	-2,962,232	-13,979,232	-7,969,232	-6,349,232	-5,357,232
65	-1,072,360	-3,431,553	-14,448,553	-8,438,553	-6,818,553	-5,826,553
85	-1,122,386	-3,591,635	-14,608,635	-8,598,635	-6,978,635	-5,986,635
105	-1,172,412	-3,751,718	-14,768,718	-8,758,718	-7,138,718	-6,146,718
125	-1,222,438	-3,911,801	-14,928,801	-8,918,801	-7,298,801	-6,306,801
145	-1,272,464	-4,071,883	-15,088,883	-9,078,883	-7,458,883	-6,466,883
165	-1,322,489	-4,231,966	-15,248,966	-9,238,966	-7,618,966	-6,626,966
185	-1,372,515	-4,392,048	-15,409,048	-9,399,048	-7,779,048	-6,787,048
205	-1,422,541	-4,552,131	-15,569,131	-9,559,131	-7,939,131	-6,947,131
225	-1,472,567	-4,712,214	-15,729,214	-9,719,214	-8,099,214	-7,107,214
275	-1,597,632	-5,112,423	-16,129,423	-10,119,423	-8,499,423	-7,507,423
300	-1,660,164	-5,312,525	-16,329,525	-10,319,525	-8,699,525	-7,707,525
325	-1,722,697	-5,512,630	-16,529,630	-10,519,630	-8,899,630	-7,907,630
350	-1,785,229	-5,712,732	-16,729,732	-10,719,732	-9,099,732	-8,107,732
400	-1,910,293	-6,112,938	-17,129,938	-11,119,938	-9,499,938	-8,507,938
435	-1,997,839	-6,393,084	-17,410,084	-11,400,084	-9,780,084	-8,788,084

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,737,596	-11,843,989	-22,860,989	-16,850,989	-15,230,989	-14,238,989
65	-4,962,882	-12,407,205	-23,424,205	-17,414,205	-15,794,205	-14,802,205
85	-5,057,272	-12,643,180	-23,660,180	-17,650,180	-16,030,180	-15,038,180
105	-5,151,663	-12,879,159	-23,896,159	-17,886,159	-16,266,159	-15,274,159
125	-5,246,054	-13,115,134	-24,132,134	-18,122,134	-16,502,134	-15,510,134
145	-5,340,444	-13,351,110	-24,368,110	-18,358,110	-16,738,110	-15,746,110
165	-5,434,834	-13,587,086	-24,604,086	-18,594,086	-16,974,086	-15,982,086
185	-5,529,225	-13,823,062	-24,840,062	-18,830,062	-17,210,062	-16,218,062
205	-5,623,615	-14,059,037	-25,076,037	-19,066,037	-17,446,037	-16,454,037
225	-5,718,005	-14,295,013	-25,312,013	-19,302,013	-17,682,013	-16,690,013
275	-5,953,981	-14,884,954	-25,901,954	-19,891,954	-18,271,954	-17,279,954
300	-6,071,970	-15,179,925	-26,196,925	-20,186,925	-18,566,925	-17,574,925
325	-6,189,958	-15,474,894	-26,491,894	-20,481,894	-18,861,894	-17,869,894
350	-6,307,946	-15,769,866	-26,786,866	-20,776,866	-19,156,866	-18,164,866
400	-6,543,922	-16,359,804	-27,376,804	-21,366,804	-19,746,804	-18,754,804
435	-6,709,105	-16,772,762	-27,789,762	-21,779,762	-20,159,762	-19,167,762

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-14,473,706	-14,473,706	-25,490,706	-19,480,706	-17,860,706	-16,868,706
65	-14,976,339	-14,976,339	-25,993,339	-19,983,339	-18,363,339	-17,371,339
85	-15,207,589	-15,207,589	-26,224,589	-20,214,589	-18,594,589	-17,602,589
105	-15,438,840	-15,438,840	-26,455,840	-20,445,840	-18,825,840	-17,833,840
125	-15,670,092	-15,670,092	-26,687,092	-20,677,092	-19,057,092	-18,065,092
145	-15,901,342	-15,901,342	-26,918,342	-20,908,342	-19,288,342	-18,296,342
165	-16,132,594	-16,132,594	-27,149,594	-21,139,594	-19,519,594	-18,527,594
185	-16,363,844	-16,363,844	-27,380,844	-21,370,844	-19,750,844	-18,758,844
205	-16,595,096	-16,595,096	-27,612,096	-21,602,096	-19,982,096	-18,990,096
225	-16,826,347	-16,826,347	-27,843,347	-21,833,347	-20,213,347	-19,221,347
275	-17,404,475	-17,404,475	-28,421,475	-22,411,475	-20,791,475	-19,799,475
300	-17,693,538	-17,693,538	-28,710,538	-22,700,538	-21,080,538	-20,088,538
325	-17,982,603	-17,982,603	-28,999,603	-22,989,603	-21,369,603	-20,377,603
350	-18,271,666	-18,271,666	-29,288,666	-23,278,666	-21,658,666	-20,666,666
400	-18,849,794	-18,849,794	-29,866,794	-23,856,794	-22,236,794	-21,244,794
435	-19,254,483	-19,254,483	-30,271,483	-24,261,483	-22,641,483	-21,649,483

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	10%
Build	5%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,992,831	-12,496,415	-23,513,415	-17,503,415	-15,883,415	-14,891,415
65	-26,055,991	-13,027,996	-24,044,996	-18,034,996	-16,414,996	-15,422,996
85	-26,515,379	-13,257,690	-24,274,690	-18,264,690	-16,644,690	-15,652,690
105	-26,974,769	-13,487,384	-24,504,384	-18,494,384	-16,874,384	-15,882,384
125	-27,434,157	-13,717,078	-24,734,078	-18,724,078	-17,104,078	-16,112,078
145	-27,893,546	-13,946,773	-24,963,773	-18,953,773	-17,333,773	-16,341,773
165	-28,352,934	-14,176,467	-25,193,467	-19,183,467	-17,563,467	-16,571,467
185	-28,812,322	-14,406,161	-25,423,161	-19,413,161	-17,793,161	-16,801,161
205	-29,271,712	-14,635,856	-25,652,856	-19,642,856	-18,022,856	-17,030,856
225	-29,731,100	-14,865,550	-25,882,550	-19,872,550	-18,252,550	-17,260,550
275	-30,879,571	-15,439,786	-26,456,786	-20,446,786	-18,826,786	-17,834,786
300	-31,453,807	-15,726,903	-26,743,903	-20,733,903	-19,113,903	-18,121,903
325	-32,028,043	-16,014,021	-27,031,021	-21,021,021	-19,401,021	-18,409,021
350	-32,602,278	-16,301,139	-27,318,139	-21,308,139	-19,688,139	-18,696,139
400	-33,750,750	-16,875,375	-27,892,375	-21,882,375	-20,262,375	-19,270,375
435	-34,554,680	-17,277,340	-28,294,340	-22,284,340	-20,664,340	-19,672,340

Appendix 6 - Residential appraisal results at 40% AH -5% sales values

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% AR @ LHA : 40% SO) **Growth: -5% Values**

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

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	125	275

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	185	325

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	900,538	9,005,385	-2,011,615	3,998,385	5,618,385	6,610,385
65	867,179	8,671,790	-2,345,210	3,664,790	5,284,790	6,276,790
85	861,681	8,616,810	-2,400,190	3,609,810	5,229,810	6,221,810
105	856,182	8,561,820	-2,455,180	3,554,820	5,174,820	6,166,820
125	850,683	8,506,830	-2,510,170	3,499,830	5,119,830	6,111,830
145	845,184	8,451,840	-2,565,160	3,444,840	5,064,840	6,056,840
165	839,685	8,396,849	-2,620,151	3,389,849	5,009,849	6,001,849
185	834,187	8,341,869	-2,675,131	3,334,869	4,954,869	5,946,869
205	828,688	8,286,879	-2,730,121	3,279,879	4,899,879	5,891,879
225	823,189	8,231,889	-2,785,111	3,224,889	4,844,889	5,836,889
275	809,442	8,094,419	-2,922,581	3,087,419	4,707,419	5,699,419
300	802,569	8,025,689	-2,991,311	3,018,689	4,638,689	5,630,689
325	795,695	7,956,949	-3,060,051	2,949,949	4,569,949	5,561,949
350	788,822	7,888,218	-3,128,782	2,881,218	4,501,218	5,493,218
400	775,075	7,750,748	-3,266,252	2,743,748	4,363,748	5,355,748
435	765,452	7,654,518	-3,362,482	2,647,518	4,267,518	5,259,518

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	597,549	8,365,680	-2,651,320	3,358,680	4,978,680	5,970,680
65	556,222	7,787,112	-3,229,888	2,780,112	4,400,112	5,392,112
85	546,669	7,653,363	-3,363,637	2,646,363	4,266,363	5,258,363
105	537,115	7,519,613	-3,497,387	2,512,613	4,132,613	5,124,613
125	527,562	7,385,864	-3,631,136	2,378,864	3,998,864	4,990,864
145	518,008	7,252,115	-3,764,885	2,245,115	3,865,115	4,857,115
165	508,455	7,118,365	-3,898,635	2,111,365	3,731,365	4,723,365
185	498,901	6,984,616	-4,032,384	1,977,616	3,597,616	4,589,616
205	489,348	6,850,867	-4,166,133	1,843,867	3,463,867	4,455,867
225	479,795	6,717,131	-4,299,869	1,710,131	3,330,131	4,322,131
275	455,911	6,382,751	-4,634,249	1,375,751	2,995,751	3,987,751
300	443,969	6,215,561	-4,801,439	1,208,561	2,828,561	3,820,561
325	432,027	6,048,384	-4,968,616	1,041,384	2,661,384	3,653,384
350	420,085	5,881,194	-5,135,806	874,194	2,494,194	3,486,194
400	396,202	5,546,828	-5,470,172	539,828	2,159,828	3,151,828
435	379,483	5,312,756	-5,704,244	305,756	1,925,756	2,917,756

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	667,751	8,498,653	-2,518,347	3,491,653	5,111,653	6,103,653
65	622,113	7,917,802	-3,099,198	2,910,802	4,530,802	5,522,802
85	611,604	7,784,057	-3,232,943	2,777,057	4,397,057	5,389,057
105	601,095	7,650,299	-3,366,701	2,643,299	4,263,299	5,255,299
125	590,586	7,516,553	-3,500,447	2,509,553	4,129,553	5,121,553
145	580,078	7,382,808	-3,634,192	2,375,808	3,995,808	4,987,808
165	569,568	7,249,049	-3,767,951	2,242,049	3,862,049	4,854,049
185	559,060	7,115,304	-3,901,696	2,108,304	3,728,304	4,720,304
205	548,551	6,981,558	-4,035,442	1,974,558	3,594,558	4,586,558
225	538,042	6,847,813	-4,169,187	1,840,813	3,460,813	4,452,813
275	511,770	6,513,442	-4,503,558	1,506,442	3,126,442	4,118,442
300	498,634	6,346,251	-4,670,749	1,339,251	2,959,251	3,951,251
325	485,498	6,179,060	-4,837,940	1,172,060	2,792,060	3,784,060
350	472,362	6,011,881	-5,005,119	1,004,881	2,624,881	3,616,881
400	446,090	5,677,511	-5,339,489	670,511	2,290,511	3,282,511
435	427,699	5,443,440	-5,573,560	436,440	2,056,440	3,048,440

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	796,406	4,459,873	-6,557,127	-547,127	1,072,873	2,064,873
65	702,635	3,934,755	-7,082,245	-1,072,245	547,755	1,539,755
85	677,996	3,796,778	-7,220,222	-1,210,222	409,778	1,401,778
105	653,358	3,658,807	-7,358,193	-1,348,193	271,807	1,263,807
125	628,721	3,520,835	-7,496,165	-1,486,165	133,835	1,125,835
145	604,082	3,382,858	-7,634,142	-1,624,142	-4,142	987,858
165	579,444	3,244,886	-7,772,114	-1,762,114	-142,114	849,886
185	554,806	3,106,915	-7,910,085	-1,900,085	-280,085	711,915
205	530,167	2,968,938	-8,048,062	-2,038,062	-418,062	573,938
225	505,530	2,830,966	-8,186,034	-2,176,034	-556,034	435,966
275	443,934	2,486,032	-8,530,968	-2,520,968	-900,968	91,032
300	413,136	2,313,564	-8,703,436	-2,693,436	-1,073,436	-81,436
325	382,339	2,141,097	-8,875,903	-2,865,903	-1,245,903	-253,903
350	351,541	1,968,630	-9,048,370	-3,038,370	-1,418,370	-426,370
400	289,946	1,623,695	-9,393,305	-3,383,305	-1,763,305	-771,305
435	246,829	1,382,242	-9,634,758	-3,624,758	-2,004,758	-1,012,758

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	#N/A	£125	£275

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£185	£325

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,577,241	5,047,170	-5,969,830	40,170	1,660,170	2,652,170
65	1,390,146	4,448,468	-6,568,532	-558,532	1,061,468	2,053,468
85	1,340,925	4,290,960	-6,726,040	-716,040	903,960	1,895,960
105	1,291,704	4,133,453	-6,883,547	-873,547	746,453	1,738,453
125	1,242,484	3,975,949	-7,041,051	-1,031,051	588,949	1,580,949
145	1,193,263	3,818,441	-7,198,559	-1,188,559	431,441	1,423,441
165	1,144,042	3,660,934	-7,356,066	-1,346,066	273,934	1,265,934
185	1,094,821	3,503,427	-7,513,573	-1,503,573	116,427	1,108,427
205	1,045,601	3,345,922	-7,671,078	-1,661,078	-41,078	950,922
225	996,380	3,188,415	-7,828,585	-1,818,585	-198,585	793,415
275	873,328	2,794,648	-8,222,352	-2,212,352	-592,352	399,648
300	811,801	2,597,765	-8,419,235	-2,409,235	-789,235	202,765
325	750,275	2,400,881	-8,616,119	-2,606,119	-986,119	5,881
350	688,749	2,203,998	-8,813,002	-2,803,002	-1,183,002	-191,002
400	565,697	1,810,231	-9,206,769	-3,196,769	-1,576,769	-584,769
435	479,561	1,534,595	-9,482,405	-3,472,405	-1,852,405	-860,405

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	152,714	381,784	-10,635,216	-4,625,216	-3,005,216	-2,013,216
65	-154,227	-385,568	-11,402,568	-5,392,568	-3,772,568	-2,780,568
85	-248,618	-621,546	-11,638,546	-5,628,546	-4,008,546	-3,016,546
105	-343,009	-857,522	-11,874,522	-5,864,522	-4,244,522	-3,252,522
125	-437,399	-1,093,497	-12,110,497	-6,100,497	-4,480,497	-3,488,497
145	-531,789	-1,329,473	-12,346,473	-6,336,473	-4,716,473	-3,724,473
165	-626,179	-1,565,449	-12,582,449	-6,572,449	-4,952,449	-3,960,449
185	-720,570	-1,801,424	-12,818,424	-6,808,424	-5,188,424	-4,196,424
205	-814,960	-2,037,400	-13,054,400	-7,044,400	-5,424,400	-4,432,400
225	-909,351	-2,273,378	-13,290,378	-7,280,378	-5,660,378	-4,668,378
275	-1,145,327	-2,863,316	-13,880,316	-7,870,316	-6,250,316	-5,258,316
300	-1,263,315	-3,158,288	-14,175,288	-8,165,288	-6,545,288	-5,553,288
325	-1,381,303	-3,453,257	-14,470,257	-8,460,257	-6,840,257	-5,848,257
350	-1,499,291	-3,748,229	-14,765,229	-8,755,229	-7,135,229	-6,143,229
400	-1,735,268	-4,338,169	-15,355,169	-9,345,169	-7,725,169	-6,733,169
435	-1,900,451	-4,751,127	-15,768,127	-9,758,127	-8,138,127	-7,146,127

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,350,136	-2,350,136	-13,367,136	-7,357,136	-5,737,136	-4,745,136
65	-3,061,282	-3,061,282	-14,078,282	-8,068,282	-6,448,282	-5,456,282
85	-3,292,532	-3,292,532	-14,309,532	-8,299,532	-6,679,532	-5,687,532
105	-3,523,784	-3,523,784	-14,540,784	-8,530,784	-6,910,784	-5,918,784
125	-3,755,034	-3,755,034	-14,772,034	-8,762,034	-7,142,034	-6,150,034
145	-3,986,286	-3,986,286	-15,003,286	-8,993,286	-7,373,286	-6,381,286
165	-4,217,537	-4,217,537	-15,234,537	-9,224,537	-7,604,537	-6,612,537
185	-4,448,788	-4,448,788	-15,465,788	-9,455,788	-7,835,788	-6,843,788
205	-4,680,039	-4,680,039	-15,697,039	-9,687,039	-8,067,039	-7,075,039
225	-4,911,291	-4,911,291	-15,928,291	-9,918,291	-8,298,291	-7,306,291
275	-5,489,418	-5,489,418	-16,506,418	-10,496,418	-8,876,418	-7,884,418
300	-5,778,482	-5,778,482	-16,795,482	-10,785,482	-9,165,482	-8,173,482
325	-6,067,546	-6,067,546	-17,084,546	-11,074,546	-9,454,546	-8,462,546
350	-6,356,609	-6,356,609	-17,373,609	-11,363,609	-9,743,609	-8,751,609
400	-6,934,737	-6,934,737	-17,951,737	-11,941,737	-10,321,737	-9,329,737
435	-7,339,426	-7,339,426	-18,356,426	-12,346,426	-10,726,426	-9,734,426

