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## **Royal Borough of Greenwich Community Infrastructure Levy: Viability Update Study**



Prepared for  
Royal Borough of Greenwich  
March 2023

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# 1 Executive summary

- 1.1 The Royal Borough of Greenwich ('Royal Greenwich') adopted its Community Infrastructure Levy ('CIL') Charging Schedule on 25 March 2015 and implemented it on 6 April 2015. The CIL rates are consequently embedded into both planning requirements and the land market. Since the current Charging Schedule was adopted and the data collected to support the charges (circa 2012-2014), there has been a significant amount of residential-led development and regeneration in the Borough, which has been transformational. In addition the Royal Borough does not charge CIL on Shared Living / Co-Living, which is a Sui Generis use that has emerged since the Council adopted its Charging Schedule. Royal Greenwich has commissioned BNP Paribas Real Estate to undertake a review of development viability in the Royal Borough. The purpose of the review is to establish whether the adopted rates still reflect an appropriate balance between scheme viability and the need to raise funds to delivery supporting community infrastructure. In addition, our review considers an appropriate rate for Shared Living / Co-Living uses.
- 1.2 We have tested levels of CIL in combination with the cumulative impact of the requirements of Royal Greenwich's Local Plan policy requirements. This approach is in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' (2012).

## Methodology

- 1.3 The study methodology tests the residual land values of a range of residential development typologies reflecting the types of developments expected to come forward in the Royal Borough. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing, CIL and other policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating Royal Greenwich's policy requirements and a given level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of an updated CIL Charging Schedule, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG<sup>1</sup>, RICS Guidance<sup>2</sup> and the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*'.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 Property markets are inherently cyclical and Royal Greenwich is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth following the coronavirus pandemic. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the UK's departure from the European Union which has resulted in labour shortages in many sectors, including construction; increases in commodities prices arising from geo-political events; and the impact of the UK government's 'fiscal event' in September 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values

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

<sup>2</sup> RICS 'Assessing viability in planning under the National Planning Policy Framework 2019 for England, 1<sup>st</sup> edition, March 2021'

and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

- 1.6 This sensitivity analysis is indicative only, but is intended to assist Royal Greenwich in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. We would also highlight that 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<sup>3</sup>.

## Key findings and recommendations

- 1.7 The key findings of the study are as follows:
- Royal Greenwich's adopted CIL rates have been in place since 6 April 2015 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Royal Borough. Since the evidence base for the adopted CIL was prepared, there have been changes to sales values, capital values of non-residential uses and build costs. Our review of the existing indexed CIL charges and testing of alternative CIL rates has indicated that the rates for commercial uses remain relevant, however increases in the residential charges could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
  - As a result of indexation, the CIL rates are now circa 37% higher than they were when adopted. The Mayoral CIL in Royal Greenwich also decreased from £35 per square metre to £25 per square metre on 1 April 2019 and has subsequently increased to £26.89 per square metre after indexation. This rate is reflected in our assessment.
  - The proposed CIL rates for the Royal Borough are summarised in Table 1.7.1.

**Table 1.7.1: Proposed changes to CIL rates**

Development type	Adopted 2014 CIL Charge (£ per sq m)	2022 Indexed CIL Charge (£ per sq m)	Suggested Updated CIL Rates (£ per sq m)
Residential (9 or fewer units, excluding extra Care)	Zone 1: £70 Zone 2: £40	Zone 1: £95.95 Zone 2: £54.83	£150
Residential (10 or more units, excluding extra care housing)	Zone 1: £70 Zone 2: £40	Zone 1: £95.95 Zone 2: £54.83	Zone 1: £150 Zone 2: £96
Student accommodation	£65	£89.09	£89.09 (No change)
Co-living	-	-	£90
Supermarkets / Superstores and retail warehousing (280sqm+)	£100	£137.07	£137.07 (No change)
Hotel	£100	£137.07	£137.07 (No change)
All other uses*	-	-	£25

\* Excluding healthcare, education and emergency service facilities

\*\* Retain current (indexed) CIL rates .

<sup>3</sup> The NPPF identifies at paragraph 58 that "It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage". This is reiterated in the PPG on Viability (paragraph 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 results of our appraisals of **residential developments delivered as market sale** and **Build to Rent ('BtR')** units show a range of potential maximum CIL rates. We have recommended that the Royal Borough considers setting a CIL rate of a CIL rate of £150 per square metre on all developments under the affordable housing threshold of 10 units and two CIL rates for residential development for schemes of 10 or more units of £150 per square metre in Zone 1 and £96 per square metre in Zone 2. The recommended rates are set at a discount to the maximum rates identified, in line with the requirements set out in the PPG i.e. the rates are not set at the limits of viability. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule.
- Our appraisals of **older person's housing** indicate that Retirement/sheltered housing schemes can support a CIL charge. Consequently, we have recommended that the Royal Borough considers maintaining its current approach to CIL charges for this type of development, which is to mirror the rates adopted for standard residential developments of £150 per square metre in Zone 1 and £96 per square metre in Zone 2. With respect to extra care schemes, however, our appraisals indicate that these schemes show more challenging viability. We have therefore recommended that the Royal Borough considers adopting a nominal CIL rate of £25 per square metre on extra care developments, which would account for less than 1% of development costs. This is unlikely to be a material factor in developers' decision making and could be absorbed without having a substantial impact on viability across the Royal Borough, whilst contributing towards the delivery of necessary infrastructure to support development.
- The results of our testing of **co-living** schemes indicate that they would be able to absorb a CIL rate of £90 per square metre.
- 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.
- Viability for student accommodation, Supermarkets / Superstores and retail warehousing (280sqm+) and hotel developments has not changed sufficiently since the previous review and should remain at their existing indexed levels (calculated as per the requirements of CIL Regulation 40 (as amended)).
- We suggest that the Royal Borough considers setting a nominal rate of CIL on **all other uses** of £25 per square metre. As set out above, we have advised that the Royal Borough include extra care developments within this category. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the Royal Borough's area, whilst making an important contribution towards the delivery of much needed supporting infrastructure. In addition, the Royal Borough could consider excluding healthcare, emergency services facilities and education from this category in line with the approach adopted in the MCIL2 Charging Schedule. If a nominal rate is not set on all other uses, a nil rate would apply by default.

## The Status of our advice

- 1.8 In preparing this report and the supporting appraisals, we have given full regard to the RICS Guidance Note ('GN') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the GN acknowledges that statutory planning guidance takes precedence over RICS guidance. Conflicts may emerge between the GN and the PPG and/or other adopted development plan documents. In such circumstances, we have given more weight to the PPG and development plan documents.
- 1.9 In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
- 1.10 We are not aware of any conflicts of interest in relation to this assessment.

- 1.11 In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.12 This report is addressed to the Royal Borough of Greenwich only.