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (60:40) at 5% sales values

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,344,784	-1,172,392	-12,189,392	-6,179,392	-4,559,392	-3,567,392
65	-3,797,469	-1,898,734	-12,915,734	-6,905,734	-5,285,734	-4,293,734
85	-4,256,858	-2,128,429	-13,145,429	-7,135,429	-5,515,429	-4,523,429
105	-4,716,246	-2,358,123	-13,375,123	-7,365,123	-5,745,123	-4,753,123
125	-5,175,635	-2,587,818	-13,604,818	-7,594,818	-5,974,818	-4,982,818
145	-5,635,023	-2,817,512	-13,834,512	-7,824,512	-6,204,512	-5,212,512
165	-6,094,411	-3,047,206	-14,064,206	-8,054,206	-6,434,206	-5,442,206
185	-6,553,801	-3,276,900	-14,293,900	-8,283,900	-6,663,900	-5,671,900
205	-7,013,189	-3,506,594	-14,523,594	-8,513,594	-6,893,594	-5,901,594
225	-7,472,577	-3,736,288	-14,753,288	-8,743,288	-7,123,288	-6,131,288
275	-8,621,048	-4,310,524	-15,327,524	-9,317,524	-7,697,524	-6,705,524
300	-9,195,284	-4,597,642	-15,614,642	-9,604,642	-7,984,642	-6,992,642
325	-9,769,520	-4,884,760	-15,901,760	-9,891,760	-8,271,760	-7,279,760
350	-10,343,756	-5,171,878	-16,188,878	-10,178,878	-8,558,878	-7,566,878
400	-11,492,227	-5,746,114	-16,763,114	-10,753,114	-9,133,114	-8,141,114
435	-12,296,157	-6,148,078	-17,165,078	-11,155,078	-9,535,078	-8,543,078

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% AR @ LHA : 60% SO) **Growth: -5% Values**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	225	350

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	85	300	435

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	941,287	9,412,873	-1,604,127	4,405,873	6,025,873	7,017,873
65	907,227	9,072,269	-1,944,731	4,065,269	5,685,269	6,677,269
85	901,729	9,017,289	-1,999,711	4,010,289	5,630,289	6,622,289
105	896,230	8,962,299	-2,054,701	3,955,299	5,575,299	6,567,299
125	890,731	8,907,309	-2,109,691	3,900,309	5,520,309	6,512,309
145	885,232	8,852,318	-2,164,682	3,845,318	5,465,318	6,457,318
165	879,733	8,797,328	-2,219,672	3,790,328	5,410,328	6,402,328
185	874,235	8,742,348	-2,274,652	3,735,348	5,355,348	6,347,348
205	868,736	8,687,358	-2,329,642	3,680,358	5,300,358	6,292,358
225	863,237	8,632,368	-2,384,632	3,625,368	5,245,368	6,237,368
275	849,490	8,494,898	-2,522,102	3,487,898	5,107,898	6,099,898
300	842,617	8,426,168	-2,590,832	3,419,168	5,039,168	6,031,168
325	835,743	8,357,427	-2,659,573	3,350,427	4,970,427	5,962,427
350	828,870	8,288,697	-2,728,303	3,281,697	4,901,697	5,893,697
400	815,123	8,151,227	-2,865,773	3,144,227	4,764,227	5,756,227
435	805,500	8,054,997	-2,962,003	3,047,997	4,667,997	5,659,997

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	654,186	9,158,598	-1,858,402	4,151,598	5,771,598	6,763,598
65	611,885	8,566,391	-2,450,609	3,559,391	5,179,391	6,171,391
85	602,332	8,432,642	-2,584,358	3,425,642	5,045,642	6,037,642
105	592,778	8,298,893	-2,718,107	3,291,893	4,911,893	5,903,893
125	583,225	8,165,143	-2,851,857	3,158,143	4,778,143	5,770,143
145	573,671	8,031,394	-2,985,606	3,024,394	4,644,394	5,636,394
165	564,117	7,897,645	-3,119,355	2,890,645	4,510,645	5,502,645
185	554,564	7,763,895	-3,253,105	2,756,895	4,376,895	5,368,895
205	545,010	7,630,146	-3,386,854	2,623,146	4,243,146	5,235,146
225	535,457	7,496,396	-3,520,604	2,489,396	4,109,396	5,101,396
275	511,574	7,162,030	-3,854,970	2,155,030	3,775,030	4,767,030
300	499,631	6,994,840	-4,022,160	1,987,840	3,607,840	4,599,840
325	487,689	6,827,650	-4,189,350	1,820,650	3,440,650	4,432,650
350	475,748	6,660,474	-4,356,526	1,653,474	3,273,474	4,265,474
400	451,864	6,326,093	-4,690,907	1,319,093	2,939,093	3,931,093
435	435,145	6,092,035	-4,924,965	1,085,035	2,705,035	3,697,035

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	730,051	9,291,560	-1,725,440	4,284,560	5,904,560	6,896,560
65	683,341	8,697,070	-2,319,930	3,690,070	5,310,070	6,302,070
85	672,833	8,563,325	-2,453,675	3,556,325	5,176,325	6,168,325
105	662,324	8,429,579	-2,587,421	3,422,579	5,042,579	6,034,579
125	651,815	8,295,834	-2,721,166	3,288,834	4,908,834	5,900,834
145	641,306	8,162,075	-2,854,925	3,155,075	4,775,075	5,767,075
165	630,797	8,028,330	-2,988,670	3,021,330	4,641,330	5,633,330
185	620,289	7,894,584	-3,122,416	2,887,584	4,507,584	5,499,584
205	609,780	7,760,839	-3,256,161	2,753,839	4,373,839	5,365,839
225	599,271	7,627,080	-3,389,920	2,620,080	4,240,080	5,232,080
275	572,999	7,292,710	-3,724,290	2,285,710	3,905,710	4,897,710
300	559,863	7,125,531	-3,891,469	2,118,531	3,738,531	4,730,531
325	546,727	6,958,340	-4,058,660	1,951,340	3,571,340	4,563,340
350	533,590	6,791,149	-4,225,851	1,784,149	3,404,149	4,396,149
400	507,318	6,456,778	-4,560,222	1,449,778	3,069,778	4,061,778
435	488,928	6,222,720	-4,794,280	1,215,720	2,835,720	3,827,720

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	934,452	5,232,930	-5,784,070	225,930	1,845,930	2,837,930
65	838,306	4,694,515	-6,322,485	-312,485	1,307,515	2,299,515
85	813,669	4,556,544	-6,460,456	-450,456	1,169,544	2,161,544
105	789,030	4,418,567	-6,598,433	-588,433	1,031,567	2,023,567
125	764,392	4,280,595	-6,736,405	-726,405	893,595	1,885,595
145	739,754	4,142,624	-6,874,376	-864,376	755,624	1,747,624
165	715,115	4,004,646	-7,012,354	-1,002,354	617,646	1,609,646
185	690,478	3,866,675	-7,150,325	-1,140,325	479,675	1,471,675
205	665,839	3,728,698	-7,288,302	-1,278,302	341,698	1,333,698
225	641,201	3,590,726	-7,426,274	-1,416,274	203,726	1,195,726
275	579,606	3,245,792	-7,771,208	-1,761,208	-141,208	850,792
300	548,808	3,073,324	-7,943,676	-1,933,676	-313,676	678,324
325	518,010	2,900,857	-8,116,143	-2,106,143	-486,143	505,857
350	487,212	2,728,390	-8,288,610	-2,278,610	-658,610	333,390
400	425,617	2,383,455	-8,633,545	-2,623,545	-1,003,545	-11,545
435	382,500	2,142,002	-8,874,998	-2,864,998	-1,244,998	-252,998

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	£0	£225	£350

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£85	£300	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,850,827	5,922,647	-5,094,353	915,647	2,535,647	3,527,647
65	1,659,027	5,308,886	-5,708,114	301,886	1,921,886	2,913,886
85	1,609,806	5,151,379	-5,865,621	144,379	1,764,379	2,756,379
105	1,560,586	4,993,874	-6,023,126	-13,126	1,606,874	2,598,874
125	1,511,365	4,836,367	-6,180,633	-170,633	1,449,367	2,441,367
145	1,462,144	4,678,860	-6,338,140	-328,140	1,291,860	2,283,860
165	1,412,923	4,521,352	-6,495,648	-485,648	1,134,352	2,126,352
185	1,363,702	4,363,845	-6,653,155	-643,155	976,845	1,968,845
205	1,314,481	4,206,341	-6,810,659	-800,659	819,341	1,811,341
225	1,265,260	4,048,833	-6,968,167	-958,167	661,833	1,653,833
275	1,142,208	3,655,066	-7,361,934	-1,351,934	268,066	1,260,066
300	1,080,682	3,458,183	-7,558,817	-1,548,817	71,183	1,063,183
325	1,019,156	3,261,299	-7,755,701	-1,745,701	-125,701	866,299
350	957,630	3,064,416	-7,952,584	-1,942,584	-322,584	669,416
400	834,578	2,670,649	-8,346,351	-2,336,351	-716,351	275,649
435	748,442	2,395,013	-8,621,987	-2,611,987	-991,987	13

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	660,774	1,651,935	-9,365,065	-3,355,065	-1,735,065	-743,065
65	347,576	868,941	-10,148,059	-4,138,059	-2,518,059	-1,526,059
85	254,705	636,762	-10,380,238	-4,370,238	-2,750,238	-1,758,238
105	161,833	404,584	-10,612,416	-4,602,416	-2,982,416	-1,990,416
125	68,962	172,405	-10,844,595	-4,834,595	-3,214,595	-2,222,595
145	-24,300	-60,751	-11,077,751	-5,067,751	-3,447,751	-2,455,751
165	-118,691	-296,726	-11,313,726	-5,303,726	-3,683,726	-2,691,726
185	-213,081	-532,702	-11,549,702	-5,539,702	-3,919,702	-2,927,702
205	-307,471	-768,678	-11,785,678	-5,775,678	-4,155,678	-3,163,678
225	-401,862	-1,004,656	-12,021,656	-6,011,656	-4,391,656	-3,399,656
275	-637,838	-1,594,594	-12,611,594	-6,601,594	-4,981,594	-3,989,594
300	-755,826	-1,889,566	-12,906,566	-6,896,566	-5,276,566	-4,284,566
325	-873,814	-2,184,535	-13,201,535	-7,191,535	-5,571,535	-4,579,535
350	-991,802	-2,479,506	-13,496,506	-7,486,506	-5,866,506	-4,874,506
400	-1,227,779	-3,069,447	-14,086,447	-8,076,447	-6,456,447	-5,464,447
435	-1,392,962	-3,482,405	-14,499,405	-8,489,405	-6,869,405	-5,877,405

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-1,104,926	-1,104,926	-12,121,926	-6,111,926	-4,491,926	-3,499,926
65	-1,837,488	-1,837,488	-12,854,488	-6,844,488	-5,224,488	-4,232,488
85	-2,068,739	-2,068,739	-13,085,739	-7,075,739	-5,455,739	-4,463,739
105	-2,299,991	-2,299,991	-13,316,991	-7,306,991	-5,686,991	-4,694,991
125	-2,531,241	-2,531,241	-13,548,241	-7,538,241	-5,918,241	-4,926,241
145	-2,762,493	-2,762,493	-13,779,493	-7,769,493	-6,149,493	-5,157,493
165	-2,993,743	-2,993,743	-14,010,743	-8,000,743	-6,380,743	-5,388,743
185	-3,224,995	-3,224,995	-14,241,995	-8,231,995	-6,611,995	-5,619,995
205	-3,456,246	-3,456,246	-14,473,246	-8,463,246	-6,843,246	-5,851,246
225	-3,687,496	-3,687,496	-14,704,496	-8,694,496	-7,074,496	-6,082,496
275	-4,265,624	-4,265,624	-15,282,624	-9,272,624	-7,652,624	-6,660,624
300	-4,554,688	-4,554,688	-15,571,688	-9,561,688	-7,941,688	-6,949,688
325	-4,843,752	-4,843,752	-15,860,752	-9,850,752	-8,230,752	-7,238,752
350	-5,132,816	-5,132,816	-16,149,816	-10,139,816	-8,519,816	-7,527,816
400	-5,710,944	-5,710,944	-16,727,944	-10,717,944	-9,097,944	-8,105,944
435	-6,115,633	-6,115,633	-17,132,633	-11,122,633	-9,502,633	-8,510,633

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

40% AH (40:60) at

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (AR @LHA)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,147	7,574	-11,009,426	-4,999,426	-3,379,426	-2,387,426
65	-1,477,883	-738,942	-11,755,942	-5,745,942	-4,125,942	-3,133,942
85	-1,937,271	-968,636	-11,985,636	-5,975,636	-4,355,636	-3,363,636
105	-2,396,660	-1,198,330	-12,215,330	-6,205,330	-4,585,330	-3,593,330
125	-2,856,049	-1,428,024	-12,445,024	-6,435,024	-4,815,024	-3,823,024
145	-3,315,437	-1,657,719	-12,674,719	-6,664,719	-5,044,719	-4,052,719
165	-3,774,826	-1,887,413	-12,904,413	-6,894,413	-5,274,413	-4,282,413
185	-4,234,214	-2,117,107	-13,134,107	-7,124,107	-5,504,107	-4,512,107
205	-4,693,603	-2,346,801	-13,363,801	-7,353,801	-5,733,801	-4,741,801
225	-5,152,992	-2,576,496	-13,593,496	-7,583,496	-5,963,496	-4,971,496
275	-6,301,463	-3,150,732	-14,167,732	-8,157,732	-6,537,732	-5,545,732
300	-6,875,699	-3,437,849	-14,454,849	-8,444,849	-6,824,849	-5,832,849
325	-7,449,935	-3,724,967	-14,741,967	-8,731,967	-7,111,967	-6,119,967
350	-8,024,170	-4,012,085	-15,029,085	-9,019,085	-7,399,085	-6,407,085
400	-9,172,641	-4,586,320	-15,603,320	-9,593,320	-7,973,320	-6,981,320
435	-9,976,572	-4,988,286	-16,005,286	-9,995,286	-8,375,286	-7,383,286

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary
40% AH (60% LAR : 40% SO) **Growth: -5% Values**

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

Site type	T1 - 5 Houses			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T2 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	400	435	435

Site type	T3 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type	T4 - 25 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	65	225

Site type	T5 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	125	225

Site type	T6 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 500 Flats			
	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1

	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	877,989	8,779,889	-2,237,111	3,772,889	5,392,889	6,384,889
65	845,017	8,450,165	-2,566,835	3,443,165	5,063,165	6,055,165
85	839,519	8,395,185	-2,621,815	3,388,185	5,008,185	6,000,185
105	834,020	8,340,195	-2,676,805	3,333,195	4,953,195	5,945,195
125	828,521	8,285,205	-2,731,795	3,278,205	4,898,205	5,890,205
145	823,021	8,230,215	-2,786,785	3,223,215	4,843,215	5,835,215
165	817,522	8,175,225	-2,841,775	3,168,225	4,788,225	5,780,225
185	812,024	8,120,245	-2,896,755	3,113,245	4,733,245	5,725,245
205	806,525	8,065,255	-2,951,745	3,058,255	4,678,255	5,670,255
225	801,026	8,010,264	-3,006,736	3,003,264	4,623,264	5,615,264
275	787,279	7,872,794	-3,144,206	2,865,794	4,485,794	5,477,794
300	780,406	7,804,064	-3,212,936	2,797,064	4,417,064	5,409,064
325	773,532	7,735,324	-3,281,676	2,728,324	4,348,324	5,340,324
350	766,659	7,666,594	-3,350,406	2,659,594	4,279,594	5,271,594
400	752,912	7,529,123	-3,487,877	2,522,123	4,142,123	5,134,123
435	743,289	7,432,893	-3,584,107	2,425,893	4,045,893	5,037,893

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	566,206	7,926,886	-3,090,114	2,919,886	4,539,886	5,531,886
65	525,419	7,355,869	-3,661,131	2,348,869	3,968,869	4,960,869
85	515,866	7,222,120	-3,794,880	2,215,120	3,835,120	4,827,120
105	506,312	7,088,371	-3,928,629	2,081,371	3,701,371	4,693,371
125	496,759	6,954,621	-4,062,379	1,947,621	3,567,621	4,559,621
145	487,205	6,820,872	-4,196,128	1,813,872	3,433,872	4,425,872
165	477,652	6,687,123	-4,329,877	1,680,123	3,300,123	4,292,123
185	468,098	6,553,373	-4,463,627	1,546,373	3,166,373	4,158,373
205	458,545	6,419,624	-4,597,376	1,412,624	3,032,624	4,024,624
225	448,991	6,285,875	-4,731,125	1,278,875	2,898,875	3,890,875
275	425,108	5,951,508	-5,065,492	944,508	2,564,508	3,556,508
300	413,166	5,784,318	-5,232,682	777,318	2,397,318	3,389,318
325	401,223	5,617,128	-5,399,872	610,128	2,230,128	3,222,128
350	389,281	5,449,938	-5,567,062	442,938	2,062,938	3,054,938
400	365,398	5,115,571	-5,901,429	108,571	1,728,571	2,720,571
435	348,680	4,881,513	-6,135,487	-125,487	1,494,513	2,486,513

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	633,274	8,059,849	-2,957,151	3,052,849	4,672,849	5,664,849
65	588,229	7,486,550	-3,530,450	2,479,550	4,099,550	5,091,550
85	577,720	7,352,804	-3,664,196	2,345,804	3,965,804	4,957,804
105	567,211	7,219,046	-3,797,954	2,212,046	3,832,046	4,824,046
125	556,702	7,085,300	-3,931,700	2,078,300	3,698,300	4,690,300
145	546,194	6,951,555	-4,065,445	1,944,555	3,564,555	4,556,555
165	535,685	6,817,809	-4,199,191	1,810,809	3,430,809	4,422,809
185	525,175	6,684,051	-4,332,949	1,677,051	3,297,051	4,289,051
205	514,667	6,550,305	-4,466,695	1,543,305	3,163,305	4,155,305
225	504,158	6,416,560	-4,600,440	1,409,560	3,029,560	4,021,560
275	477,886	6,082,190	-4,934,810	1,075,190	2,695,190	3,687,190
300	464,750	5,914,998	-5,102,002	907,998	2,527,998	3,519,998
325	451,614	5,747,819	-5,269,181	740,819	2,360,819	3,352,819
350	438,478	5,580,628	-5,436,372	573,628	2,193,628	3,185,628
400	412,206	5,246,258	-5,770,742	239,258	1,859,258	2,851,258
435	393,816	5,012,200	-6,004,800	5,200	1,625,200	2,617,200