## 2 Introduction

- 2.1 Royal Greenwich has commissioned this update study to inform a review of its adopted CIL Charging Schedule, which has been in place since 6 April 2015. The evidence base that underpinned the adopted CIL Charging Schedule was compiled between 2012 and 2014. This study accordingly considers the ability of developments to accommodate various CIL rates along with Royal Greenwich's Local Plan policies (including London Plan 2021 policies). The aim of the study is to assess at high level the viability of development typologies representing the types of sites that Royal Greenwich expects to come forward over the life of any replacement Charging Schedule in accordance with the requirements of the CIL Regulations 2010 (as amended) and the PPG.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of Royal Greenwich's planning policies alongside potential rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The Study will form part of the Royal Borough's evidence base for any replacement draft Charging Schedule to show that the requirements set out within the NPPF, CIL regulations and PPG are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area as a whole.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within Royal Greenwich and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assumptions applied in this assessment should not be relied upon for individual site applications, which should reflect site-specific circumstances. However, we have applied an element of judgement within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity and clearly this may differ from the actual planning applications that will eventually come forward. Scheme specific testing may still be required at the planning application stage.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>4</sup>, 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."* This position is also reflected in the NPPF, which indicates at paragraph 58 that *"where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage"*. This is reiterated in the PPG on Viability (paragraph 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.

### Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to

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<sup>4</sup> Although this document was published prior to the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHGD guidance are consistent with those in the PPG.

- 0.25% and introducing financial arrangements to help the bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic activity. However, the rebound in economic activity has seen inflation rates increase to the highest levels in 40 years above the BoE's inflation target of 2%, with inflation at March 2023 standing at 10.1%. The increase in inflation results from continued supply chain constraints, an energy production crisis and labour shortages in key sectors. Furthermore, the BoE indicates that it expects inflation to fall significantly in Q2 2023, to a lower rate than anticipated in the February Report. This lower-than-expected rate is largely due to the near-term news in the Budget including on the EPG, alongside the falls in wholesale energy prices. Services CPI inflation is expected to remain broadly unchanged in the near term, but wage growth is likely to fall back somewhat more quickly than projected in the February Report. The BoE's February projection was for *"annual CPI inflation is expected to fall to around 4% towards the end of this year, alongside a much shallower projected decline in output than in the November Report forecast"*.
- 2.8 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020 and 2021. In 2020, house prices grew by 7.96% and a further minimum of 10.8% in 2021 (based on the latest date available to the HPI). Halifax's Managing Director, Russell Galley stated in the Halifax February 2022 House Price Index Report that, *"The UK housing market shrugged off a slightly slower start to the year with average property prices rising by another 0.5% in February, or £1,478 in cash terms. This was an eighth successive month of house price growth, as the resilience which has typified the market throughout the pandemic shows little sign of easing. Year-on-year prices grew by 10.8%, the fastest pace of annual growth since June 2007, pushing the average house price up to another record high of £278,123"*.
- 2.9 However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government's September 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that *"Annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) – the sixth in a row – which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued."*
- 2.10 Both Nationwide and Halifax indicate the house price growth is expected to continue to struggle as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner comments that *"it will be hard for the market to regain much momentum in the near term since economic headwinds look set to remain relatively strong, with the labour market widely expected to weaken as the economy shrinks in the quarters ahead, while mortgage rates remain well above the lows prevailing in 2021"*. Halifax observe in their February 2023 House Price Index report that recent falls in annual growth should be viewed in a wider context and reflecting a period of normalisation; *"When comparing to January, there was a 1.1% increase in house prices through the month of February, although overall prices are flat compared to three months ago. Recent reductions in mortgage rates, improving consumer confidence, and a continuing resilience in the labour market are arguably helping to stabilise prices following the falls seen in November and December. Still, with the cost of a home down on a quarterly basis, the underlying activity continues to indicate a general downward trend"*.

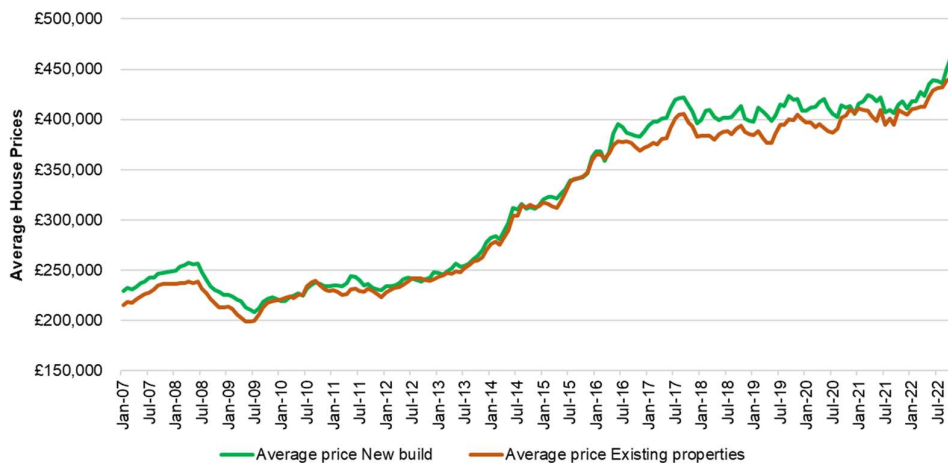


- 2.11 In their December 2022 Housing Market Update, Savills reflect the weakening market is largely a consequence of the challenging mortgage environment and that demand will be supported by mortgage rates which are beginning to fall.
- 2.12 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2022 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

### Local Housing Market Context

- 2.13 House prices in Royal Greenwich have followed recent national trends, with values falling in 2008 to 2009. Market prices then recovered strongly and exceeded the previous peak of September 2010. Prices then fell again and fluctuated until the end of 2011 at which point prices grew strongly again and exceeded the peak market prices at the end of 2012. With the exception of a plateau in prices between August 2014 and April 2015, growth in Royal Greenwich continued strongly until July 2016 at which point the market slowed. Values started to increase strongly again from November 2016 to September 2017, which saw a new high in house prices in the Royal Borough. From this point, however, the market become more volatile falling and then fluctuating, recovering to the previous high in November 2019, but continuing to fluctuate following this up to September 2021. From this point, values in the Royal Borough saw strong growth again and stood at a new all-time high of £482,296 for new build properties and £442,238 for existing properties as at November 2022 (the most recently published data). See Figure 2.13.1 below.