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£65	£225

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	720,012	4,032,066	-6,984,934	-974,934	645,066	1,637,066
65	627,554	3,514,305	-7,502,695	-1,492,695	127,305	1,119,305
85	602,916	3,376,328	-7,640,672	-1,630,672	-10,672	981,328
105	578,278	3,238,356	-7,778,644	-1,768,644	-148,644	843,356
125	553,640	3,100,385	-7,916,615	-1,906,615	-286,615	705,385
145	529,001	2,962,408	-8,054,592	-2,044,592	-424,592	567,408
165	504,364	2,824,436	-8,192,564	-2,182,564	-562,564	429,436
185	479,726	2,686,464	-8,330,536	-2,320,536	-700,536	291,464
205	455,087	2,548,487	-8,468,513	-2,458,513	-838,513	153,487
225	430,449	2,410,516	-8,606,484	-2,596,484	-976,484	15,516
275	368,854	2,065,581	-8,951,419	-2,941,419	-1,321,419	-329,419
300	338,056	1,893,114	-9,123,886	-3,113,886	-1,493,886	-501,886
325	307,258	1,720,647	-9,296,353	-3,286,353	-1,666,353	-674,353
350	276,461	1,548,180	-9,468,820	-3,458,820	-1,838,820	-846,820
400	214,865	1,203,245	-9,813,755	-3,803,755	-2,183,755	-1,191,755
435	171,749	961,792	-10,055,208	-4,045,208	-2,425,208	-1,433,208

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	1,425,839	4,562,685	-6,454,315	-444,315	1,175,685	2,167,685
65	1,241,349	3,972,315	-7,044,685	-1,034,685	585,315	1,577,315
85	1,192,127	3,814,808	-7,202,192	-1,192,192	427,808	1,419,808
105	1,142,906	3,657,300	-7,359,700	-1,349,700	270,300	1,262,300
125	1,093,685	3,499,793	-7,517,207	-1,507,207	112,793	1,104,793
145	1,044,464	3,342,286	-7,674,714	-1,664,714	-44,714	947,286
165	995,244	3,184,781	-7,832,219	-1,822,219	-202,219	789,781
185	946,023	3,027,274	-7,989,726	-1,979,726	-359,726	632,274
205	896,802	2,869,767	-8,147,233	-2,137,233	-517,233	474,767
225	847,581	2,712,259	-8,304,741	-2,294,741	-674,741	317,259
275	724,529	2,318,492	-8,698,508	-2,688,508	-1,068,508	-76,508
300	663,003	2,121,609	-8,895,391	-2,885,391	-1,265,391	-273,391
325	601,477	1,924,725	-9,092,275	-3,082,275	-1,462,275	-470,275
350	539,951	1,727,842	-9,289,158	-3,279,158	-1,659,158	-667,158
400	416,898	1,334,075	-9,682,925	-3,672,925	-2,052,925	-1,060,925
435	330,762	1,058,439	-9,958,561	-3,948,561	-2,328,561	-1,336,561

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	#N/A	£125	£225

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-130,547	-326,368	-11,343,368	-5,333,368	-3,713,368	-2,721,368
65	-435,071	-1,087,678	-12,104,678	-6,094,678	-4,474,678	-3,482,678
85	-529,461	-1,323,654	-12,340,654	-6,330,654	-4,710,654	-3,718,654
105	-623,852	-1,559,629	-12,576,629	-6,566,629	-4,946,629	-3,954,629
125	-718,242	-1,795,605	-12,812,605	-6,802,605	-5,182,605	-4,190,605
145	-812,632	-2,031,581	-13,048,581	-7,038,581	-5,418,581	-4,426,581
165	-907,023	-2,267,557	-13,284,557	-7,274,557	-5,654,557	-4,662,557
185	-1,001,413	-2,503,532	-13,520,532	-7,510,532	-5,890,532	-4,898,532
205	-1,095,804	-2,739,511	-13,756,511	-7,746,511	-6,126,511	-5,134,511
225	-1,190,195	-2,975,486	-13,992,486	-7,982,486	-6,362,486	-5,370,486
275	-1,426,171	-3,565,427	-14,582,427	-8,572,427	-6,952,427	-5,960,427
300	-1,544,158	-3,860,396	-14,877,396	-8,867,396	-7,247,396	-6,255,396
325	-1,662,147	-4,155,367	-15,172,367	-9,162,367	-7,542,367	-6,550,367
350	-1,780,135	-4,450,337	-15,467,337	-9,457,337	-7,837,337	-6,845,337
400	-2,016,111	-5,040,277	-16,057,277	-10,047,277	-8,427,277	-7,435,277
435	-2,181,294	-5,453,235	-16,470,235	-10,460,235	-8,840,235	-7,848,235

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,039,232	-3,039,232	-14,056,232	-8,046,232	-6,426,232	-5,434,232
65	-3,738,527	-3,738,527	-14,755,527	-8,745,527	-7,125,527	-6,133,527
85	-3,969,778	-3,969,778	-14,986,778	-8,976,778	-7,356,778	-6,364,778
105	-4,201,029	-4,201,029	-15,218,029	-9,208,029	-7,588,029	-6,596,029
125	-4,432,280	-4,432,280	-15,449,280	-9,439,280	-7,819,280	-6,827,280
145	-4,663,531	-4,663,531	-15,680,531	-9,670,531	-8,050,531	-7,058,531
165	-4,894,782	-4,894,782	-15,911,782	-9,901,782	-8,281,782	-7,289,782
185	-5,126,034	-5,126,034	-16,143,034	-10,133,034	-8,513,034	-7,521,034
205	-5,357,284	-5,357,284	-16,374,284	-10,364,284	-8,744,284	-7,752,284
225	-5,588,536	-5,588,536	-16,605,536	-10,595,536	-8,975,536	-7,983,536
275	-6,166,663	-6,166,663	-17,183,663	-11,173,663	-9,553,663	-8,561,663
300	-6,455,727	-6,455,727	-17,472,727	-11,462,727	-9,842,727	-8,850,727
325	-6,744,791	-6,744,791	-17,761,791	-11,751,791	-10,131,791	-9,139,791
350	-7,033,854	-7,033,854	-18,050,854	-12,040,854	-10,420,854	-9,428,854
400	-7,611,982	-7,611,982	-18,628,982	-12,618,982	-10,998,982	-10,006,982
435	-8,016,672	-8,016,672	-19,033,672	-13,023,672	-11,403,672	-10,411,672

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Growth: +10%	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	60%
% intermed (SO)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-3,650,903	-1,825,451	-12,842,451	-6,832,451	-5,212,451	-4,220,451
65	-5,081,124	-2,540,562	-13,557,562	-7,547,562	-5,927,562	-4,935,562
85	-5,540,513	-2,770,256	-13,787,256	-7,777,256	-6,157,256	-5,165,256
105	-5,999,901	-2,999,950	-14,016,950	-8,006,950	-6,386,950	-5,394,950
125	-6,459,289	-3,229,645	-14,246,645	-8,236,645	-6,616,645	-5,624,645
145	-6,918,678	-3,459,339	-14,476,339	-8,466,339	-6,846,339	-5,854,339
165	-7,378,067	-3,689,033	-14,706,033	-8,696,033	-7,076,033	-6,084,033
185	-7,837,456	-3,918,728	-14,935,728	-8,925,728	-7,305,728	-6,313,728
205	-8,296,844	-4,148,422	-15,165,422	-9,155,422	-7,535,422	-6,543,422
225	-8,756,232	-4,378,116	-15,395,116	-9,385,116	-7,765,116	-6,773,116
275	-9,904,704	-4,952,352	-15,969,352	-9,959,352	-8,339,352	-7,347,352
300	-10,478,939	-5,239,470	-16,256,470	-10,246,470	-8,626,470	-7,634,470
325	-11,053,175	-5,526,587	-16,543,587	-10,533,587	-8,913,587	-7,921,587
350	-11,627,411	-5,813,705	-16,830,705	-10,820,705	-9,200,705	-8,208,705
400	-12,775,882	-6,387,941	-17,404,941	-11,394,941	-9,774,941	-8,782,941
435	-13,579,812	-6,789,906	-17,806,906	-11,796,906	-10,176,906	-9,184,906

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% LAR : 60% SO) **Growth: -5% Values**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	205	350

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	0	225	350

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	926,254	9,262,539	-1,754,461	4,255,539	5,875,539	6,867,539
65	892,452	8,924,519	-2,092,481	3,917,519	5,537,519	6,529,519
85	886,954	8,869,539	-2,147,461	3,862,539	5,482,539	6,474,539
105	881,455	8,814,549	-2,202,451	3,807,549	5,427,549	6,419,549
125	875,956	8,759,559	-2,257,441	3,752,559	5,372,559	6,364,559
145	870,457	8,704,569	-2,312,431	3,697,569	5,317,569	6,309,569
165	864,958	8,649,579	-2,367,421	3,642,579	5,262,579	6,254,579
185	859,460	8,594,598	-2,422,402	3,587,598	5,207,598	6,199,598
205	853,961	8,539,608	-2,477,392	3,532,608	5,152,608	6,144,608
225	848,462	8,484,618	-2,532,382	3,477,618	5,097,618	6,089,618
275	834,715	8,347,148	-2,669,852	3,340,148	4,960,148	5,952,148
300	827,842	8,278,418	-2,738,582	3,271,418	4,891,418	5,883,418
325	820,968	8,209,678	-2,807,322	3,202,678	4,822,678	5,814,678
350	814,095	8,140,948	-2,876,052	3,133,948	4,753,948	5,745,948
400	800,348	8,003,477	-3,013,523	2,996,477	4,616,477	5,608,477
435	790,725	7,907,247	-3,109,753	2,900,247	4,520,247	5,512,247

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	633,290	8,866,059	-2,150,941	3,859,059	5,479,059	6,471,059
65	591,349	8,278,887	-2,738,113	3,271,887	4,891,887	5,883,887
85	581,796	8,145,137	-2,871,863	3,138,137	4,758,137	5,750,137
105	572,242	8,011,388	-3,005,612	3,004,388	4,624,388	5,616,388
125	562,688	7,877,639	-3,139,361	2,870,639	4,490,639	5,482,639
145	553,135	7,743,889	-3,273,111	2,736,889	4,356,889	5,348,889
165	543,582	7,610,154	-3,406,846	2,603,154	4,223,154	5,215,154
185	534,029	7,476,405	-3,540,595	2,469,405	4,089,405	5,081,405
205	524,475	7,342,655	-3,674,345	2,335,655	3,955,655	4,947,655
225	514,922	7,208,906	-3,808,094	2,201,906	3,821,906	4,813,906
275	491,038	6,874,526	-4,142,474	1,867,526	3,487,526	4,479,526
300	479,096	6,707,349	-4,309,651	1,700,349	3,320,349	4,312,349
325	467,154	6,540,159	-4,476,841	1,533,159	3,153,159	4,145,159
350	455,212	6,372,969	-4,644,031	1,365,969	2,985,969	3,977,969
400	431,329	6,038,603	-4,978,397	1,031,603	2,651,603	3,643,603
435	414,609	5,804,531	-5,212,469	797,531	2,417,531	3,409,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	707,067	8,999,029	-2,017,971	3,992,029	5,612,029	6,604,029
65	660,753	8,409,581	-2,607,419	3,402,581	5,022,581	6,014,581
85	650,243	8,275,823	-2,741,177	3,268,823	4,888,823	5,880,823
105	639,735	8,142,077	-2,874,923	3,135,077	4,755,077	5,747,077
125	629,226	8,008,332	-3,008,668	3,001,332	4,621,332	5,613,332
145	618,717	7,874,586	-3,142,414	2,867,586	4,487,586	5,479,586
165	608,208	7,740,828	-3,276,172	2,733,828	4,353,828	5,345,828
185	597,699	7,607,082	-3,409,918	2,600,082	4,220,082	5,212,082
205	587,191	7,473,337	-3,543,663	2,466,337	4,086,337	5,078,337
225	576,682	7,339,591	-3,677,409	2,332,591	3,952,591	4,944,591
275	550,409	7,005,208	-4,011,792	1,998,208	3,618,208	4,610,208
300	537,274	6,838,030	-4,178,970	1,831,030	3,451,030	4,443,030
325	524,137	6,670,838	-4,346,162	1,663,838	3,283,838	4,275,838
350	511,002	6,503,659	-4,513,341	1,496,659	3,116,659	4,108,659
400	484,729	6,169,276	-4,847,724	1,162,276	2,782,276	3,774,276
435	466,339	5,935,219	-5,081,781	928,219	2,548,219	3,540,219

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	#N/A	£205	£350

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	883,522	4,947,725	-6,069,275	-59,275	1,560,725	2,552,725
65	788,253	4,414,215	-6,602,785	-592,785	1,027,215	2,019,215
85	763,615	4,276,244	-6,740,756	-730,756	889,244	1,881,244
105	738,976	4,138,266	-6,878,734	-868,734	751,266	1,743,266
125	714,338	4,000,295	-7,016,705	-1,006,705	613,295	1,605,295
145	689,701	3,862,323	-7,154,677	-1,144,677	475,323	1,467,323
165	665,062	3,724,346	-7,292,654	-1,282,654	337,346	1,329,346
185	640,424	3,586,375	-7,430,625	-1,420,625	199,375	1,191,375
205	615,785	3,448,397	-7,568,603	-1,558,603	61,397	1,053,397
225	591,147	3,310,426	-7,706,574	-1,696,574	-76,574	915,426
275	529,552	2,965,491	-8,051,509	-2,041,509	-421,509	570,491
300	498,754	2,793,024	-8,223,976	-2,213,976	-593,976	398,024
325	467,957	2,620,557	-8,396,443	-2,386,443	-766,443	225,557
350	437,159	2,448,090	-8,568,910	-2,558,910	-938,910	53,090
400	375,563	2,103,155	-8,913,845	-2,903,845	-1,283,845	-291,845
435	332,447	1,861,702	-9,155,298	-3,145,298	-1,525,298	-533,298

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£225	£350

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,749,892	5,599,654	-5,417,346	592,654	2,212,654	3,204,654
65	1,559,828	4,991,451	-6,025,549	-15,549	1,604,451	2,596,451
85	1,510,607	4,833,944	-6,183,056	-173,056	1,446,944	2,438,944
105	1,461,386	4,676,436	-6,340,564	-330,564	1,289,436	2,281,436
125	1,412,165	4,518,929	-6,498,071	-488,071	1,131,929	2,123,929
145	1,362,945	4,361,425	-6,655,575	-645,575	974,425	1,966,425
165	1,313,724	4,203,917	-6,813,083	-803,083	816,917	1,808,917
185	1,264,503	4,046,410	-6,970,590	-960,590	659,410	1,651,410
205	1,215,282	3,888,902	-7,128,098	-1,118,098	501,902	1,493,902
225	1,166,062	3,731,398	-7,285,602	-1,275,602	344,398	1,336,398
275	1,043,010	3,337,631	-7,679,369	-1,669,369	-49,369	942,631
300	981,484	3,140,748	-7,876,252	-1,866,252	-246,252	745,748
325	919,958	2,943,864	-8,073,136	-2,063,136	-443,136	548,864
350	858,432	2,746,981	-8,270,019	-2,260,019	-640,019	351,981
400	735,379	2,353,214	-8,663,786	-2,653,786	-1,033,786	-41,786
435	649,242	2,077,575	-8,939,425	-2,929,425	-1,309,425	-317,425

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	473,334	1,183,335	-9,833,665	-3,823,665	-2,203,665	-1,211,665
65	163,361	408,402	-10,608,598	-4,598,598	-2,978,598	-1,986,598
85	70,489	176,223	-10,840,777	-4,830,777	-3,210,777	-2,218,777
105	-22,748	-56,870	-11,073,870	-5,063,870	-3,443,870	-2,451,870
125	-117,138	-292,846	-11,309,846	-5,299,846	-3,679,846	-2,687,846
145	-211,530	-528,824	-11,545,824	-5,535,824	-3,915,824	-2,923,824
165	-305,920	-764,800	-11,781,800	-5,771,800	-4,151,800	-3,159,800
185	-400,310	-1,000,776	-12,017,776	-6,007,776	-4,387,776	-3,395,776
205	-494,701	-1,236,751	-12,253,751	-6,243,751	-4,623,751	-3,631,751
225	-589,091	-1,472,727	-12,489,727	-6,479,727	-4,859,727	-3,867,727
275	-825,067	-2,062,668	-13,079,668	-7,069,668	-5,449,668	-4,457,668
300	-943,055	-2,357,637	-13,374,637	-7,364,637	-5,744,637	-4,752,637
325	-1,061,043	-2,652,608	-13,669,608	-7,659,608	-6,039,608	-5,047,608
350	-1,179,031	-2,947,577	-13,964,577	-7,954,577	-6,334,577	-5,342,577
400	-1,415,007	-3,537,518	-14,554,518	-8,544,518	-6,924,518	-5,932,518
435	-1,580,190	-3,950,476	-14,967,476	-8,957,476	-7,337,476	-6,345,476

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,564,324	-1,564,324	-12,581,324	-6,571,324	-4,951,324	-3,959,324
65	-2,288,985	-2,288,985	-13,305,985	-7,295,985	-5,675,985	-4,683,985
85	-2,520,236	-2,520,236	-13,537,236	-7,527,236	-5,907,236	-4,915,236
105	-2,751,487	-2,751,487	-13,768,487	-7,758,487	-6,138,487	-5,146,487
125	-2,982,738	-2,982,738	-13,999,738	-7,989,738	-6,369,738	-5,377,738
145	-3,213,989	-3,213,989	-14,230,989	-8,220,989	-6,600,989	-5,608,989
165	-3,445,241	-3,445,241	-14,462,241	-8,452,241	-6,832,241	-5,840,241
185	-3,676,491	-3,676,491	-14,693,491	-8,683,491	-7,063,491	-6,071,491
205	-3,907,743	-3,907,743	-14,924,743	-8,914,743	-7,294,743	-6,302,743
225	-4,138,993	-4,138,993	-15,155,993	-9,145,993	-7,525,993	-6,533,993
275	-4,717,121	-4,717,121	-15,734,121	-9,724,121	-8,104,121	-7,112,121
300	-5,006,185	-5,006,185	-16,023,185	-10,013,185	-8,393,185	-7,401,185
325	-5,295,248	-5,295,248	-16,312,248	-10,302,248	-8,682,248	-7,690,248
350	-5,584,313	-5,584,313	-16,601,313	-10,591,313	-8,971,313	-7,979,313
400	-6,162,440	-6,162,440	-17,179,440	-11,169,440	-9,549,440	-8,557,440
435	-6,567,130	-6,567,130	-17,584,130	-11,574,130	-9,954,130	-8,962,130

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (LAR)	40%
% intermed (SO)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-855,351	-427,675	-11,444,675	-5,434,675	-3,814,675	-2,822,675
65	-2,333,652	-1,166,826	-12,183,826	-6,173,826	-4,553,826	-3,561,826
85	-2,793,042	-1,396,521	-12,413,521	-6,403,521	-4,783,521	-3,791,521
105	-3,252,430	-1,626,215	-12,643,215	-6,633,215	-5,013,215	-4,021,215
125	-3,711,819	-1,855,909	-12,872,909	-6,862,909	-5,242,909	-4,250,909
145	-4,171,207	-2,085,604	-13,102,604	-7,092,604	-5,472,604	-4,480,604
165	-4,630,595	-2,315,298	-13,332,298	-7,322,298	-5,702,298	-4,710,298
185	-5,089,984	-2,544,992	-13,561,992	-7,551,992	-5,931,992	-4,939,992
205	-5,549,373	-2,774,686	-13,791,686	-7,781,686	-6,161,686	-5,169,686
225	-6,008,762	-3,004,381	-14,021,381	-8,011,381	-6,391,381	-5,399,381
275	-7,157,232	-3,578,616	-14,595,616	-8,585,616	-6,965,616	-5,973,616
300	-7,731,468	-3,865,734	-14,882,734	-8,872,734	-7,252,734	-6,260,734
325	-8,305,704	-4,152,852	-15,169,852	-9,159,852	-7,539,852	-6,547,852
350	-8,879,939	-4,439,970	-15,456,970	-9,446,970	-7,826,970	-6,834,970
400	-10,028,411	-5,014,205	-16,031,205	-10,021,205	-8,401,205	-7,409,205
435	-10,832,342	-5,416,171	-16,433,171	-10,423,171	-8,803,171	-7,811,171

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (60% SR : 40% SO) **Growth: Values -5%**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	145

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	0	165

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	1
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	653,463	6,534,629	-4,482,371	1,527,629	3,147,629	4,139,629
65	624,353	6,243,529	-4,773,471	1,236,529	2,856,529	3,848,529
85	618,855	6,188,549	-4,828,451	1,181,549	2,801,549	3,793,549
105	613,356	6,133,559	-4,883,441	1,126,559	2,746,559	3,738,559
125	607,857	6,078,569	-4,938,431	1,071,569	2,691,569	3,683,569
145	602,358	6,023,579	-4,993,421	1,016,579	2,636,579	3,628,579
165	596,859	5,968,589	-5,048,411	961,589	2,581,589	3,573,589
185	591,361	5,913,609	-5,103,391	906,609	2,526,609	3,518,609
205	585,862	5,858,619	-5,158,381	851,619	2,471,619	3,463,619
225	580,363	5,803,629	-5,213,371	796,629	2,416,629	3,408,629
275	566,616	5,666,158	-5,350,842	659,158	2,279,158	3,271,158
300	559,742	5,597,418	-5,419,582	590,418	2,210,418	3,202,418
325	552,869	5,528,688	-5,488,312	521,688	2,141,688	3,133,688
350	545,995	5,459,948	-5,557,052	452,948	2,072,948	3,064,948
400	532,248	5,322,478	-5,694,522	315,478	1,935,478	2,927,478
435	522,626	5,226,257	-5,790,743	219,257	1,839,257	2,831,257

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	2
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£145

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	254,139	3,557,943	-7,459,057	-1,449,057	170,943	1,162,943
65	218,719	3,062,063	-7,954,937	-1,944,937	-324,937	667,063
85	209,165	2,928,313	-8,088,687	-2,078,687	-458,687	533,313
105	199,612	2,794,564	-8,222,436	-2,212,436	-592,436	399,564
125	190,058	2,660,815	-8,356,185	-2,346,185	-726,185	265,815
145	180,505	2,527,065	-8,489,935	-2,479,935	-859,935	132,065
165	170,951	2,393,316	-8,623,684	-2,613,684	-993,684	-1,684
185	161,398	2,259,567	-8,757,433	-2,747,433	-1,127,433	-135,433
205	151,844	2,125,817	-8,891,183	-2,881,183	-1,261,183	-269,183
225	142,291	1,992,068	-9,024,932	-3,014,932	-1,394,932	-402,932
275	118,407	1,657,701	-9,359,299	-3,349,299	-1,729,299	-737,299
300	106,465	1,490,511	-9,526,489	-3,516,489	-1,896,489	-904,489
325	94,523	1,323,321	-9,693,679	-3,683,679	-2,063,679	-1,071,679
350	82,582	1,156,145	-9,860,855	-3,850,855	-2,230,855	-1,238,855
400	58,697	821,765	-10,195,235	-4,185,235	-2,565,235	-1,573,235
435	41,979	587,707	-10,429,293	-4,419,293	-2,799,293	-1,807,293

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	3
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	**BLV2**	**BLV3**	**BLV4**
#N/A	#N/A	£0	£165

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	290,000	3,690,908	-7,326,092	-1,316,092	303,908	1,295,908
65	250,859	3,192,747	-7,824,253	-1,814,253	-194,253	797,747
85	240,350	3,059,001	-7,957,999	-1,947,999	-327,999	664,001
105	229,841	2,925,243	-8,091,757	-2,081,757	-461,757	530,243
125	219,332	2,791,497	-8,225,503	-2,215,503	-595,503	396,497
145	208,823	2,657,752	-8,359,248	-2,349,248	-729,248	262,752
165	198,315	2,524,006	-8,492,994	-2,482,994	-862,994	129,006
185	187,805	2,390,248	-8,626,752	-2,616,752	-996,752	-4,752
205	177,297	2,256,502	-8,760,498	-2,750,498	-1,130,498	-138,498
225	166,788	2,122,757	-8,894,243	-2,884,243	-1,264,243	-272,243
275	140,516	1,788,387	-9,228,613	-3,218,613	-1,598,613	-606,613
300	127,380	1,621,195	-9,395,805	-3,385,805	-1,765,805	-773,805
325	114,244	1,454,016	-9,562,984	-3,552,984	-1,932,984	-940,984
350	101,108	1,286,825	-9,730,175	-3,720,175	-2,100,175	-1,108,175
400	74,836	952,455	-10,064,545	-4,054,545	-2,434,545	-1,442,545
435	56,445	718,397	-10,298,603	-4,288,603	-2,668,603	-1,676,603

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,284	-231,191	-11,248,191	-5,238,191	-3,618,191	-2,626,191
65	-121,958	-682,963	-11,699,963	-5,689,963	-4,069,963	-3,077,963
85	-146,999	-823,193	-11,840,193	-5,830,193	-4,210,193	-3,218,193
105	-172,040	-963,424	-11,980,424	-5,970,424	-4,350,424	-3,358,424
125	-197,081	-1,103,654	-12,120,654	-6,110,654	-4,490,654	-3,498,654
145	-222,122	-1,243,884	-12,260,884	-6,250,884	-4,630,884	-3,638,884
165	-247,163	-1,384,115	-12,401,115	-6,391,115	-4,771,115	-3,779,115
185	-272,205	-1,524,345	-12,541,345	-6,531,345	-4,911,345	-3,919,345
205	-297,246	-1,664,576	-12,681,576	-6,671,576	-5,051,576	-4,059,576
225	-322,287	-1,804,806	-12,821,806	-6,811,806	-5,191,806	-4,199,806
275	-384,889	-2,155,379	-13,172,379	-7,162,379	-5,542,379	-4,550,379
300	-416,190	-2,330,666	-13,347,666	-7,337,666	-5,717,666	-4,725,666
325	-447,491	-2,505,952	-13,522,952	-7,512,952	-5,892,952	-4,900,952
350	-478,794	-2,681,244	-13,698,244	-7,688,244	-6,068,244	-5,076,244
400	-541,396	-3,031,818	-14,048,818	-8,038,818	-6,418,818	-5,426,818
435	-585,218	-3,277,222	-14,294,222	-8,284,222	-6,664,222	-5,672,222

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,953	-265,450	-11,282,450	-5,272,450	-3,652,450	-2,660,450
65	-244,110	-781,152	-11,798,152	-5,788,152	-4,168,152	-3,176,152
85	-294,136	-941,234	-11,958,234	-5,948,234	-4,328,234	-3,336,234
105	-344,161	-1,101,317	-12,118,317	-6,108,317	-4,488,317	-3,496,317
125	-394,188	-1,261,403	-12,278,403	-6,268,403	-4,648,403	-3,656,403
145	-444,214	-1,421,485	-12,438,485	-6,428,485	-4,808,485	-3,816,485
165	-494,240	-1,581,568	-12,598,568	-6,588,568	-4,968,568	-3,976,568
185	-544,266	-1,741,650	-12,758,650	-6,748,650	-5,128,650	-4,136,650
205	-594,292	-1,901,733	-12,918,733	-6,908,733	-5,288,733	-4,296,733
225	-644,317	-2,061,816	-13,078,816	-7,068,816	-5,448,816	-4,456,816
275	-769,382	-2,462,022	-13,479,022	-7,469,022	-5,849,022	-4,857,022
300	-831,914	-2,662,124	-13,679,124	-7,669,124	-6,049,124	-5,057,124
325	-894,446	-2,862,229	-13,879,229	-7,869,229	-6,249,229	-5,257,229
350	-956,979	-3,062,334	-14,079,334	-8,069,334	-6,449,334	-5,457,334
400	-1,082,044	-3,462,540	-14,479,540	-8,469,540	-6,849,540	-5,857,540
435	-1,169,588	-3,742,683	-14,759,683	-8,749,683	-7,129,683	-6,137,683

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,975,740	-7,439,349	-18,456,349	-12,446,349	-10,826,349	-9,834,349
65	-3,231,329	-8,078,322	-19,095,322	-13,085,322	-11,465,322	-10,473,322
85	-3,325,719	-8,314,298	-19,331,298	-13,321,298	-11,701,298	-10,709,298
105	-3,420,110	-8,550,274	-19,567,274	-13,557,274	-11,937,274	-10,945,274
125	-3,514,500	-8,786,250	-19,803,250	-13,793,250	-12,173,250	-11,181,250
145	-3,608,890	-9,022,225	-20,039,225	-14,029,225	-12,409,225	-11,417,225
165	-3,703,281	-9,258,204	-20,275,204	-14,265,204	-12,645,204	-11,653,204
185	-3,797,672	-9,494,179	-20,511,179	-14,501,179	-12,881,179	-11,889,179
205	-3,892,062	-9,730,155	-20,747,155	-14,737,155	-13,117,155	-12,125,155
225	-3,986,452	-9,966,131	-20,983,131	-14,973,131	-13,353,131	-12,361,131
275	-4,222,429	-10,556,071	-21,573,071	-15,563,071	-13,943,071	-12,951,071
300	-4,340,416	-10,851,040	-21,868,040	-15,858,040	-14,238,040	-13,246,040
325	-4,458,405	-11,146,012	-22,163,012	-16,153,012	-14,533,012	-13,541,012
350	-4,576,392	-11,440,981	-22,457,981	-16,447,981	-14,827,981	-13,835,981
400	-4,812,369	-12,030,922	-23,047,922	-17,037,922	-15,417,922	-14,425,922
435	-4,977,552	-12,443,880	-23,460,880	-17,450,880	-15,830,880	-14,838,880

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	7
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,900,326	-9,900,326	-20,917,326	-14,907,326	-13,287,326	-12,295,326
65	-10,481,616	-10,481,616	-21,498,616	-15,488,616	-13,868,616	-12,876,616
85	-10,712,868	-10,712,868	-21,729,868	-15,719,868	-14,099,868	-13,107,868
105	-10,944,118	-10,944,118	-21,961,118	-15,951,118	-14,331,118	-13,339,118
125	-11,175,370	-11,175,370	-22,192,370	-16,182,370	-14,562,370	-13,570,370
145	-11,406,620	-11,406,620	-22,423,620	-16,413,620	-14,793,620	-13,801,620
165	-11,637,872	-11,637,872	-22,654,872	-16,644,872	-15,024,872	-14,032,872
185	-11,869,123	-11,869,123	-22,886,123	-16,876,123	-15,256,123	-14,264,123
205	-12,100,373	-12,100,373	-23,117,373	-17,107,373	-15,487,373	-14,495,373
225	-12,331,625	-12,331,625	-23,348,625	-17,338,625	-15,718,625	-14,726,625
275	-12,909,753	-12,909,753	-23,926,753	-17,916,753	-16,296,753	-15,304,753
300	-13,198,816	-13,198,816	-24,215,816	-18,205,816	-16,585,816	-15,593,816
325	-13,487,880	-13,487,880	-24,504,880	-18,494,880	-16,874,880	-15,882,880
350	-13,776,944	-13,776,944	-24,793,944	-18,783,944	-17,163,944	-16,171,944
400	-14,355,071	-14,355,071	-25,372,071	-19,362,071	-17,742,071	-16,750,071
435	-14,759,761	-14,759,761	-25,776,761	-19,766,761	-18,146,761	-17,154,761

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	60%
% Shared ownership	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,655,462	-8,327,731	-19,344,731	-13,334,731	-11,714,731	-10,722,731
65	-17,862,017	-8,931,009	-19,948,009	-13,938,009	-12,318,009	-11,326,009
85	-18,321,406	-9,160,703	-20,177,703	-14,167,703	-12,547,703	-11,555,703
105	-18,780,794	-9,390,397	-20,407,397	-14,397,397	-12,777,397	-11,785,397
125	-19,240,183	-9,620,092	-20,637,092	-14,627,092	-13,007,092	-12,015,092
145	-19,699,571	-9,849,786	-20,866,786	-14,856,786	-13,236,786	-12,244,786
165	-20,158,960	-10,079,480	-21,096,480	-15,086,480	-13,466,480	-12,474,480
185	-20,618,349	-10,309,174	-21,326,174	-15,316,174	-13,696,174	-12,704,174
205	-21,077,737	-10,538,868	-21,555,868	-15,545,868	-13,925,868	-12,933,868
225	-21,537,126	-10,768,563	-21,785,563	-15,775,563	-14,155,563	-13,163,563
275	-22,685,597	-11,342,799	-22,359,799	-16,349,799	-14,729,799	-13,737,799
300	-23,259,833	-11,629,917	-22,646,917	-16,636,917	-15,016,917	-14,024,917
325	-23,834,069	-11,917,034	-22,934,034	-16,924,034	-15,304,034	-14,312,034
350	-24,408,305	-12,204,152	-23,221,152	-17,211,152	-15,591,152	-14,599,152
400	-25,556,776	-12,778,388	-23,795,388	-17,785,388	-16,165,388	-15,173,388
435	-26,360,706	-13,180,353	-24,197,353	-18,187,353	-16,567,353	-15,575,353

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% SR : 60% SO) **Growth: Values -5%**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	435	435	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	125	350	435

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	145	350	435

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	776,570	7,765,703	-3,251,297	2,758,703	4,378,703	5,370,703
65	745,344	7,453,435	-3,563,565	2,446,435	4,066,435	5,058,435
85	739,845	7,398,445	-3,618,555	2,391,445	4,011,445	5,003,445
105	734,345	7,343,455	-3,673,545	2,336,455	3,956,455	4,948,455
125	728,846	7,288,465	-3,728,535	2,281,465	3,901,465	4,893,465
145	723,348	7,233,485	-3,783,515	2,226,485	3,846,485	4,838,485
165	717,849	7,178,495	-3,838,505	2,171,495	3,791,495	4,783,495
185	712,350	7,123,504	-3,893,496	2,116,504	3,736,504	4,728,504
205	706,851	7,068,514	-3,948,486	2,061,514	3,681,514	4,673,514
225	701,352	7,013,524	-4,003,476	2,006,524	3,626,524	4,618,524
275	687,605	6,876,054	-4,140,946	1,869,054	3,489,054	4,481,054
300	680,732	6,807,324	-4,209,676	1,800,324	3,420,324	4,412,324
325	673,858	6,738,584	-4,278,416	1,731,584	3,351,584	4,343,584
350	666,985	6,669,854	-4,347,146	1,662,854	3,282,854	4,274,854
400	653,238	6,532,383	-4,484,617	1,525,383	3,145,383	4,137,383
435	643,615	6,436,153	-4,580,847	1,429,153	3,049,153	4,041,153