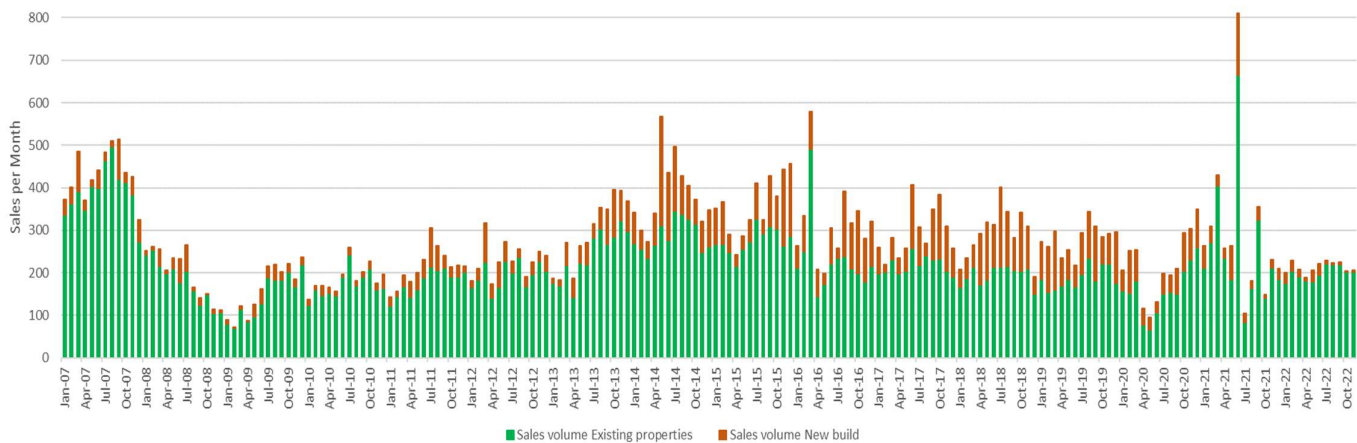
**Figure 2.13.1: Average house prices in Royal Greenwich**



Source: Land Registry

- 2.14 Sales volumes in the area fell below historic levels in 2008/9 and have not returned to the levels achieved during the period leading up to 2007. Sales volumes in the period from April to June 2020 are lower than the preceding months and only comparable to those seen in 2008/9, which is to be expected given the restrictions on housing market activity in the first lockdown. However, volumes have increased from their lowest level in May 2020 (see Figure 2.14.1) albeit there are significant variances and fluctuations being seen at times with recent volumes on average being more moderate and below more recent trends since mid-2016.

**Figure 2.14.1: Sales volumes in Royal Greenwich (sales per month)**



Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills' UK Housing Market Update December 2022 prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will remain broadly flat over the period between 2023 and 2026. Savills predict that values in mainstream London markets (i.e. non-prime) will decrease by 10% in 2023, 1% in 2024 and then increase by 2.0% in 2025, 6.0% in 2026 and 5.0% in 2027.

### **Build to Rent ('BtR') market context**

- 2.16 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to own<sup>5</sup>. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.17 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to BtR operators, with significant flows of investment capital into the sector. Investment yields have remained stable in London at 3% to 4%. The BtR sector has been attracting growing levels of interest from institutional investors. Investment in the sector has increased from circa £1 billion in 2015 to an expected £4.02 billion in 2020<sup>6</sup>, which exceeds 2018's record investment of £3.7 billion despite the potential impact of the coronavirus.
- 2.18 Notwithstanding this, BtR housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of a lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising BtR developments.
- 2.19 The BtR market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the BtR units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.

<sup>5</sup> Knight Frank 'Multihousing 2019: PRS Research 2019

<sup>6</sup> 'Multihousing 2020' – Homeviews and Knight Frank

- 2.20 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. BtR units typically transact at discounts of up to 20% of market value on the basis of build to sell. However, forward funding arrangements may help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.21 On larger developments, BtR can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for BtR products will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

## National Policy Context

### The National Planning Policy Framework ('NPPF')

- 2.22 In February 2019, the Government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019 and to the NPPF in July 2021.
- 2.23 Paragraph 34 of the NPPF states that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*.
- 2.24 Paragraph 58 of the NPPF suggests that, *"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available"*.
- 2.25 In Greenwich and other urban areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period.
- 2.26 Prior to the publication of the updated NPPF, the meaning of a *"competitive return"* to landowners had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group<sup>7</sup> concluded that the existing use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value, although there was no consensus around this view. The revised NPPF removes the requirement for *"competitive returns"* and is silent on how landowner returns should be assessed. The revised PPG on Viability indicates that viability testing of plans should be based on existing use value plus a landowner premium<sup>8</sup>. The revised PPG on Viability also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage<sup>9</sup>. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are

<sup>7</sup> Viability Testing Local Plans: Advice for planning practitioners, June 2012

<sup>8</sup> Paragraph: 013 Reference ID: 10-013-20190509

<sup>9</sup> Paragraph: 002 Reference ID: 10-002-20190509

lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so and this would result in the delivery of a lower overall number of affordable units.

### **CIL Policy Context**

- 2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106 / planning obligations system i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.29 The CIL regulations state that in setting a charge, local authorities must strike “an appropriate balance” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within Royal Greenwich’s evidence base).
- 2.30 From September 2019, the previous two-stage consultation for CIL charging schedules has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres, or where one or more new dwellings are created, once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, mandatory relief exists for affordable housing, self-build housing, residential extensions and annexes, and buildings used for other charitable purposes (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer a range of discretionary reliefs including an exemption in exceptional circumstances on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.32 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.
- 2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

- 2.34 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 in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *“apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and / or scales of development”*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further, the PPG on CIL clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide a useful reference point. The PPG on CIL also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that Royal Greenwich will need to consider, as the timing of payment of CIL can have an impact on an Applicant’s cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.36 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *“continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.”* The White Paper summarised the main finding of the CIL review to be that *“the current system is not as fast, simple, certain or transparent as originally intended.”*
- 2.37 As a result, the Government committed to *“examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.”* Revised regulations came into effect on 1 September 2019, which introduced the following changes:
- Consultation requirements were amended to remove the two-stage consultation process and replaced this with a single consultation.
  - Removal of the pooling restrictions contained within Regulation 123.
  - Charging authorities are no longer required to publish a Regulation 123 list.
  - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
  - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge applies but the relief is not 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 required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions have been introduced for Section 106 funds.
  - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