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£350	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	425,246	5,953,440	-5,063,560	946,440	2,566,440	3,558,440
65	386,883	5,416,363	-5,600,637	409,363	2,029,363	3,021,363
85	377,330	5,282,614	-5,734,386	275,614	1,895,614	2,887,614
105	367,776	5,148,864	-5,868,136	141,864	1,761,864	2,753,864
125	358,222	5,015,115	-6,001,885	8,115	1,628,115	2,620,115
145	348,669	4,881,366	-6,135,634	-125,634	1,494,366	2,486,366
165	339,115	4,747,616	-6,269,384	-259,384	1,360,616	2,352,616
185	329,562	4,613,867	-6,403,133	-393,133	1,226,867	2,218,867
205	320,008	4,480,118	-6,536,882	-526,882	1,093,118	2,085,118
225	310,455	4,346,368	-6,670,632	-660,632	959,368	1,951,368
275	286,571	4,011,988	-7,005,012	-995,012	624,988	1,616,988
300	274,629	3,844,812	-7,172,188	-1,162,188	457,812	1,449,812
325	262,687	3,677,621	-7,339,379	-1,329,379	290,621	1,282,621
350	250,745	3,510,431	-7,506,569	-1,496,569	123,431	1,115,431
400	226,862	3,176,065	-7,840,935	-1,830,935	-210,935	781,065
435	210,143	2,942,007	-8,074,993	-2,064,993	-444,993	547,007

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£145	£350	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	478,218	6,086,410	-4,930,590	1,079,410	2,699,410	3,691,410
65	435,839	5,547,046	-5,469,954	540,046	2,160,046	3,152,046
85	425,330	5,413,287	-5,603,713	406,287	2,026,287	3,018,287
105	414,821	5,279,542	-5,737,458	272,542	1,892,542	2,884,542
125	404,313	5,145,796	-5,871,204	138,796	1,758,796	2,750,796
145	393,804	5,012,051	-6,004,949	5,051	1,625,051	2,617,051
165	383,294	4,878,293	-6,138,707	-128,707	1,491,293	2,483,293
185	372,786	4,744,547	-6,272,453	-262,453	1,357,547	2,349,547
205	362,277	4,610,802	-6,406,198	-396,198	1,223,802	2,215,802
225	351,769	4,477,056	-6,539,944	-529,944	1,090,056	2,082,056
275	325,496	4,142,673	-6,874,327	-864,327	755,673	1,747,673
300	312,360	3,975,494	-7,041,506	-1,031,506	588,494	1,580,494
325	299,224	3,808,303	-7,208,697	-1,198,697	421,303	1,413,303
350	286,088	3,641,124	-7,375,876	-1,365,876	254,124	1,246,124
400	259,815	3,306,741	-7,710,259	-1,700,259	-80,259	911,741
435	241,425	3,072,683	-7,944,317	-1,934,317	-314,317	677,683

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	376,435	2,108,036	-8,908,964	-2,898,964	-1,278,964	-286,964
65	289,886	1,623,362	-9,393,638	-3,383,638	-1,763,638	-771,638
85	265,248	1,485,391	-9,531,609	-3,521,609	-1,901,609	-909,609
105	240,611	1,347,419	-9,669,581	-3,659,581	-2,039,581	-1,047,581
125	215,972	1,209,442	-9,807,558	-3,797,558	-2,177,558	-1,185,558
145	191,334	1,071,470	-9,945,530	-3,935,530	-2,315,530	-1,323,530
165	166,696	933,499	-10,083,501	-4,073,501	-2,453,501	-1,461,501
185	142,057	795,522	-10,221,478	-4,211,478	-2,591,478	-1,599,478
205	117,420	657,550	-10,359,450	-4,349,450	-2,729,450	-1,737,450
225	92,782	519,578	-10,497,422	-4,487,422	-2,867,422	-1,875,422
275	31,186	174,644	-10,842,356	-4,832,356	-3,212,356	-2,220,356
300	389	2,177	-11,014,823	-5,004,823	-3,384,823	-2,392,823
325	-30,907	-173,077	-11,190,077	-5,180,077	-3,560,077	-2,568,077
350	-62,208	-348,364	-11,365,364	-5,355,364	-3,735,364	-2,743,364
400	-124,811	-698,943	-11,715,943	-5,705,943	-4,085,943	-3,093,943
435	-168,632	-944,342	-11,961,342	-5,951,342	-4,331,342	-3,339,342

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	744,922	2,383,749	-8,633,251	-2,623,251	-1,003,251	-11,251
65	572,142	1,830,854	-9,186,146	-3,176,146	-1,556,146	-564,146
85	522,921	1,673,346	-9,343,654	-3,333,654	-1,713,654	-721,654
105	473,700	1,515,839	-9,501,161	-3,491,161	-1,871,161	-879,161
125	424,479	1,358,331	-9,658,669	-3,648,669	-2,028,669	-1,036,669
145	375,258	1,200,827	-9,816,173	-3,806,173	-2,186,173	-1,194,173
165	326,037	1,043,320	-9,973,680	-3,963,680	-2,343,680	-1,351,680
185	276,816	885,812	-10,131,188	-4,121,188	-2,501,188	-1,509,188
205	227,595	728,305	-10,288,695	-4,278,695	-2,658,695	-1,666,695
225	178,375	570,801	-10,446,199	-4,436,199	-2,816,199	-1,824,199
275	55,323	177,034	-10,839,966	-4,829,966	-3,209,966	-2,217,966
300	-6,305	-20,176	-11,037,176	-5,027,176	-3,407,176	-2,415,176
325	-68,838	-220,281	-11,237,281	-5,227,281	-3,607,281	-2,615,281
350	-131,369	-420,382	-11,437,382	-5,427,382	-3,807,382	-2,815,382
400	-256,434	-820,589	-11,837,589	-5,827,589	-4,207,589	-3,215,589
435	-343,980	-1,100,735	-12,117,735	-6,107,735	-4,487,735	-3,495,735

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,415,719	-3,539,298	-14,556,298	-8,546,298	-6,926,298	-5,934,298
65	-1,698,139	-4,245,348	-15,262,348	-9,252,348	-7,632,348	-6,640,348
85	-1,792,530	-4,481,326	-15,498,326	-9,488,326	-7,868,326	-6,876,326
105	-1,886,921	-4,717,302	-15,734,302	-9,724,302	-8,104,302	-7,112,302
125	-1,981,311	-4,953,277	-15,970,277	-9,960,277	-8,340,277	-7,348,277
145	-2,075,701	-5,189,253	-16,206,253	-10,196,253	-8,576,253	-7,584,253
165	-2,170,092	-5,425,229	-16,442,229	-10,432,229	-8,812,229	-7,820,229
185	-2,264,482	-5,661,205	-16,678,205	-10,668,205	-9,048,205	-8,056,205
205	-2,358,872	-5,897,180	-16,914,180	-10,904,180	-9,284,180	-8,292,180
225	-2,453,263	-6,133,158	-17,150,158	-11,140,158	-9,520,158	-8,528,158
275	-2,689,239	-6,723,097	-17,740,097	-11,730,097	-10,110,097	-9,118,097
300	-2,807,227	-7,018,068	-18,035,068	-12,025,068	-10,405,068	-9,413,068
325	-2,925,215	-7,313,037	-18,330,037	-12,320,037	-10,700,037	-9,708,037
350	-3,043,203	-7,608,009	-18,625,009	-12,615,009	-10,995,009	-10,003,009
400	-3,279,180	-8,197,949	-19,214,949	-13,204,949	-11,584,949	-10,592,949
435	-3,444,363	-8,610,907	-19,627,907	-13,617,907	-11,997,907	-11,005,907

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,138,386	-6,138,386	-17,155,386	-11,145,386	-9,525,386	-8,533,386
65	-6,784,377	-6,784,377	-17,801,377	-11,791,377	-10,171,377	-9,179,377
85	-7,015,629	-7,015,629	-18,032,629	-12,022,629	-10,402,629	-9,410,629
105	-7,246,880	-7,246,880	-18,263,880	-12,253,880	-10,633,880	-9,641,880
125	-7,478,131	-7,478,131	-18,495,131	-12,485,131	-10,865,131	-9,873,131
145	-7,709,382	-7,709,382	-18,726,382	-12,716,382	-11,096,382	-10,104,382
165	-7,940,633	-7,940,633	-18,957,633	-12,947,633	-11,327,633	-10,335,633
185	-8,171,884	-8,171,884	-19,188,884	-13,178,884	-11,558,884	-10,566,884
205	-8,403,135	-8,403,135	-19,420,135	-13,410,135	-11,790,135	-10,798,135
225	-8,634,386	-8,634,386	-19,651,386	-13,641,386	-12,021,386	-11,029,386
275	-9,212,514	-9,212,514	-20,229,514	-14,219,514	-12,599,514	-11,607,514
300	-9,501,578	-9,501,578	-20,518,578	-14,508,578	-12,888,578	-11,896,578
325	-9,790,641	-9,790,641	-20,807,641	-14,797,641	-13,177,641	-12,185,641
350	-10,079,706	-10,079,706	-21,096,706	-15,086,706	-13,466,706	-12,474,706
400	-10,657,833	-10,657,833	-21,674,833	-15,664,833	-14,044,833	-13,052,833
435	-11,062,522	-11,062,522	-22,079,522	-16,069,522	-14,449,522	-13,457,522

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% Social rent	40%
% Shared ownership	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Private values	£6728 psm

Eastern CIL Zone

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,525,057	-4,762,529	-15,779,529	-9,769,529	-8,149,529	-7,157,529
65	-10,854,248	-5,427,124	-16,444,124	-10,434,124	-8,814,124	-7,822,124
85	-11,313,637	-5,656,819	-16,673,819	-10,663,819	-9,043,819	-8,051,819
105	-11,773,026	-5,886,513	-16,903,513	-10,893,513	-9,273,513	-8,281,513
125	-12,232,414	-6,116,207	-17,133,207	-11,123,207	-9,503,207	-8,511,207
145	-12,691,803	-6,345,901	-17,362,901	-11,352,901	-9,732,901	-8,740,901
165	-13,151,191	-6,575,596	-17,592,596	-11,582,596	-9,962,596	-8,970,596
185	-13,610,579	-6,805,290	-17,822,290	-11,812,290	-10,192,290	-9,200,290
205	-14,069,968	-7,034,984	-18,051,984	-12,041,984	-10,421,984	-9,429,984
225	-14,529,357	-7,264,678	-18,281,678	-12,271,678	-10,651,678	-9,659,678
275	-15,677,828	-7,838,914	-18,855,914	-12,845,914	-11,225,914	-10,233,914
300	-16,252,064	-8,126,032	-19,143,032	-13,133,032	-11,513,032	-10,521,032
325	-16,826,300	-8,413,150	-19,430,150	-13,420,150	-11,800,150	-10,808,150
350	-17,400,535	-8,700,268	-19,717,268	-13,707,268	-12,087,268	-11,095,268
400	-18,549,007	-9,274,503	-20,291,503	-14,281,503	-12,661,503	-11,669,503
435	-19,352,937	-9,676,468	-20,693,468	-14,683,468	-13,063,468	-12,071,468

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (60% SR : 40% DMR @ LLR) **Grow: -5% Sales**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	205	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% S	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£205	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	407,249	4,072,492	-6,944,508	-934,508	685,492	1,677,492
65	382,374	3,823,738	-7,193,262	-1,183,262	436,738	1,428,738
85	376,875	3,768,748	-7,248,252	-1,238,252	381,748	1,373,748
105	371,376	3,713,758	-7,303,242	-1,293,242	326,758	1,318,758
125	365,877	3,658,768	-7,358,232	-1,348,232	271,768	1,263,768
145	360,378	3,603,778	-7,413,222	-1,403,222	216,778	1,208,778
165	354,880	3,548,797	-7,468,203	-1,458,203	161,797	1,153,797
185	349,381	3,493,807	-7,523,193	-1,513,193	106,807	1,098,807
205	343,882	3,438,817	-7,578,183	-1,568,183	51,817	1,043,817
225	338,383	3,383,827	-7,633,173	-1,623,173	-3,173	988,827
275	324,636	3,246,357	-7,770,643	-1,760,643	-140,643	851,357
300	317,763	3,177,627	-7,839,373	-1,829,373	-209,373	782,627
325	310,889	3,108,887	-7,908,113	-1,898,113	-278,113	713,887
350	304,016	3,040,156	-7,976,844	-1,966,844	-346,844	645,156
400	290,269	2,902,686	-8,114,314	-2,104,314	-484,314	507,686
435	280,646	2,806,456	-8,210,544	-2,200,544	-580,544	411,456

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,516	-1,253,218	-12,270,218	-6,260,218	-4,640,218	-3,648,218
65	-119,533	-1,673,458	-12,690,458	-6,680,458	-5,060,458	-4,068,458
85	-129,242	-1,809,386	-12,826,386	-6,816,386	-5,196,386	-4,204,386
105	-138,952	-1,945,329	-12,962,329	-6,952,329	-5,332,329	-4,340,329
125	-148,661	-2,081,257	-13,098,257	-7,088,257	-5,468,257	-4,476,257
145	-158,371	-2,217,200	-13,234,200	-7,224,200	-5,604,200	-4,612,200
165	-168,082	-2,353,142	-13,370,142	-7,360,142	-5,740,142	-4,748,142
185	-177,791	-2,489,071	-13,506,071	-7,496,071	-5,876,071	-4,884,071
205	-187,501	-2,625,013	-13,642,013	-7,632,013	-6,012,013	-5,020,013
225	-197,210	-2,760,941	-13,777,941	-7,767,941	-6,147,941	-5,155,941
275	-221,485	-3,100,784	-14,117,784	-8,107,784	-6,487,784	-5,495,784
300	-233,622	-3,270,712	-14,287,712	-8,277,712	-6,657,712	-5,665,712
325	-245,759	-3,440,626	-14,457,626	-8,447,626	-6,827,626	-5,835,626
350	-257,897	-3,610,554	-14,627,554	-8,617,554	-6,997,554	-6,005,554
400	-282,170	-3,950,382	-14,967,382	-8,957,382	-7,337,382	-6,345,382
435	-299,163	-4,188,281	-15,205,281	-9,195,281	-7,575,281	-6,583,281

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% S	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-87,848	-1,118,063	-12,135,063	-6,125,063	-4,505,063	-3,513,063
65	-121,050	-1,540,632	-12,557,632	-6,547,632	-4,927,632	-3,935,632
85	-131,731	-1,676,572	-12,693,572	-6,683,572	-5,063,572	-4,071,572
105	-142,411	-1,812,499	-12,829,499	-6,819,499	-5,199,499	-4,207,499
125	-153,092	-1,948,439	-12,965,439	-6,955,439	-5,335,439	-4,343,439
145	-163,773	-2,084,379	-13,101,379	-7,091,379	-5,471,379	-4,479,379
165	-174,454	-2,220,319	-13,237,319	-7,227,319	-5,607,319	-4,615,319
185	-185,134	-2,356,246	-13,373,246	-7,363,246	-5,743,246	-4,751,246
205	-195,815	-2,492,186	-13,509,186	-7,499,186	-5,879,186	-4,887,186
225	-206,496	-2,628,126	-13,645,126	-7,635,126	-6,015,126	-5,023,126
275	-233,198	-2,967,969	-13,984,969	-7,974,969	-6,354,969	-5,362,969
300	-246,549	-3,137,891	-14,154,891	-8,144,891	-6,524,891	-5,532,891
325	-259,899	-3,307,800	-14,324,800	-8,314,800	-6,694,800	-5,702,800
350	-273,250	-3,477,722	-14,494,722	-8,484,722	-6,864,722	-5,872,722
400	-299,952	-3,817,565	-14,834,565	-8,824,565	-7,204,565	-6,212,565
435	-318,643	-4,055,450	-15,072,450	-9,062,450	-7,442,450	-6,450,450

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-889,035	-4,978,596	-15,995,596	-9,985,596	-8,365,596	-7,373,596
65	-955,128	-5,348,718	-16,365,718	-10,355,718	-8,735,718	-7,743,718
85	-980,169	-5,488,949	-16,505,949	-10,495,949	-8,875,949	-7,883,949
105	-1,005,210	-5,629,174	-16,646,174	-10,636,174	-9,016,174	-8,024,174
125	-1,030,251	-5,769,404	-16,786,404	-10,776,404	-9,156,404	-8,164,404
145	-1,055,292	-5,909,634	-16,926,634	-10,916,634	-9,296,634	-8,304,634
165	-1,080,333	-6,049,865	-17,066,865	-11,056,865	-9,436,865	-8,444,865
185	-1,105,374	-6,190,095	-17,207,095	-11,197,095	-9,577,095	-8,585,095
205	-1,130,415	-6,330,326	-17,347,326	-11,337,326	-9,717,326	-8,725,326
225	-1,155,456	-6,470,556	-17,487,556	-11,477,556	-9,857,556	-8,865,556
275	-1,218,060	-6,821,135	-17,838,135	-11,828,135	-10,208,135	-9,216,135
300	-1,249,361	-6,996,421	-18,013,421	-12,003,421	-10,383,421	-9,391,421
325	-1,280,662	-7,171,708	-18,188,708	-12,178,708	-10,558,708	-9,566,708
350	-1,311,963	-7,346,994	-18,363,994	-12,353,994	-10,733,994	-9,741,994
400	-1,374,567	-7,697,573	-18,714,573	-12,704,573	-11,084,573	-10,092,573
435	-1,418,388	-7,942,972	-18,959,972	-12,949,972	-11,329,972	-10,337,972

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% S	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,763,067	-5,641,816	-16,658,816	-10,648,816	-9,028,816	-8,036,816
65	-1,895,328	-6,065,051	-17,082,051	-11,072,051	-9,452,051	-8,460,051
85	-1,945,354	-6,225,134	-17,242,134	-11,232,134	-9,612,134	-8,620,134
105	-1,995,380	-6,385,216	-17,402,216	-11,392,216	-9,772,216	-8,780,216
125	-2,045,406	-6,545,299	-17,562,299	-11,552,299	-9,932,299	-8,940,299
145	-2,095,432	-6,705,381	-17,722,381	-11,712,381	-10,092,381	-9,100,381
165	-2,145,458	-6,865,464	-17,882,464	-11,872,464	-10,252,464	-9,260,464
185	-2,195,483	-7,025,547	-18,042,547	-12,032,547	-10,412,547	-9,420,547
205	-2,245,510	-7,185,632	-18,202,632	-12,192,632	-10,572,632	-9,580,632
225	-2,295,536	-7,345,715	-18,362,715	-12,352,715	-10,732,715	-9,740,715
275	-2,420,600	-7,745,922	-18,762,922	-12,752,922	-11,132,922	-10,140,922
300	-2,483,132	-7,946,023	-18,963,023	-12,953,023	-11,333,023	-10,341,023
325	-2,545,665	-8,146,128	-19,163,128	-13,153,128	-11,533,128	-10,541,128
350	-2,608,197	-8,346,230	-19,363,230	-13,353,230	-11,733,230	-10,741,230
400	-2,733,261	-8,746,436	-19,763,436	-13,753,436	-12,133,436	-11,141,436
435	-2,820,807	-9,026,582	-20,043,582	-14,033,582	-12,413,582	-11,421,582

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 6	
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,095,780	-15,239,451	-26,256,451	-20,246,451	-18,626,451	-17,634,451
65	-6,297,708	-15,744,270	-26,761,270	-20,751,270	-19,131,270	-18,139,270
85	-6,392,098	-15,980,245	-26,997,245	-20,987,245	-19,367,245	-18,375,245
105	-6,486,488	-16,216,221	-27,233,221	-21,223,221	-19,603,221	-18,611,221
125	-6,580,879	-16,452,197	-27,469,197	-21,459,197	-19,839,197	-18,847,197
145	-6,675,269	-16,688,173	-27,705,173	-21,695,173	-20,075,173	-19,083,173
165	-6,769,659	-16,924,148	-27,941,148	-21,931,148	-20,311,148	-19,319,148
185	-6,864,050	-17,160,124	-28,177,124	-22,167,124	-20,547,124	-19,555,124
205	-6,958,441	-17,396,102	-28,413,102	-22,403,102	-20,783,102	-19,791,102
225	-7,052,831	-17,632,078	-28,649,078	-22,639,078	-21,019,078	-20,027,078
275	-7,288,807	-18,222,019	-29,239,019	-23,229,019	-21,609,019	-20,617,019
300	-7,406,795	-18,516,988	-29,533,988	-23,523,988	-21,903,988	-20,911,988
325	-7,524,783	-18,811,957	-29,828,957	-23,818,957	-22,198,957	-21,206,957
350	-7,642,771	-19,106,928	-30,123,928	-24,113,928	-22,493,928	-21,501,928
400	-7,878,747	-19,696,869	-30,713,869	-24,703,869	-23,083,869	-22,091,869
435	-8,043,931	-20,109,827	-31,126,827	-25,116,827	-23,496,827	-22,504,827

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% S	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,424,206	-17,424,206	-28,441,206	-22,431,206	-20,811,206	-19,819,206
65	-17,876,093	-17,876,093	-28,893,093	-22,883,093	-21,263,093	-20,271,093
85	-18,107,344	-18,107,344	-29,124,344	-23,114,344	-21,494,344	-20,502,344
105	-18,338,595	-18,338,595	-29,355,595	-23,345,595	-21,725,595	-20,733,595
125	-18,569,847	-18,569,847	-29,586,847	-23,576,847	-21,956,847	-20,964,847
145	-18,801,097	-18,801,097	-29,818,097	-23,808,097	-22,188,097	-21,196,097
165	-19,032,349	-19,032,349	-30,049,349	-24,039,349	-22,419,349	-21,427,349
185	-19,263,599	-19,263,599	-30,280,599	-24,270,599	-22,650,599	-21,658,599
205	-19,494,850	-19,494,850	-30,511,850	-24,501,850	-22,881,850	-21,889,850
225	-19,726,102	-19,726,102	-30,743,102	-24,733,102	-23,113,102	-22,121,102
275	-20,304,230	-20,304,230	-31,321,230	-25,311,230	-23,691,230	-22,699,230
300	-20,593,293	-20,593,293	-31,610,293	-25,600,293	-23,980,293	-22,988,293
325	-20,882,357	-20,882,357	-31,899,357	-25,889,357	-24,269,357	-23,277,357
350	-21,171,421	-21,171,421	-32,188,421	-26,178,421	-24,558,421	-23,566,421
400	-21,749,548	-21,749,548	-32,766,548	-26,756,548	-25,136,548	-24,144,548
435	-22,154,237	-22,154,237	-33,171,237	-27,161,237	-25,541,237	-24,549,237

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	60%
% intermed (DMR @ LLR)	40%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,916,271	-15,458,136	-26,475,136	-20,465,136	-18,845,136	-17,853,136
65	-31,877,555	-15,938,777	-26,955,777	-20,945,777	-19,325,777	-18,333,777
85	-32,336,943	-16,168,472	-27,185,472	-21,175,472	-19,555,472	-18,563,472
105	-32,796,332	-16,398,166	-27,415,166	-21,405,166	-19,785,166	-18,793,166
125	-33,255,720	-16,627,860	-27,644,860	-21,634,860	-20,014,860	-19,022,860
145	-33,715,109	-16,857,554	-27,874,554	-21,864,554	-20,244,554	-19,252,554
165	-34,174,498	-17,087,249	-28,104,249	-22,094,249	-20,474,249	-19,482,249
185	-34,633,886	-17,316,943	-28,333,943	-22,323,943	-20,703,943	-19,711,943
205	-35,093,274	-17,546,637	-28,563,637	-22,553,637	-20,933,637	-19,941,637
225	-35,552,663	-17,776,332	-28,793,332	-22,783,332	-21,163,332	-20,171,332
275	-36,701,135	-18,350,567	-29,367,567	-23,357,567	-21,737,567	-20,745,567
300	-37,275,371	-18,637,685	-29,654,685	-23,644,685	-22,024,685	-21,032,685
325	-37,849,606	-18,924,803	-29,941,803	-23,931,803	-22,311,803	-21,319,803
350	-38,423,842	-19,211,921	-30,228,921	-24,218,921	-22,598,921	-21,606,921
400	-39,572,313	-19,786,157	-30,803,157	-24,793,157	-23,173,157	-22,181,157
435	-40,376,243	-20,188,122	-31,205,122	-25,195,122	-23,575,122	-22,583,122

Community Infrastructure Levy Viability
LB Haringey - Eastern CIL Zone
Results summary

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

40% AH (40% SR : 60% DMR @ LLR) **Grow: -5% Sales**

Site type **T1 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	205	435

Site type **T2 - 10 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T3 - 11 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T4 - 25 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T5 - 50 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T6 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T7 - 250 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Site type **T8 - 500 Flats**

	BLV1	BLV2	BLV3	BLV4
Eastern CIL Zone	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 1	
	Houses
No of units	5 units
Density:	50 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.1000 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£205	£435

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	407,249	4,072,492	-6,944,508	-934,508	685,492	1,677,492
65	382,374	3,823,738	-7,193,262	-1,183,262	436,738	1,428,738
85	376,875	3,768,748	-7,248,252	-1,238,252	381,748	1,373,748
105	371,376	3,713,758	-7,303,242	-1,293,242	326,758	1,318,758
125	365,877	3,658,768	-7,358,232	-1,348,232	271,768	1,263,768
145	360,378	3,603,778	-7,413,222	-1,403,222	216,778	1,208,778
165	354,880	3,548,797	-7,468,203	-1,458,203	161,797	1,153,797
185	349,381	3,493,807	-7,523,193	-1,513,193	106,807	1,098,807
205	343,882	3,438,817	-7,578,183	-1,568,183	51,817	1,043,817
225	338,383	3,383,827	-7,633,173	-1,623,173	-3,173	988,827
275	324,636	3,246,357	-7,770,643	-1,760,643	-140,643	851,357
300	317,763	3,177,627	-7,839,373	-1,829,373	-209,373	782,627
325	310,889	3,108,887	-7,908,113	-1,898,113	-278,113	713,887
350	304,016	3,040,156	-7,976,844	-1,966,844	-346,844	645,156
400	290,269	2,902,686	-8,114,314	-2,104,314	-484,314	507,686
435	280,646	2,806,456	-8,210,544	-2,200,544	-580,544	411,456

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 2	
	Flats
No of units	10 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.07 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,516	-1,253,218	-12,270,218	-6,260,218	-4,640,218	-3,648,218
65	-119,533	-1,673,458	-12,690,458	-6,680,458	-5,060,458	-4,068,458
85	-129,242	-1,809,386	-12,826,386	-6,816,386	-5,196,386	-4,204,386
105	-138,952	-1,945,329	-12,962,329	-6,952,329	-5,332,329	-4,340,329
125	-148,661	-2,081,257	-13,098,257	-7,088,257	-5,468,257	-4,476,257
145	-158,371	-2,217,200	-13,234,200	-7,224,200	-5,604,200	-4,612,200
165	-168,082	-2,353,142	-13,370,142	-7,360,142	-5,740,142	-4,748,142
185	-177,791	-2,489,071	-13,506,071	-7,496,071	-5,876,071	-4,884,071
205	-187,501	-2,625,013	-13,642,013	-7,632,013	-6,012,013	-5,020,013
225	-197,210	-2,760,941	-13,777,941	-7,767,941	-6,147,941	-5,155,941
275	-221,485	-3,100,784	-14,117,784	-8,107,784	-6,487,784	-5,495,784
300	-233,622	-3,270,712	-14,287,712	-8,277,712	-6,657,712	-5,665,712
325	-245,759	-3,440,626	-14,457,626	-8,447,626	-6,827,626	-5,835,626
350	-257,897	-3,610,554	-14,627,554	-8,617,554	-6,997,554	-6,005,554
400	-282,170	-3,950,382	-14,967,382	-8,957,382	-7,337,382	-6,345,382
435	-299,163	-4,188,281	-15,205,281	-9,195,281	-7,575,281	-6,583,281

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 3	
	Flats
No of units	11 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.08 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-87,848	-1,118,063	-12,135,063	-6,125,063	-4,505,063	-3,513,063
65	-121,050	-1,540,632	-12,557,632	-6,547,632	-4,927,632	-3,935,632
85	-131,731	-1,676,572	-12,693,572	-6,683,572	-5,063,572	-4,071,572
105	-142,411	-1,812,499	-12,829,499	-6,819,499	-5,199,499	-4,207,499
125	-153,092	-1,948,439	-12,965,439	-6,955,439	-5,335,439	-4,343,439
145	-163,773	-2,084,379	-13,101,379	-7,091,379	-5,471,379	-4,479,379
165	-174,454	-2,220,319	-13,237,319	-7,227,319	-5,607,319	-4,615,319
185	-185,134	-2,356,246	-13,373,246	-7,363,246	-5,743,246	-4,751,246
205	-195,815	-2,492,186	-13,509,186	-7,499,186	-5,879,186	-4,887,186
225	-206,496	-2,628,126	-13,645,126	-7,635,126	-6,015,126	-5,023,126
275	-233,198	-2,967,969	-13,984,969	-7,974,969	-6,354,969	-5,362,969
300	-246,549	-3,137,891	-14,154,891	-8,144,891	-6,524,891	-5,532,891
325	-259,899	-3,307,800	-14,324,800	-8,314,800	-6,694,800	-5,702,800
350	-273,250	-3,477,722	-14,494,722	-8,484,722	-6,864,722	-5,872,722
400	-299,952	-3,817,565	-14,834,565	-8,824,565	-7,204,565	-6,212,565
435	-318,643	-4,055,450	-15,072,450	-9,062,450	-7,442,450	-6,450,450

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
Grow: +10% $	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	4
	Flats
No of units	25 units
Density:	140 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.18 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-889,035	-4,978,596	-15,995,596	-9,985,596	-8,365,596	-7,373,596
65	-955,128	-5,348,718	-16,365,718	-10,355,718	-8,735,718	-7,743,718
85	-980,169	-5,488,949	-16,505,949	-10,495,949	-8,875,949	-7,883,949
105	-1,005,210	-5,629,174	-16,646,174	-10,636,174	-9,016,174	-8,024,174
125	-1,030,251	-5,769,404	-16,786,404	-10,776,404	-9,156,404	-8,164,404
145	-1,055,292	-5,909,634	-16,926,634	-10,916,634	-9,296,634	-8,304,634
165	-1,080,333	-6,049,865	-17,066,865	-11,056,865	-9,436,865	-8,444,865
185	-1,105,374	-6,190,095	-17,207,095	-11,197,095	-9,577,095	-8,585,095
205	-1,130,415	-6,330,326	-17,347,326	-11,337,326	-9,717,326	-8,725,326
225	-1,155,456	-6,470,556	-17,487,556	-11,477,556	-9,857,556	-8,865,556
275	-1,218,060	-6,821,135	-17,838,135	-11,828,135	-10,208,135	-9,216,135
300	-1,249,361	-6,996,421	-18,013,421	-12,003,421	-10,383,421	-9,391,421
325	-1,280,662	-7,171,708	-18,188,708	-12,178,708	-10,558,708	-9,566,708
350	-1,311,963	-7,346,994	-18,363,994	-12,353,994	-10,733,994	-9,741,994
400	-1,374,567	-7,697,573	-18,714,573	-12,704,573	-11,084,573	-10,092,573
435	-1,418,388	-7,942,972	-18,959,972	-12,949,972	-11,329,972	-10,337,972

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 5	
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.31 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

CIL amount per sq m	**RLV**	**RLV per ha**	**RLV less BLV 1**	**RLV less BLV 2**	**RLV less BLV 3**	**RLV less BLV 4**
0	-1,763,067	-5,641,816	-16,658,816	-10,648,816	-9,028,816	-8,036,816
65	-1,895,328	-6,065,051	-17,082,051	-11,072,051	-9,452,051	-8,460,051
85	-1,945,354	-6,225,134	-17,242,134	-11,232,134	-9,612,134	-8,620,134
105	-1,995,380	-6,385,216	-17,402,216	-11,392,216	-9,772,216	-8,780,216
125	-2,045,406	-6,545,299	-17,562,299	-11,552,299	-9,932,299	-8,940,299
145	-2,095,432	-6,705,381	-17,722,381	-11,712,381	-10,092,381	-9,100,381
165	-2,145,458	-6,865,464	-17,882,464	-11,872,464	-10,252,464	-9,260,464
185	-2,195,483	-7,025,547	-18,042,547	-12,032,547	-10,412,547	-9,420,547
205	-2,245,510	-7,185,632	-18,202,632	-12,192,632	-10,572,632	-9,580,632
225	-2,295,536	-7,345,715	-18,362,715	-12,352,715	-10,732,715	-9,740,715
275	-2,420,600	-7,745,922	-18,762,922	-12,752,922	-11,132,922	-10,140,922
300	-2,483,132	-7,946,023	-18,963,023	-12,953,023	-11,333,023	-10,341,023
325	-2,545,665	-8,146,128	-19,163,128	-13,153,128	-11,533,128	-10,541,128
350	-2,608,197	-8,346,230	-19,363,230	-13,353,230	-11,733,230	-10,741,230
400	-2,733,261	-8,746,436	-19,763,436	-13,753,436	-12,133,436	-11,141,436
435	-2,820,807	-9,026,582	-20,043,582	-14,033,582	-12,413,582	-11,421,582

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,095,780	-15,239,451	-26,256,451	-20,246,451	-18,626,451	-17,634,451
65	-6,297,708	-15,744,270	-26,761,270	-20,751,270	-19,131,270	-18,139,270
85	-6,392,098	-15,980,245	-26,997,245	-20,987,245	-19,367,245	-18,375,245
105	-6,486,488	-16,216,221	-27,233,221	-21,223,221	-19,603,221	-18,611,221
125	-6,580,879	-16,452,197	-27,469,197	-21,459,197	-19,839,197	-18,847,197
145	-6,675,269	-16,688,173	-27,705,173	-21,695,173	-20,075,173	-19,083,173
165	-6,769,659	-16,924,148	-27,941,148	-21,931,148	-20,311,148	-19,319,148
185	-6,864,050	-17,160,124	-28,177,124	-22,167,124	-20,547,124	-19,555,124
205	-6,958,441	-17,396,102	-28,413,102	-22,403,102	-20,783,102	-19,791,102
225	-7,052,831	-17,632,078	-28,649,078	-22,639,078	-21,019,078	-20,027,078
275	-7,288,807	-18,222,019	-29,239,019	-23,229,019	-21,609,019	-20,617,019
300	-7,406,795	-18,516,988	-29,533,988	-23,523,988	-21,903,988	-20,911,988
325	-7,524,783	-18,811,957	-29,828,957	-23,818,957	-22,198,957	-21,206,957
350	-7,642,771	-19,106,928	-30,123,928	-24,113,928	-22,493,928	-21,501,928
400	-7,878,747	-19,696,869	-30,713,869	-24,703,869	-23,083,869	-22,091,869
435	-8,043,931	-20,109,827	-31,126,827	-25,116,827	-23,496,827	-22,504,827

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type 7	
	Flats
No of units	250 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	1.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,424,206	-17,424,206	-28,441,206	-22,431,206	-20,811,206	-19,819,206
65	-17,876,093	-17,876,093	-28,893,093	-22,883,093	-21,263,093	-20,271,093
85	-18,107,344	-18,107,344	-29,124,344	-23,114,344	-21,494,344	-20,502,344
105	-18,338,595	-18,338,595	-29,355,595	-23,345,595	-21,725,595	-20,733,595
125	-18,569,847	-18,569,847	-29,586,847	-23,576,847	-21,956,847	-20,964,847
145	-18,801,097	-18,801,097	-29,818,097	-23,808,097	-22,188,097	-21,196,097
165	-19,032,349	-19,032,349	-30,049,349	-24,039,349	-22,419,349	-21,427,349
185	-19,263,599	-19,263,599	-30,280,599	-24,270,599	-22,650,599	-21,658,599
205	-19,494,850	-19,494,850	-30,511,850	-24,501,850	-22,881,850	-21,889,850
225	-19,726,102	-19,726,102	-30,743,102	-24,733,102	-23,113,102	-22,121,102
275	-20,304,230	-20,304,230	-31,321,230	-25,311,230	-23,691,230	-22,699,230
300	-20,593,293	-20,593,293	-31,610,293	-25,600,293	-23,980,293	-22,988,293
325	-20,882,357	-20,882,357	-31,899,357	-25,889,357	-24,269,357	-23,277,357
350	-21,171,421	-21,171,421	-32,188,421	-26,178,421	-24,558,421	-23,566,421
400	-21,749,548	-21,749,548	-32,766,548	-26,756,548	-25,136,548	-24,144,548
435	-22,154,237	-22,154,237	-33,171,237	-27,161,237	-25,541,237	-24,549,237