## The London Plan

- 2.38 The Development Plan in Greenwich includes the London Plan 2021 and Royal Greenwich's own adopted plans. We identify in the next section where there are specific requirements set out in the London Plan 2021 that need to be reflected in the viability assessment.
- 2.39 Policy H4 Delivering affordable housing in the London Plan 2021 sets a strategic target for 50% of all new housing supply to be delivered as affordable housing over the plan period, taking account of all sources of supply, including estate regeneration schemes. The London Plan 2021 Policy H5 Threshold approach adopts two routes for schemes; a 'fast track' route, where schemes provide 35% affordable housing with a tenure mix that meets local requirements; and a 'viability tested route' for schemes that cannot viably deliver the full 35% affordable housing. For industrial sites being redeveloped for housing, the fast track route only applies where schemes fully re-provide the existing employment floorspace. Public sector owned sites and Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity are required to provide 50% affordable housing, although individual boroughs can set their own fast track threshold (in excess of 35%).
- 2.40 Policy H6 Affordable Housing Tenure sets out at Part A that the following split of affordable products should be applied to residential development:
- 1) a minimum of 30% low-cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes
  - 2) a minimum of 30% intermediate products, which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership
  - 3) the remaining 40% to be determined by the borough as low-cost rented homes or intermediate products (defined in Part A1 and Part A2) based on identified need.
- 2.41 It goes on to set out in Part B that in order to follow the Fast Track Route the tenure of 35% of homes must meet the requirements set out in Part A. The Fast Track Route is also available to applicants that elect to provide low-cost rented homes in place of intermediate homes, provided the relevant threshold level is reached. Where affordable homes are provided above 35%, their tenure is flexible, provided the homes are genuinely affordable, and should take into account the need to maximise affordable housing provision, along with any preference of applicants to propose a particular tenure.
- 2.42 The supporting text at paragraph 4.6.2 identifies that there is a presumption that the 40% to be decided by the borough will focus on Social Rent and London Affordable Rent given the level of need for this type of tenure across London.
- 2.43 Policy H11 Build to Rent sets out a series of criteria for schemes to qualify as BtR. It also identifies that to follow the Fast Track Route, BtR schemes must deliver at least 35% affordable housing, or 50% where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution. The Mayor expects at least 30% of Discount Market Rent ('DMR') homes to be provided at an equivalent rent to London Living Rent with the remaining 70% at a range of genuinely affordable rents.
- 2.44 Policy H13 Specialist older persons housing supports the provision of specialist older person accommodation and identifies that such housing should deliver affordable housing in accordance with the threshold approach.
- 2.45 Policy H16 Large-scale purpose-built shared living sets out criteria that such schemes must meet, including but not limited to; good quality and design, locational factors, single management, minimum tenancy lengths of no less than three months, the provision of communal facilities and services (e.g. access to a communal kitchen, outside amenity space (roof terrace and/or garden), internal amenity space (dining rooms, lounges), laundry and drying facilities, a concierge, bedding and linen changing and/or room cleaning services, units providing adequate functional living space and layout, and are

not self-contained homes or capable of being used as self-contained homes, a management plan, and a cash in lieu contribution towards conventional C3 affordable housing. With respect to the latter, Policy H16 identifies that developments are expected to provide a contribution that is equivalent to 35% of the units, or 50% where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution, to be provided at a discount of 50% of the market rent. Further, it notes that such schemes will be subject to the Viability Tested Route set out in Policy H5 Threshold approach to applications, however, developments which provide a contribution equal to 35% of the units at a discount of 50% of the market rent will not be subject to a Late Stage Viability Review.

2.46 Policy D7 Accessible Housing sets out that, to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

1) at least 10% of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'

2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

2.47 Policy SI 2 Minimising greenhouse gas emissions identifies that major development should be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1) be lean: use less energy and manage demand during operation

2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly

3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site

4) be seen: monitor, verify and report on energy performance.

Part B of the policy states that major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

Part C sets a minimum requirement for on-site carbon reduction of at least 35% beyond Building Regulations for major development. It goes on to identify that residential development should achieve 10%, and non-residential development should achieve 15% through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

1) through a cash in lieu contribution to the borough's carbon offset fund, or

2) off-site provided that an alternative proposal is identified and delivery is certain.

## **Mayoral CIL**

2.48 The Mayoral Community Infrastructure Levy (MCIL1) was introduced in 2012 to assist with financing Crossrail (now the Elizabeth Line), the major new rail link that has recently opened and connects central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East. In February 2019 the Mayor adopted a new charging schedule (MCIL2). The new charges took effect on 1 April 2019 and supersede the MCIL1 charging schedule and the associated Crossrail Funding SPG. The MCIL2 charges apply to all planning permissions granted from 1 April 2019 and may also apply to some phased planning permissions granted before 1 April 2019. Funds from MCIL2 are to be used to fund Crossrail 1 (the Elizabeth Line) and Crossrail 2.

2.49 Greenwich is located within MCIL2 Band 3, which attracts a rate of £25 per square metre before indexation<sup>10</sup> (£26.89 indexed to 2023), which is liable on all development (except medical/health and educational facilities). This study takes into consideration the full indexed cost associated with the MCIL2.

### Local Policy context

2.50 The Royal Greenwich Local Plan: Core Strategy with Detailed Policies adopted in July 2014 (the Local Plan<sup>1</sup>) is the key strategic planning document for the Royal Borough along with the policies in the London Plan 2021.

2.51 This study takes into account the policies and standards set out in Royal Greenwich's Local Plan. These include *inter alia* affordable housing requirements; sustainability, accessibility and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing the London Plan 2021 requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc.). This study takes into account the cumulative impact of these policies as required by the NPPF.

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

- **Policy H2 – Housing Mix** – requires a mix of housing types and sizes in all developments and that they should contain a proportion of 3, 4 and 4+ bedroom units. It identifies that the exact mix of each site will vary according to the location of the development and the character of the surrounding area and will be affected by factors such as; the level of accessibility to public transport, schemes for special needs groups, or where there is a poor external environment.

**Policy H3 – Affordable Housing:** requires developments of 10 or more homes or residential sites of 0.5 hectare or more to provide at least 35% affordable housing. The precise percentage, distribution and type of affordable housing is determined by the particular circumstances and characteristics of the site and of the development, including financial viability. The supporting text to Policy H3 at paragraph 4.1.14 goes on to identify that affordable housing should be provided as 70% social/affordable rented and 30% intermediate housing.

- **Policy H5 – Housing Design:** identifies that the Royal Borough expects all new housing to be provided to Lifetime Homes standards i.e. accessible and adaptable in line with Building Regulation M4(2) and in residential developments of 25 or more units, 10% of dwellings are to be built to full wheelchair standard, or easily adaptable for residents who are wheelchair users in accordance with Building Regulation M4(3).
- **Policy E1 – Carbon Emissions:** requires development to reduce carbon emissions in accordance with the Mayor's energy hierarchy.
- **Policy IM1 – Infrastructure:** identifies that the Royal Borough will ensure, through the use of conditions and planning obligations attached to planning permissions, that all qualifying development provides for the infrastructure, facilities, amenities and other planning benefits that are necessary to support and serve it and to offset any consequential planning loss to the local area in a way that secures the best use of land and a properly planned, well designed, accessible and integrated environment. Further, it identifies that the Royal Borough will seek appropriate planning obligations in accordance with its Planning Obligations SPD.

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<sup>10</sup> The impact of indexation is discussed in section 6.