Community Infrastructure Levy
LB Haringey - Eastern CIL Zone

Benchmark Land Values (per gross ha)

	BLV1	BLV2	BLV3	BLV4
	Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
**Grow: +10% **	£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	8
	Flats
No of units	500 units
Density:	250 dph
Sustainability:	1

Affordable %	40%
% rented (SR)	40%
% intermed (DMR @ LLR)	60%

Site area	2.00 ha
Net to gross	100%

Growth

Sales	-5%
Build	0%

Eastern CIL Zone

Private values	£6728 psm

Maximum CIL rates (per square metre)

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

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,916,271	-15,458,136	-26,475,136	-20,465,136	-18,845,136	-17,853,136
65	-31,877,555	-15,938,777	-26,955,777	-20,945,777	-19,325,777	-18,333,777
85	-32,336,943	-16,168,472	-27,185,472	-21,175,472	-19,555,472	-18,563,472
105	-32,796,332	-16,398,166	-27,415,166	-21,405,166	-19,785,166	-18,793,166
125	-33,255,720	-16,627,860	-27,644,860	-21,634,860	-20,014,860	-19,022,860
145	-33,715,109	-16,857,554	-27,874,554	-21,864,554	-20,244,554	-19,252,554
165	-34,174,498	-17,087,249	-28,104,249	-22,094,249	-20,474,249	-19,482,249
185	-34,633,886	-17,316,943	-28,333,943	-22,323,943	-20,703,943	-19,711,943
205	-35,093,274	-17,546,637	-28,563,637	-22,553,637	-20,933,637	-19,941,637
225	-35,552,663	-17,776,332	-28,793,332	-22,783,332	-21,163,332	-20,171,332
275	-36,701,135	-18,350,567	-29,367,567	-23,357,567	-21,737,567	-20,745,567
300	-37,275,371	-18,637,685	-29,654,685	-23,644,685	-22,024,685	-21,032,685
325	-37,849,606	-18,924,803	-29,941,803	-23,931,803	-22,311,803	-21,319,803
350	-38,423,842	-19,211,921	-30,228,921	-24,218,921	-22,598,921	-21,606,921
400	-39,572,313	-19,786,157	-30,803,157	-24,793,157	-23,173,157	-22,181,157
435	-40,376,243	-20,188,122	-31,205,122	-25,195,122	-23,575,122	-22,583,122

Appendix 7 - Residential provided as PRS appraisal results

Community Infrastructure Levy Viability
LB Haringey CIL
Results summary - PRS/BTR

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

Site type	PRS - 50 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
100% Private PRS	435	435	435	435
5% DMR @ LLR PRS	400	435	435	435
10% DMR @ LLR PRS	275	435	435	435
15% DMR @ LLR PRS	185	435	435	435
20% DMR @ LLR PRS	65	435	435	435
25% DMR @ LLR PRS	#N/A	435	435	435
30% DMR @ LLR PRS	#N/A	350	435	435
35% DMR @ LLR PRS	#N/A	435	435	435
40% DMR @ LLR PRS	#N/A	145	275	350

Site type	PRS - 100 Flats			
	BLV1	**BLV2**	**BLV3**	**BLV4**
100% Private PRS	350	435	435	435
5% DMR @ LLR PRS	275	435	435	435
10% DMR @ LLR PRS	165	435	435	435
15% DMR @ LLR PRS	65	400	435	435
20% DMR @ LLR PRS	#N/A	300	350	435
25% DMR @ LLR PRS	#N/A	185	275	325
30% DMR @ LLR PRS	#N/A	85	185	225
35% DMR @ LLR PRS	#N/A	185	275	325
40% DMR @ LLR PRS	#N/A	#N/A	#N/A	0

Community Infrastructure Levy
LB Haringey CIL

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	5 PRS
	Flats
No of units	50 units
Density:	160 dph
Sustainability:	1

Affordable %	0%
% rented	0%
% intermed	0%

Site area	0.3125 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

100% Private PRS

Private values £6186 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,478,257	17,530,421	6,513,421	12,523,421	14,143,421	15,135,421
65	5,135,938	16,435,003	5,418,003	11,428,003	13,048,003	14,040,003
85	5,059,601	16,190,723	5,173,723	11,183,723	12,803,723	13,795,723
105	4,983,263	15,946,440	4,929,440	10,939,440	12,559,440	13,551,440
125	4,906,925	15,702,161	4,685,161	10,695,161	12,315,161	13,307,161
145	4,830,588	15,457,881	4,440,881	10,450,881	12,070,881	13,062,881
165	4,754,249	15,213,598	4,196,598	10,206,598	11,826,598	12,818,598
185	4,677,912	14,969,318	3,952,318	9,962,318	11,582,318	12,574,318
205	4,601,574	14,725,038	3,708,038	9,718,038	11,338,038	12,330,038
225	4,525,237	14,480,758	3,463,758	9,473,758	11,093,758	12,085,758
275	4,334,392	13,870,056	2,853,056	8,863,056	10,483,056	11,475,056
300	4,238,970	13,564,705	2,547,705	8,557,705	10,177,705	11,169,705
325	4,143,548	13,259,353	2,242,353	8,252,353	9,872,353	10,864,353
350	4,048,126	12,954,002	1,937,002	7,947,002	9,567,002	10,559,002
400	3,857,281	12,343,299	1,326,299	7,336,299	8,956,299	9,948,299
435	3,723,690	11,915,808	898,808	6,908,808	8,528,808	9,520,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£435	£435	£435	£435

10% DMR @ LLR PRS

Private values £5850 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,653,289	14,890,526	3,873,526	9,883,526	11,503,526	12,495,526
65	4,325,159	13,840,508	2,823,508	8,833,508	10,453,508	11,445,508
85	4,248,821	13,596,229	2,579,229	8,589,229	10,209,229	11,201,229
105	4,172,484	13,351,949	2,334,949	8,344,949	9,964,949	10,956,949
125	4,096,147	13,107,669	2,090,669	8,100,669	9,720,669	10,712,669
145	4,019,808	12,863,386	1,846,386	7,856,386	9,476,386	10,468,386
165	3,943,471	12,619,106	1,602,106	7,612,106	9,232,106	10,224,106
185	3,867,133	12,374,827	1,357,827	7,367,827	8,987,827	9,979,827
205	3,790,795	12,130,544	1,113,544	7,123,544	8,743,544	9,735,544
225	3,714,457	11,886,264	869,264	6,879,264	8,499,264	9,491,264
275	3,523,613	11,275,561	258,561	6,268,561	7,888,561	8,880,561
300	3,428,191	10,970,210	-46,790	5,963,210	7,583,210	8,575,210
325	3,332,769	10,664,862	-352,138	5,657,862	7,277,862	8,269,862
350	3,237,347	10,359,511	-657,489	5,352,511	6,972,511	7,964,511
400	3,045,320	9,745,024	-1,271,976	4,738,024	6,358,024	7,350,024
435	2,908,425	9,306,959	-1,710,041	4,299,959	5,919,959	6,911,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£435	£435	£435

15% DMR @ LLR PRS

Private values £5682 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,240,805	13,570,576	2,553,576	8,563,576	10,183,576	11,175,576
65	3,919,770	12,543,263	1,526,263	7,536,263	9,156,263	10,148,263
85	3,843,432	12,298,983	1,281,983	7,291,983	8,911,983	9,903,983
105	3,767,095	12,054,703	1,037,703	7,047,703	8,667,703	9,659,703
125	3,690,756	11,810,420	793,420	6,803,420	8,423,420	9,415,420
145	3,614,419	11,566,141	549,141	6,559,141	8,179,141	9,171,141
165	3,538,082	11,321,861	304,861	6,314,861	7,934,861	8,926,861
185	3,461,743	11,077,578	60,578	6,070,578	7,690,578	8,682,578
205	3,385,406	10,833,298	-183,702	5,826,298	7,446,298	8,438,298
225	3,309,068	10,589,018	-427,982	5,582,018	7,202,018	8,194,018
275	3,118,224	9,978,316	-1,038,684	4,971,316	6,591,316	7,583,316
300	3,022,801	9,672,964	-1,344,036	4,665,964	6,285,964	7,277,964
325	2,927,379	9,367,613	-1,649,387	4,360,613	5,980,613	6,972,613
350	2,831,743	9,061,576	-1,955,424	4,054,576	5,674,576	6,666,576
400	2,636,597	8,437,112	-2,579,888	3,430,112	5,050,112	6,042,112
435	2,499,702	7,999,047	-3,017,953	2,992,047	4,612,047	5,604,047

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£185	£435	£435	£435

20% DMR @ LLR PRS

Private values £5514 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,828,321	12,250,627	1,233,627	7,243,627	8,863,627	9,855,627
65	3,514,380	11,246,017	229,017	6,239,017	7,859,017	8,851,017
85	3,438,043	11,001,737	-15,263	5,994,737	7,614,737	8,606,737
105	3,361,705	10,757,454	-259,546	5,750,454	7,370,454	8,362,454
125	3,285,367	10,513,175	-503,825	5,506,175	7,126,175	8,118,175
145	3,209,030	10,268,895	-748,105	5,261,895	6,881,895	7,873,895
165	3,132,692	10,024,615	-992,385	5,017,615	6,637,615	7,629,615
185	3,056,354	9,780,332	-1,236,668	4,773,332	6,393,332	7,385,332
205	2,980,016	9,536,052	-1,480,948	4,529,052	6,149,052	7,141,052
225	2,903,679	9,291,773	-1,725,227	4,284,773	5,904,773	6,896,773
275	2,712,834	8,681,070	-2,335,930	3,674,070	5,294,070	6,286,070
300	2,617,412	8,375,719	-2,641,281	3,368,719	4,988,719	5,980,719
325	2,521,222	8,067,909	-2,949,091	3,060,909	4,680,909	5,672,909
350	2,423,440	7,755,008	-3,261,992	2,748,008	4,368,008	5,360,008
400	2,227,875	7,129,199	-3,887,801	2,122,199	3,742,199	4,734,199
435	2,090,979	6,691,134	-4,325,866	1,684,134	3,304,134	4,296,134

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£65	£435	£435	£435

Site type 5 PRS

25% DMR @ LLR PRS

Private values	£5347 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,415,838	10,930,681	-86,319	5,923,681	7,543,681	8,535,681
65	3,108,991	9,948,772	-1,068,228	4,941,772	6,561,772	7,553,772
85	3,032,653	9,704,489	-1,312,511	4,697,489	6,317,489	7,309,489
105	2,956,315	9,460,209	-1,556,791	4,453,209	6,073,209	7,065,209
125	2,879,978	9,215,929	-1,801,071	4,208,929	5,828,929	6,820,929
145	2,803,640	8,971,649	-2,045,351	3,964,649	5,584,649	6,576,649
165	2,727,302	8,727,366	-2,289,634	3,720,366	5,340,366	6,332,366
185	2,650,965	8,483,087	-2,533,913	3,476,087	5,096,087	6,088,087
205	2,574,627	8,238,807	-2,778,193	3,231,807	4,851,807	5,843,807
225	2,498,289	7,994,524	-3,022,476	2,987,524	4,607,524	5,599,524
275	2,307,380	7,383,615	-3,633,385	2,376,615	3,996,615	4,988,615
300	2,210,282	7,072,901	-3,944,099	2,065,901	3,685,901	4,677,901
325	2,112,499	6,759,997	-4,257,003	1,752,997	3,372,997	4,364,997
350	2,014,716	6,447,093	-4,569,907	1,440,093	3,060,093	4,052,093
400	1,819,152	5,821,287	-5,195,713	814,287	2,434,287	3,426,287
435	1,681,980	5,382,336	-5,634,664	375,336	1,995,336	2,987,336

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

30% DMR @ LLR PRS

Private values	£5179 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,003,353	9,610,731	-1,406,269	4,603,731	6,223,731	7,215,731
65	2,703,602	8,651,526	-2,365,474	3,644,526	5,264,526	6,256,526
85	2,627,263	8,407,243	-2,609,757	3,400,243	5,020,243	6,012,243
105	2,550,926	8,162,963	-2,854,037	3,155,963	4,775,963	5,767,963
125	2,474,589	7,918,683	-3,098,317	2,911,683	4,531,683	5,523,683
145	2,398,250	7,674,400	-3,342,600	2,667,400	4,287,400	5,279,400
165	2,321,913	7,430,121	-3,586,879	2,423,121	4,043,121	5,035,121
185	2,245,575	7,185,841	-3,831,159	2,178,841	3,798,841	4,790,841
205	2,169,237	6,941,558	-4,075,442	1,934,558	3,554,558	4,546,558
225	2,092,899	6,697,278	-4,319,722	1,690,278	3,310,278	4,302,278
275	1,899,341	6,077,890	-4,939,110	1,070,890	2,690,890	3,682,890
300	1,801,559	5,764,989	-5,252,011	757,989	2,377,989	3,369,989
325	1,703,776	5,452,085	-5,564,915	445,085	2,065,085	3,057,085
350	1,605,994	5,139,180	-5,877,820	132,180	1,752,180	2,744,180
400	1,409,022	4,508,872	-6,508,128	-498,128	1,121,872	2,113,872
435	1,269,888	4,063,641	-6,953,359	-943,359	676,641	1,668,641

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£435	£435

35% DMR @ LLR PRS

Private values	£5347 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,415,838	10,930,681	-86,319	5,923,681	7,543,681	8,535,681
65	3,108,991	9,948,772	-1,068,228	4,941,772	6,561,772	7,553,772
85	3,032,653	9,704,489	-1,312,511	4,697,489	6,317,489	7,309,489
105	2,956,315	9,460,209	-1,556,791	4,453,209	6,073,209	7,065,209
125	2,879,978	9,215,929	-1,801,071	4,208,929	5,828,929	6,820,929
145	2,803,640	8,971,649	-2,045,351	3,964,649	5,584,649	6,576,649
165	2,727,302	8,727,366	-2,289,634	3,720,366	5,340,366	6,332,366
185	2,650,965	8,483,087	-2,533,913	3,476,087	5,096,087	6,088,087
205	2,574,627	8,238,807	-2,778,193	3,231,807	4,851,807	5,843,807
225	2,498,289	7,994,524	-3,022,476	2,987,524	4,607,524	5,599,524
275	2,307,380	7,383,615	-3,633,385	2,376,615	3,996,615	4,988,615
300	2,210,282	7,072,901	-3,944,099	2,065,901	3,685,901	4,677,901
325	2,112,499	6,759,997	-4,257,003	1,752,997	3,372,997	4,364,997
350	2,014,716	6,447,093	-4,569,907	1,440,093	3,060,093	4,052,093
400	1,819,152	5,821,287	-5,195,713	814,287	2,434,287	3,426,287
435	1,681,980	5,382,336	-5,634,664	375,336	1,995,336	2,987,336

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£435	£435	£435

40% DMR @ LLR PRS

Private values	£4843 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,178,386	6,970,836	-4,046,164	1,963,836	3,583,836	4,575,836
65	1,892,822	6,057,031	-4,959,969	1,050,031	2,670,031	3,662,031
85	1,816,485	5,812,752	-5,204,248	805,752	2,425,752	3,417,752
105	1,740,146	5,568,469	-5,448,531	561,469	2,181,469	3,173,469
125	1,663,809	5,324,189	-5,692,811	317,189	1,937,189	2,929,189
145	1,587,472	5,079,909	-5,937,091	72,909	1,692,909	2,684,909
165	1,511,134	4,835,629	-6,181,371	-171,371	1,448,629	2,440,629
185	1,433,912	4,588,520	-6,428,480	-418,480	1,201,520	2,193,520
205	1,355,686	4,338,195	-6,678,805	-668,805	951,195	1,943,195
225	1,277,461	4,087,874	-6,929,126	-919,126	700,874	1,692,874
275	1,081,745	3,461,584	-7,555,416	-1,545,416	74,584	1,066,584
300	982,363	3,143,563	-7,873,437	-1,863,437	-243,437	748,563
325	882,982	2,825,542	-8,191,458	-2,181,458	-561,458	430,542
350	783,600	2,507,521	-8,509,479	-2,499,479	-879,479	112,521
400	582,506	1,864,021	-9,152,979	-3,142,979	-1,522,979	-530,979
435	441,096	1,411,508	-9,605,492	-3,595,492	-1,975,492	-983,492

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£145	£275	£350

Community Infrastructure Levy
LB Haringey CIL

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher Value Secondary offices	Lower Value Secondary offices	Secondary Industrial/Storage/Distribution	Community Use
£11,017,000	£5,007,000	£3,387,000	£2,395,000