## Royal Greenwich CIL

- 2.53 Greenwich's CIL Charging Schedule was approved by the Examiner on 6 March 2015, adopted by Royal Greenwich on 25 March 2015 and came into effect on 6 April 2015. The CIL Regulations establish a mechanism for indexing CIL on an annual basis using the Building Cost Information Service ('BCIS') All-in-Tender Price Index and the RICS CIL Index (Regulation 40 (as amended in 2019) "to keep the levy responsive to market conditions" (PPG on CIL Paragraph 104)). The figures in Table 2.53.1 below reflect the adopted rates and the 2022 inflated charging rates (i.e. inflated from November 2014 to November 2021).

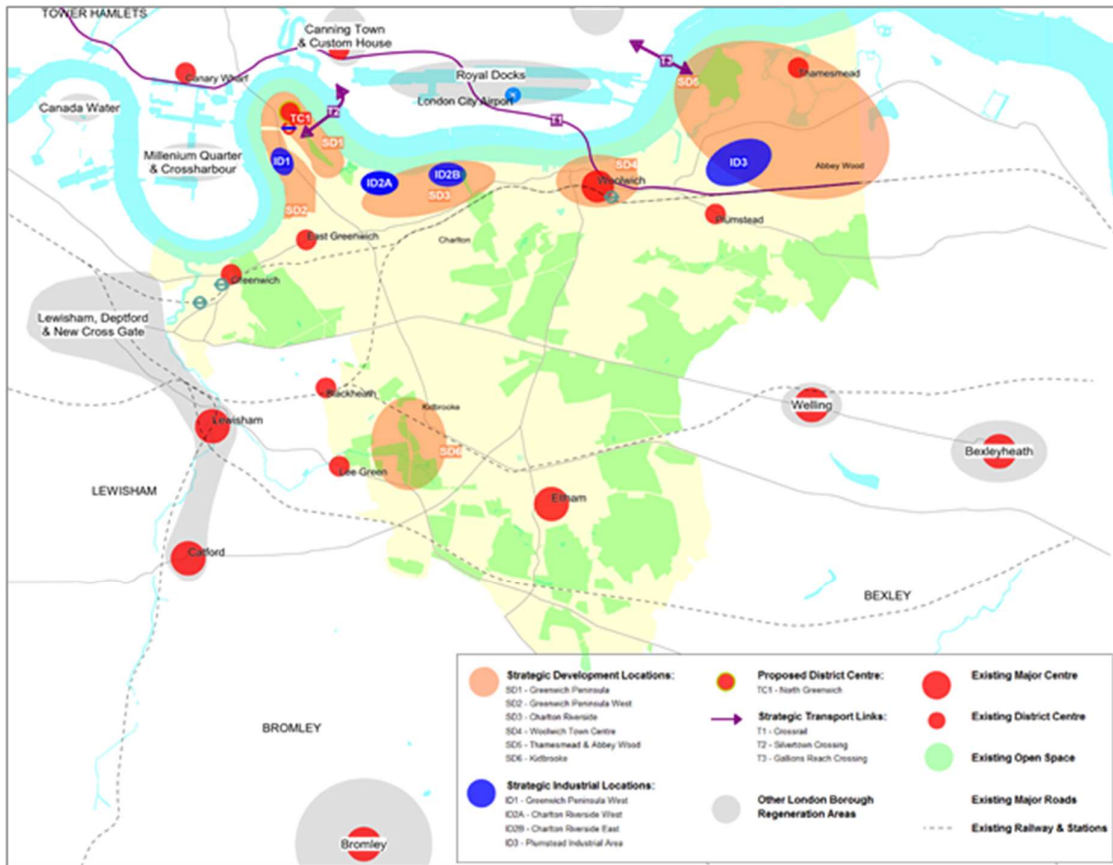
**Table 2.53.1: CIL rates per net additional square metre in the adopted Charging Schedule**

Use	Rate (£ per sq m)	2023 Indexed Rate (£ per sq m)
Convenience based supermarkets/superstores and retail warehousing (280sqm+)	£100	£137.07
Hotel	£100	£137.07
Student Housing	£65	£89.09
Residential (excluding extra care housing) – Zone 1	£70	£95.95
Residential (excluding extra care housing) – Zone 2	£40	£54.83

## Development context

- 2.54 Royal Greenwich is an inner London borough in the south east of Greater London. It is bounded by the London Boroughs of Bexley to the east, Bromley to the south, Lewisham to the west and across the River Thames lie Tower Hamlets to the north-west, Newham to the north and Barking and Dagenham to the north-east.
- 2.55 Royal Greenwich benefits from numerous transport routes, being served by London Underground (Jubilee Line at North Greenwich on the Greenwich peninsula); the recently opened Elizabeth Line (Woolwich and Abbey Wood); Docklands Light Railway ('DLR') (Cutty Sark, Deptford Bridge, Greenwich and Woolwich Arsenal); national rail (Abbey Wood, Charlton, Eltham, Greenwich, Kidbrooke, Maze Hill, Mottingham, New Eltham, Plumstead, Westcombe Park, Woolwich Arsenal and Woolwich Dockyard); and buses run by Transport for London ('TfL'). North Greenwich also provides connections between the Greenwich Peninsula to the Royal Victoria Dock via the 1km London Cable Car (gondola line) service that crosses the Thames. Royal Greenwich also benefits from the Thames Clipper services given its location on the Thames waterfront. These provide a commuter catamaran service between Greenwich and Central London, via Embankment, Tower Millennium Pier and Canary Wharf. This service also extends down river to the O2 and Woolwich Arsenal Pier.
- 2.56 Public Transport Accessibility Levels ('PTAL') are highest in Woolwich and Plumstead, North Greenwich (peninsula), Greenwich Village (Greenwich and Cutty Sark), Deptford Bridge and Eltham where PTALs reach level 6A/6B, meaning excellent, with New Charlton, Vanbrugh Park, Blackheath Woolwich Dockyard and Abbey Wood being the next best connected locations achieving PTALs of level 4/5.
- 2.57 Royal Greenwich represents one of London's biggest growth opportunities with five identified opportunity areas ('OAs'). Accordingly, the London Plan 2021 identifies the Royal Borough as having one of the highest housing targets in London (2,824 units per year) and the capacity for 21,000 jobs in the identified opportunity areas. Significant opportunities for development in the Royal Borough come through the recycling of previously developed sites, including intensification of existing sites. Developments in Royal Greenwich range from small in-fill sites to major regeneration schemes.
- 2.58 The broad locations in which the housing growth is expected to be delivered (known as Strategic Development Locations) are outlined in the Local Plan and illustrated in Figure 2.58.1 overleaf.

**Figure 2.58.1 Strategic Development Locations in Royal Greenwich**



Source: Royal Borough of Greenwich Local Plan Infrastructure Delivery Plan (IDP) October 2021 - Figure 1 Strategic Development Locations

- 2.59 The Greenwich Peninsula/Greenwich Peninsula West OA is the largest area of growth in the Royal Borough, with outline planning permission for over 15,000<sup>11</sup> new homes on the GLA/Knight Dragon and several other significant development sites under construction on the western side of the Peninsula. The Royal Borough has identified further opportunities in the area with the decommissioning of the gasholder and the potential relocation of the Tunnel Glucose safeguarded wharf.
- 2.60 The Deptford Creek/Greenwich Riverside OA is partly in the London Borough of Lewisham. A significant amount of the identified new development has already been delivered in the Creekside area, and consequently the ability of the area to support further development is now more limited.
- 2.61 As with the Creekside area, the Kidbrooke area redevelopment of around 4,500<sup>11</sup> new homes is well underway. Royal Greenwich's Infrastructure Delivery Plan (IDP) identifies that the focus for the remaining sites is to ensure that they complement Kidbrooke Village, as well as providing adequate social infrastructure provision to support new their residents.
- 2.62 The Woolwich OA seeks to capitalise on its strengths including its heritage, riverside location and excellent transport links to deliver circa 7,000<sup>11</sup> new homes. The majority of the development in Woolwich to date has been concentrated in the Royal Arsenal, which is now nearing completion.

<sup>11</sup> The capacities stated for Greenwich Peninsula, Kidbrooke and Woolwich Town Centre and are a combination of existing strategic sites and new sites, which are expected to be delivered in the short to medium term, whereas capacity in Charlton Riverside and Thamesmead is largely expected to come forward in the medium to long term.

- 2.63 The Charlton Riverside OA presents a long-term growth vision of 20+ years for the redevelopment of the whole area delivering approximately 6,000 new homes. However, a key component of delivering change in the area is increasing business growth alongside the introduction of residential use, and achieving sustainable growth, which is identified by Royal Greenwich's IDP as being dependent on the timely delivery of a range of physical and social infrastructure required to support new residents.
- 2.64 The Thamesmead and Abbey Wood OA is partly in the London Borough of Bexley. The identified area is expected to deliver 15,000 new homes, with the focus on unlocking the significant growth potential in Thamesmead town centre and waterfront area through a step-change in public transport provision. The key long-term future public transport infrastructure being the delivery of an extension to the DLR, however this long term growth potential is complemented by short/medium term opportunities in Abbey Wood arising from the opening of the Elizabeth Line.

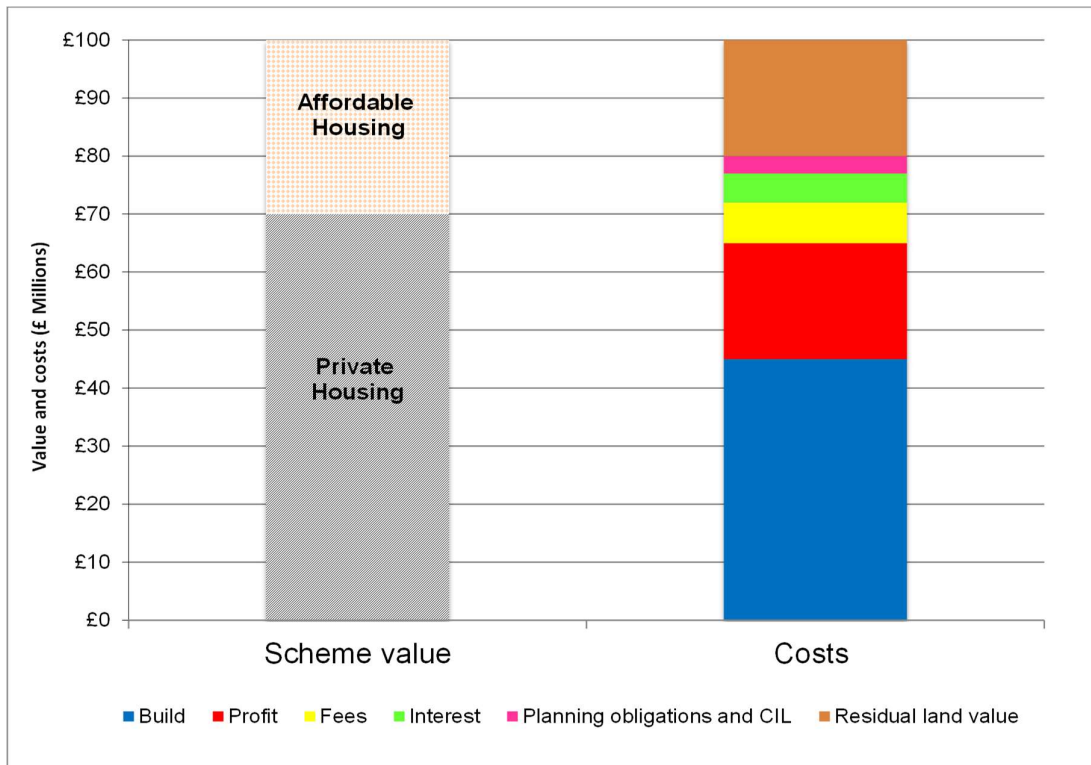
## 3 Methodology

- 3.1 The PPG on CIL identifies at Para 020 Ref ID: 25-020-20190901 that “charging authorities should use an area based approach, involving a broad test of viability across their area, as the evidence to underpin their charge”. The PPG on CIL 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”. The PPG on CIL also identifies that, “a charging authority should directly sample an appropriate range of types of sites across its area, in line with planning practice guidance on viability”.
- 3.2 The PPG on Viability identifies at paragraph 003 Reference ID: 10-003-20180724 that, “Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage”. The PPG on Viability goes on to identify at paragraph 004 Reference ID: 10-004-20190509 that, “A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period”. The PPG on Viability also identifies at paragraph 003 Reference ID: 10-003-20180724 that “In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the plan relies”.
- 3.3 The PPG on Viability sets out the Government’s recommended approach to viability assessment for planning. Paragraph 010 Reference ID: 10-010-20180724 sets out this standardised approach, which is essentially a residual appraisal methodology, i.e. “Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium and developer return”.
- 3.4 Our methodology follows standard development appraisal conventions, which is advocated by the PPG on Viability, using locally-based sites and assumptions that reflect local market circumstances and planning policy requirements. The study is therefore specific to Greenwich and reflects Royal Greenwich’s planning policy requirements alongside alternative rates of CIL.

### Approach to testing development viability

- 3.5 Appraisal models can be summarised via Figure 3.5.1. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider (‘RP’) (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser’s costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer’s profit. A ‘residual’ amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.
- 3.6 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal may not go ahead, unless there are alternative funding sources to bridge the ‘gap’.

**Figure 3.5.1: Residual valuation**



3.7 Issues with establishing key appraisal variables are summarised as follows:

- **Development costs** are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Greenwich, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as archaeological issues or contamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken but should in normal circumstances be reflected in bids for sites from developers;
- **Assumptions** about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While **Developer's Profit** has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that profits on private housing are in the range of 15% to 20% of GDV, with profits of 17.5% typically applied in scheme-specific viability assessments.