Site type	6 PRS
	Flats
No of units	100 units
Density:	250 dph
Sustainability:	1

Affordable %	0%
% rented	0%
% intermed	0%

Site area	0.40 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

100% Private PRS

Private values £6186 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,273,505	18,183,763	7,166,763	13,176,763	14,796,763	15,788,763
65	6,694,213	16,735,531	5,718,531	11,728,531	13,348,531	14,340,531
85	6,554,461	16,386,151	5,369,151	11,379,151	12,999,151	13,991,151
105	6,414,708	16,036,769	5,019,769	11,029,769	12,649,769	13,641,769
125	6,274,956	15,687,389	4,670,389	10,680,389	12,300,389	13,292,389
145	6,135,203	15,338,006	4,321,006	10,331,006	11,951,006	12,943,006
165	5,995,451	14,988,626	3,971,626	9,981,626	11,601,626	12,593,626
185	5,855,698	14,639,244	3,622,244	9,632,244	11,252,244	12,244,244
205	5,715,946	14,289,864	3,272,864	9,282,864	10,902,864	11,894,864
225	5,576,193	13,940,481	2,923,481	8,933,481	10,553,481	11,545,481
275	5,221,227	13,053,067	2,036,067	8,046,067	9,666,067	10,658,067
300	5,042,216	12,605,539	1,588,539	7,598,539	9,218,539	10,210,539
325	4,863,204	12,158,011	1,141,011	7,151,011	8,771,011	9,763,011
350	4,684,193	11,710,483	693,483	6,703,483	8,323,483	9,315,483
400	4,323,039	10,807,599	-209,401	5,800,599	7,420,599	8,412,599
435	4,068,324	10,170,811	-846,189	5,163,811	6,783,811	7,775,811

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£435	£435	£435

5% DMR @ LLR PRS

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	6,518,366	16,295,914	5,278,914	11,288,914	12,908,914	13,900,914
65	5,952,060	14,880,151	3,863,151	9,873,151	11,493,151	12,485,151
85	5,812,308	14,530,771	3,513,771	9,523,771	11,143,771	12,135,771
105	5,672,556	14,181,391	3,164,391	9,174,391	10,794,391	11,786,391
125	5,532,803	13,832,008	2,815,008	8,825,008	10,445,008	11,437,008
145	5,393,051	13,482,628	2,465,628	8,475,628	10,095,628	11,087,628
165	5,253,298	13,133,246	2,116,246	8,126,246	9,746,246	10,738,246
185	5,113,546	12,783,866	1,766,866	7,776,866	9,396,866	10,388,866
205	4,973,793	12,434,483	1,417,483	7,427,483	9,047,483	10,039,483
225	4,832,522	12,081,304	1,064,304	7,074,304	8,694,304	9,686,304
275	4,474,498	11,186,245	169,245	6,179,245	7,799,245	8,791,245
300	4,295,487	10,738,717	-278,283	5,731,717	7,351,717	8,343,717
325	4,116,476	10,291,189	-725,811	5,284,189	6,904,189	7,896,189
350	3,935,563	9,838,907	-1,178,093	4,831,907	6,451,907	7,443,907
400	3,571,684	8,929,211	-2,087,789	3,922,211	5,542,211	6,534,211
435	3,316,969	8,292,423	-2,724,577	3,285,423	4,905,423	5,897,423

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£435	£435	£435

15% DMR @ LLR PRS

Private values £5682 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,008,087	12,520,216	1,503,216	7,513,216	9,133,216	10,125,216
65	4,467,757	11,169,392	152,392	6,162,392	7,782,392	8,774,392
85	4,328,005	10,820,011	-196,989	5,813,011	7,433,011	8,425,011
105	4,188,252	10,470,629	-546,371	5,463,629	7,083,629	8,075,629
125	4,048,500	10,121,249	-895,751	5,114,249	6,734,249	7,726,249
145	3,908,747	9,771,866	-1,245,134	4,764,866	6,384,866	7,376,866
165	3,768,412	9,421,029	-1,595,971	4,414,029	6,034,029	7,026,029
185	3,625,483	9,063,707	-1,953,293	4,056,707	5,676,707	6,668,707
205	3,482,274	8,705,685	-2,311,315	3,698,685	5,318,685	6,310,685
225	3,339,064	8,347,660	-2,669,340	3,340,660	4,960,660	5,952,660
275	2,978,670	7,446,675	-3,570,325	2,439,675	4,059,675	5,051,675
300	2,796,731	6,991,828	-4,025,172	1,984,828	3,604,828	4,596,828
325	2,614,792	6,536,979	-4,480,021	1,529,979	3,149,979	4,141,979
350	2,431,741	6,079,352	-4,937,648	1,072,352	2,692,352	3,684,352
400	2,061,911	5,154,778	-5,862,222	147,778	1,767,778	2,759,778
435	1,801,843	4,504,608	-6,512,392	-502,392	1,117,608	2,109,608

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£65	£400	£435	£435

20% DMR @ LLR PRS

Private values £5514 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,252,947	10,632,367	-384,633	5,625,367	7,245,367	8,237,367
65	3,725,605	9,314,013	-1,702,987	4,307,013	5,927,013	6,919,013
85	3,585,852	8,964,631	-2,052,369	3,957,631	5,577,631	6,569,631
105	3,446,100	8,615,251	-2,401,749	3,608,251	5,228,251	6,220,251
125	3,306,347	8,265,868	-2,751,132	3,258,868	4,878,868	5,870,868
145	3,165,173	7,912,931	-3,104,069	2,905,931	4,525,931	5,517,931
165	3,021,963	7,554,907	-3,462,093	2,547,907	4,167,907	5,159,907
185	2,878,754	7,196,885	-3,820,115	2,189,885	3,809,885	4,801,885
205	2,735,545	6,838,863	-4,178,137	1,831,863	3,451,863	4,443,863
225	2,591,193	6,477,983	-4,539,017	1,470,983	3,090,983	4,082,983
275	2,227,315	5,568,287	-5,448,713	561,287	2,181,287	3,173,287
300	2,043,995	5,109,988	-5,907,012	102,988	1,722,988	2,714,988
325	1,859,081	4,647,702	-6,369,298	-359,298	1,260,702	2,252,702
350	1,674,167	4,185,416	-6,831,584	-821,584	798,416	1,790,416
400	1,299,544	3,248,861	-7,768,139	-1,758,139	-138,139	853,861
435	1,035,965	2,589,913	-8,427,087	-2,417,087	-797,087	194,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£350	£435

Site type 6 PRS

25% DMR @ LLR PRS

Private values	£5347 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,497,807	8,744,518	-2,272,482	3,737,518	5,357,518	6,349,518
65	2,983,453	7,458,632	-3,558,368	2,451,632	4,071,632	5,063,632
85	2,843,701	7,109,252	-3,907,748	2,102,252	3,722,252	4,714,252
105	2,703,787	6,759,466	-4,257,534	1,752,466	3,372,466	4,364,466
125	2,561,653	6,404,131	-4,612,869	1,397,131	3,017,131	4,009,131
145	2,418,444	6,046,109	-4,970,891	1,039,109	2,659,109	3,651,109
165	2,275,235	5,688,087	-5,328,913	681,087	2,301,087	3,293,087
185	2,130,941	5,327,353	-5,689,647	320,353	1,940,353	2,932,353
205	1,985,389	4,963,473	-6,053,527	-43,527	1,576,473	2,568,473
225	1,839,838	4,599,596	-6,417,404	-407,404	1,212,596	2,204,596
275	1,471,335	3,678,339	-7,338,661	-1,328,661	291,339	1,283,339
300	1,285,888	3,214,720	-7,802,280	-1,792,280	-172,280	819,720
325	1,097,949	2,744,872	-8,272,128	-2,262,128	-642,128	349,872
350	910,009	2,275,023	-8,741,977	-2,731,977	-1,111,977	-119,977
400	528,486	1,321,214	-9,695,786	-3,685,786	-2,065,786	-1,073,786
435	258,146	645,366	-10,371,634	-4,361,634	-2,741,634	-1,749,634

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£275	£325

30% DMR @ LLR PRS

Private values	£5179 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,742,668	6,856,669	-4,160,331	1,849,669	3,469,669	4,461,669
65	2,241,302	5,603,254	-5,413,746	596,254	2,216,254	3,208,254
85	2,101,022	5,252,556	-5,764,444	245,556	1,865,556	2,857,556
105	1,958,134	4,895,334	-6,121,666	-111,666	1,508,334	2,500,334
125	1,814,925	4,537,312	-6,479,688	-469,688	1,150,312	2,142,312
145	1,670,688	4,176,720	-6,840,280	-830,280	789,720	1,781,720
165	1,525,137	3,812,843	-7,204,157	-1,194,157	425,843	1,417,843
185	1,379,454	3,448,636	-7,568,364	-1,558,364	61,636	1,053,636
205	1,231,522	3,078,805	-7,938,195	-1,928,195	-308,195	683,805
225	1,083,591	2,708,977	-8,308,023	-2,298,023	-678,023	313,977
275	708,414	1,771,034	-9,245,966	-3,235,966	-1,615,966	-623,966
300	517,640	1,294,099	-9,722,901	-3,712,901	-2,092,901	-1,100,901
325	326,296	815,739	-10,201,261	-4,191,261	-2,571,261	-1,579,261
350	132,159	330,398	-10,686,602	-4,676,602	-3,056,602	-2,064,602
400	-260,304	-650,760	-11,667,760	-5,657,760	-4,037,760	-3,045,760
435	-536,540	-1,341,351	-12,358,351	-6,348,351	-4,728,351	-3,736,351

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£85	£185	£225

35% DMR @ LLR PRS

Private values	£5347 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,497,807	8,744,518	-2,272,482	3,737,518	5,357,518	6,349,518
65	2,983,453	7,458,632	-3,558,368	2,451,632	4,071,632	5,063,632
85	2,843,701	7,109,252	-3,907,748	2,102,252	3,722,252	4,714,252
105	2,703,787	6,759,466	-4,257,534	1,752,466	3,372,466	4,364,466
125	2,561,653	6,404,131	-4,612,869	1,397,131	3,017,131	4,009,131
145	2,418,444	6,046,109	-4,970,891	1,039,109	2,659,109	3,651,109
165	2,275,235	5,688,087	-5,328,913	681,087	2,301,087	3,293,087
185	2,130,941	5,327,353	-5,689,647	320,353	1,940,353	2,932,353
205	1,985,389	4,963,473	-6,053,527	-43,527	1,576,473	2,568,473
225	1,839,838	4,599,596	-6,417,404	-407,404	1,212,596	2,204,596
275	1,471,335	3,678,339	-7,338,661	-1,328,661	291,339	1,283,339
300	1,285,888	3,214,720	-7,802,280	-1,792,280	-172,280	819,720
325	1,097,949	2,744,872	-8,272,128	-2,262,128	-642,128	349,872
350	910,009	2,275,023	-8,741,977	-2,731,977	-1,111,977	-119,977
400	528,486	1,321,214	-9,695,786	-3,685,786	-2,065,786	-1,073,786
435	258,146	645,366	-10,371,634	-4,361,634	-2,741,634	-1,749,634

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£185	£275	£325

40% DMR @ LLR PRS

Private values	£4843 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,232,389	3,080,971	-7,936,029	-1,926,029	-306,029	685,971
65	750,184	1,875,459	-9,141,541	-3,131,541	-1,511,541	-519,541
85	603,964	1,509,911	-9,507,089	-3,497,089	-1,877,089	-885,089
105	455,574	1,138,934	-9,878,066	-3,868,066	-2,248,066	-1,256,066
125	304,935	762,338	-10,254,662	-4,244,662	-2,624,662	-1,632,662
145	151,975	379,937	-10,637,063	-4,627,063	-3,007,063	-2,015,063
165	-3,390	-8,475	-11,025,475	-5,015,475	-3,395,475	-2,403,475
185	-161,239	-403,099	-11,420,099	-5,410,099	-3,790,099	-2,798,099
205	-319,089	-797,722	-11,814,722	-5,804,722	-4,184,722	-3,192,722
225	-476,939	-1,192,346	-12,209,346	-6,199,346	-4,579,346	-3,587,346
275	-871,563	-2,178,907	-13,195,907	-7,185,907	-5,565,907	-4,573,907
300	-1,068,874	-2,672,185	-13,689,185	-7,679,185	-6,059,185	-5,067,185
325	-1,266,186	-3,165,466	-14,182,466	-8,172,466	-6,552,466	-5,560,466
350	-1,463,498	-3,658,746	-14,675,746	-8,665,746	-7,045,746	-6,053,746
400	-1,858,123	-4,645,307	-15,662,307	-9,652,307	-8,032,307	-7,040,307
435	-2,134,359	-5,335,898	-16,352,898	-10,342,898	-8,722,898	-7,730,898

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Appendix 8 - Student Accommodation appraisal results

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	STUDENT HSG (all at Private rents)

DEVELOPMENT VALUE					
	Term rent			£185 per week	
	Vacation rent				
Rental Income					
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy		87,875	4,481,625
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy		-	-
Operating costs	500	units		£2100 per unit	(1,050,000)
Net annual rents					3,431,625
Total revenue, capitalised (including all costs)				4.75%	72,244,737
Purchasers costs				6.80%	(4,912,642)
GROSS DEVELOPMENT VALUE					**67,332,095**

DEVELOPMENT COSTS					
Existing use value					
Existing space as % of new	50%		71,250		
Rent per sq ft			£12 psf		
Rental income per annum			855,000		
Rent free/voids (years)			2.0	0.8734	
Total revenue, capitalised (including all costs)				7.00%	10,668,430
Refurbishment costs			£30 psf	2,137,500	
Fees			7%	149,625	
Existing use value					8,381,305
EUV including Landowner premium			**20%**		**10,057,566**
Stamp duty and acquisition costs			6.8%		(683,915)
Development Costs					
Demolition costs	£8 psf		71,250 sqt		570,000
Building costs	£189.33 psf				26,980,212
Area per unit (incl common areas)	285 sqft pu		142,500 sqt		
External works & BREEAM				12.00%	3,237,625
Contingency				5.00%	1,510,892
Professional fees				10.00%	3,172,873
Residual S106				£5 psf	712,500
Mayoral CIL				£5.57 psf	794,314
Max Borough CIL			**£435 psm**	**£40.39 psf**	**5,754,895**
Disposal Costs					
Letting Agent's fee (% of rent)				0.00%	-
Agent's fees (on capital value)				1.00%	673,321
Legal fees (% of capital value)				0.50%	336,660
Interest on Finance					
Total development duration		24	months		
Loan arrangement fee					-
Interest on Construction Costs		24	months	7.00%	2,991,332
TOTAL DEVELOPMENT COSTS					**56,108,276**

PROFIT		
Profit on cost		11,223,819
profit on cost percentage	**20.00%**	

Assumpion on discount for existing floorspace	0%

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	STUDENT HSG WITH 40% AFF STUDENT HSG

DEVELOPMENT VALUE					
	Term rent			£173 per week	
	Vacation rent				
Rental Income					
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy		82,175	4,190,925
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy		-	-
Operating costs	500	units		£2100 per unit	(1,050,000)
Net annual rents					3,140,925
Total revenue, capitalised (including all costs)				4.75%	66,124,737
Purchasers costs				6.80%	(4,496,482)
GROSS DEVELOPMENT VALUE					**61,628,255**

DEVELOPMENT COSTS				
Existing use value				
Existing space as % of new	50%	71,250		
Rent per sq ft		£12 psf		
Rental income per annum		855,000		
Rent free/voids (years)		2.0	0.8734	
Total revenue, capitalised (including all costs)			7.00%	10,668,430
Refurbishment costs		£30 psf	2,137,500	
Fees		7%	149,625	
Existing use value				8,381,305
EUV including Landowner premium		**20%**		**10,057,566**
Stamp duty and acquisition costs		6.8%		(683,915)
Development Costs				
Demolition costs	£8 psf	71,250 sqt		570,000
Building costs	£189.33 psf			26,980,212
Area per unit (incl common areas)	285 sqft pu	142,500 sqt		
External works & BREEAM			12.00%	3,237,625
Contingency			5.00%	1,510,892
Professional fees			10.00%	3,172,873
Residual S106			£5 psf	712,500
Mayoral CIL			£5.57 psf	794,314
Max Borough CIL		**£105 psm**	**£9.78 psf**	**1,393,415**
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	616,283
Legal fees (% of capital value)			0.50%	308,141
Interest on Finance				
Total development duration	24	months		
Loan arrangement fee				-
Interest on Construction Costs	24	months	7.00%	2,686,028
TOTAL DEVELOPMENT COSTS				**51,355,935**

PROFIT		
Profit on cost		10,272,320
profit on cost percentage	**20.00%**	

Assumpion on discount for existing floorspace	0%

Appendix 9 - Warehouse Living appraisal results

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Warehouse Living

DEVELOPMENT VALUE					
	Rent per calender month			£800 pcm	
Rental Income					
Annual rent per unit - (95% occupancy)	12	95% occupancy		£12,160	£145,920
Management costs	16	units		5%	(7,296)
Net annual rents					138,624
Total revenue, capitalised (including all costs)				4.75%	2,918,400
Purchasers costs				6.80%	(198,451)
GROSS DEVELOPMENT VALUE					**2,719,949**

DEVELOPMENT COSTS					
Existing use value					
Existing space as % of new	100%		11,408		
Rent per sq ft			£4 psf		
Rental income per annum			45,632		
Rent free/voids (years)			3.0	0.7829	
Total revenue, capitalised (including all costs)				8.50%	420,302
Refurbishment costs			£30 psf	342,240	
Fees			7%	23,957	
Existing use value					54,105
EUV including Landowner premium			**20%**		**64,926**
Stamp duty and acquisition costs			6.8%		(4,415)
Development Costs					
Demolition costs	£ psf		11,408 sqt		-
Building costs	£98.57 psf				1,124,479
Area per unit (incl common areas)	713 sqft pu		11,408 sqt		
External works				0.00%	-
Contingency				5.00%	56,224
Professional fees				8.00%	94,456
Residual S106				£2 psf	22,816
Mayoral CIL				£5.57 psf	63,590
Max Borough CIL			**£683 psm**	**£63.44 psf**	**723,735**
Disposal Costs					
Letting Agent's fee (% of rent)				0.00%	-
Agent's fees (on capital value)				1.00%	27,199
Legal fees (% of capital value)				0.75%	20,400
Interest on Finance					
Total development duration	12	months			
Interest on Construction Costs	12	months		7.00%	72,985
TOTAL DEVELOPMENT COSTS					**2,266,396**

PROFIT		
Profit on cost		453,553
profit on cost percentage	**20.01%**	

Assumpion on discount for existing floorspace	0%