3.8 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'<sup>12</sup> 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

<sup>12</sup> For the purposes of this report, existing use value reflects the definition in the PPG on Viability (Paragraph: 015 Reference ID: 10-015-20190509), "EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value". We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

reasons why the premium to the landowner should be lower or higher than other sites.

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

### Viability benchmark

- 3.10 In February 2019 (with a re-issue in July 2021), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG on Viability indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium for the landowner to incentivise release for redevelopment. The PPG on Viability sets out that,

*"the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements"* (paragraph 013, Ref ID 10-013-20190509).

- 3.11 Guidance from other planning bodies is also helpful in understanding benchmark land value. The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium. It goes on to set out that the EUV should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*. With respect to the premium, the SPG identifies that, *"Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities/costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that requires relocation"*.
- 3.12 The Local Housing Delivery Group published guidance<sup>13</sup> in June 2012 which provides advice on testing viability of Local Plan policies. The guidance notes that, *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.13 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *"is based on a premium over current use values"* with the *"precise figure that should be used as an appropriate premium above current use value [being] determined locally"*. The guidance considers that this approach *"is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner"*.
- 3.14 The examination on the Mayor of London's first CIL charging schedule in January 2012 considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while

<sup>13</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

*"The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (paragraph 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (paragraph 9).*

3.15 In his concluding remark, the Examiner points out that

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

3.16 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development, particularly in urban areas. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.17 Respondents to consultations on planning policy documents in other authorities in London have suggested that charging authorities should run their analysis using benchmark land values based on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The PPG on Viability now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.

3.18 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell Royal Greenwich nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold, which landowners will accept. For local authority areas such as Greenwich, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.

3.19 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.17. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

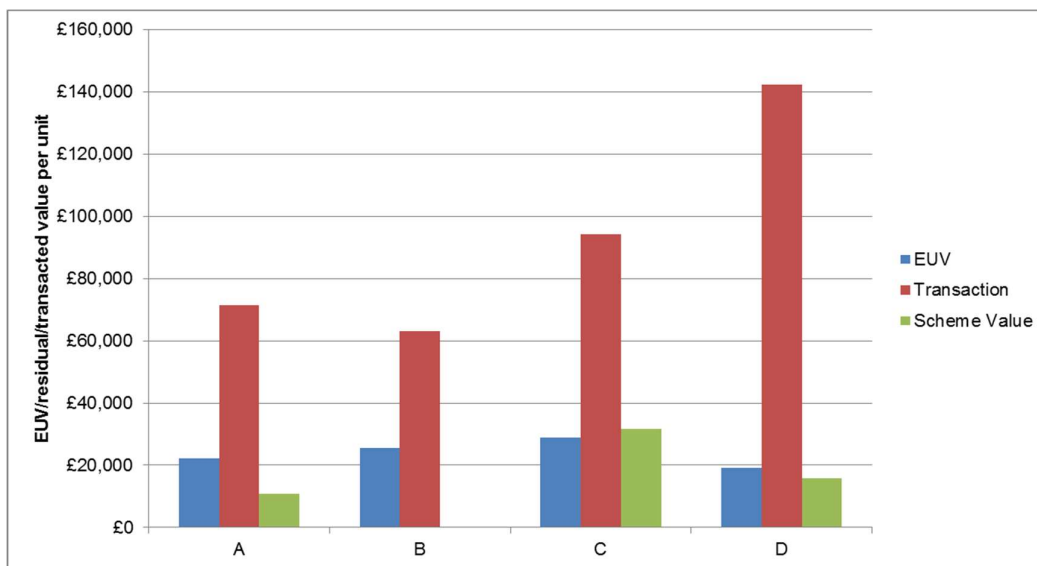
- Transactions are often based on bids that 'take a view' on squeezing planning policy

requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.

- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

3.20 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.20.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price, which the developers paid to acquire the sites (all the data is on a per unit basis).

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



3.21 The issue is recognised in the May 2019 revisions to the PPG on Viability, which draw attention to the propensity for prices paid for sites to exceed benchmark land values *“due to different assumptions and methodologies used by individual developers, site promoters and landowners”* (paragraph 014, Ref ID 10-014-20190509). As a consequence, the PPG goes on to identify in the same paragraph that market evidence, *“should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence”*.

3.22 The PPG on Viability indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be



informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.19 and 3.20.

- 3.23 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

## 4 Appraisal assumptions

### Residential typologies

- 4.1 We have appraised 6 residential development typologies, reflecting the range of type, density and value of development across the Royal Borough. Royal Greenwich have considered these in light of historic planning applications and knowledge of anticipated future development within the Royal Borough. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in the Royal Borough in future.
- 4.2 Details of the schemes selected for testing purposes are provided below in Table 4.2.1. The unit mix adopted for private and affordable tenures is shown in Tables 4.2.2 and 4.2.3 respectively. The mix varies between type of development.

**Table 4.2.1: Residential typologies**

Typology No.	No. of units	Housing type	Dev Density (units per ha)	Net Dev Area (ha)
1	9	Houses	100	0.09
2	25	Low density Flats	130	0.19
3	50	Medium density flats	175	0.29
4	150	Flats and houses	150	1.00
5	250	High density flats	250	1.00
6	500	High density flats	500	1.00

**Table 4.2.2: Unit mix applied to market housing**

Type	STUDIO	1BF	2BF	3+BF	2BH	3BH	4BH
Size (sq m)	39	50	70	97	79	93	115
1	0%	0%	0%	0%	40%	55%	5%
2	0%	50%	44%	6%	0%	0%	0%
3	0%	59%	41%	0%	0%	0%	0%
4	11%	44%	27%	0%	5%	11%	3%
5	20%	42%	29%	9%	0%	0%	0%
6	31%	37%	25%	8%	0%	0%	0%

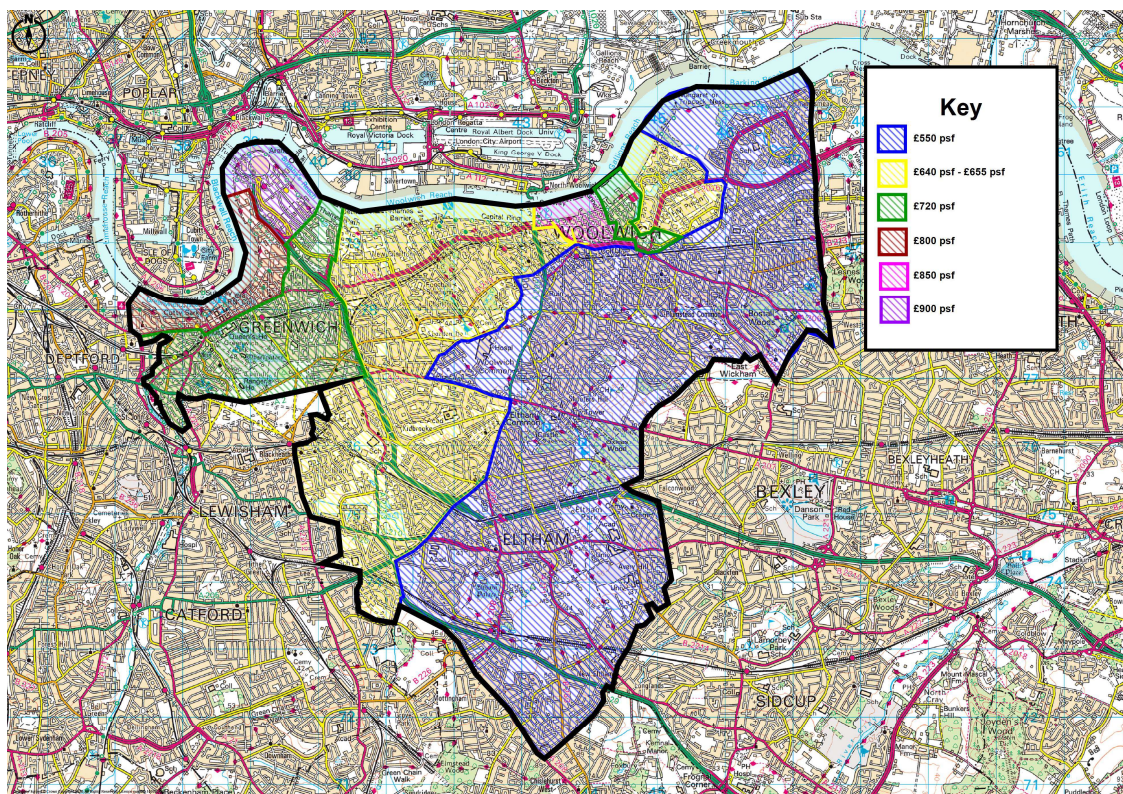
**Table 4.2.3: Unit mix applied to affordable tenures**

Tenure	Affordable rented						Affordable Intermediate					
	1BF	2BF	3+BF	2BH	3BH	4BH	1BF	2BF	3+BF	2BH	3BH	4BH
Type	50	70	97	79	93	115	50	70	97	79	93	115
Size (sq m)	50	70	97	79	93	115	50	70	97	79	93	115
1	0%	0%	0%	40%	55%	5%	0%	0%	0%	40%	55%	5%
2	0%	25%	75%	0%	0%	0%	33%	67%	0%	0%	0%	0%
3	15%	46%	38%	0%	0%	0%	60%	40%	0%	0%	0%	0%
4	28%	52%	12%	4%	4%	0%	45%	55%	0%	0%	0%	0%
5	16%	64%	20%	0%	0%	0%	60%	40%	0%	0%	0%	0%
6	25%	58%	17%	0%	0%	0%	64%	36%	0%	0%	0%	0%

### Residential sales values

- 4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. To establish appropriate values for testing purposes we have considered comparable evidence of new build schemes coming forward/that have come forward in the Royal Borough from a range of sources including; online databases such as Molior, Rightmove and Land Registry as well as pricing schedules submitted by developers with planning applications for schemes coming forward in the Royal Borough. This exercise indicates that developments in the Royal Borough will attract average sales values ranging from circa £5,920 per square metre (£550 per square foot) to £9,688 per square metre (£900 per square foot), as shown in Figure 4.3.1 below. The highest sales values are achieved in Greenwich Peninsula, the north west of the Royal Borough from the peninsula along the river to Greenwich Village and Woolwich Arsenal. Developments in the east of the Borough are identified as achieving the lowest values.

**Figure 4.3.1 Sales values in Royal Greenwich (approx. £s per square foot)**



Sources: Map – Promap; Values – Land Registry; Molior London; submitted viability appraisals supporting planning applications (research conducted in March 2023)

- 4.4 We have applied the average sales values set out in Table 4.4.1 below in our appraisals, which reflect the range achieved generally in the Royal Borough.

**Table 4.4.1: Average sales values adopted in appraisals**

Ave values £s per sq m	Ave values £s per sq m
£5,920	£550
£6,889	£640
£7,104	£660
£7,750	£720
£8,611	£800
£9,149	£850
£9,688	£900

- 4.5 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.5.1. A 'downside' scenario which factors in slower growth is summarised in Table 4.5.2. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

**Table 4.5.1: Growth scenario**

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	0.0%	1.5%	2.5%	2.5%	2.5%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

**Table 4.5.2: 'Downside' scenario**

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	-5.0%	0.0%	2.5%	2.5%	2.5%	3.0%
Costs	2.5%	2.5%	2.0%	2.0%	2.0%	2.0%

### Affordable housing tenure and values

- 4.6 Royal Greenwich's Policy H3 (Affordable Housing) seeks to maximise affordable housing by requiring developments of 10 or more homes or residential sites of 0.5 hectares or more to provide at least 35% affordable housing. The precise percentage, distribution and type of affordable housing is determined by the particular circumstances and characteristics of the site and of the development, including financial viability. The supporting text at paragraph 4.1.14 goes on to identify that affordable housing should be provided as 70% social/affordable rented and 30% intermediate housing.
- 4.7 In light of the policy approach outlined above and following discussions with Royal Greenwich, we have adopted a tenure split of 70% rented housing provided as London Affordable Rent ('LAR') and 30% shared ownership ('SO') in our appraisals.
- 4.8 Table 4.8.1 sets out the rents of LAR units as identified by the Mayor of London.

**Table 4.8.1: London Affordable Rents adopted in study (weekly)**

Unit type	1 bed	2 beds	3 beds	4 beds
LAR per week 2022/23	£168.34	£178.23	£188.13	£198.03

- 4.9 We have used our bespoke model to value the affordable housing, which replicates how registered providers ('RPs') undertake such appraisals. This model runs cashflows for the rented tenures in the Royal Borough over a period of circa 35 years which capitalises the net rental income stream. The net rent is then calculated by taking into account factors such as: standard levels for individual RPs' management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 4.10 With respect to the 30% SO units, we have had regard to the London Plan and local maximum income thresholds. We have assessed the value of these units based on RPs selling initial equity stakes of 25% and a maximum rent charge 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%.
- 4.11 RPs are permitted to increase rents by CPI plus 1% per annum, which we have reflected in our assessment.
- 4.12 Developments receiving grant funding will be the exception rather than the norm and, consequently all our appraisals which we rely upon for testing Royal Greenwich's planning policies assume nil grant. Clearly where grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

### BtR

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

**Table 4.13.1: BtR typology**

Typology	Number of units	Housing type	Dev Density (units per ha)	Net Dev Area (ha)
BtR	500	Flats	445	1.1

**Table 4.13.2: Unit mix applied to affordable tenures**

Tenure	1 Bed flat	2 Bed flat	3 Bed flat
Unit size	50 sq m	70 sq m	86 sq m
Private units	38%	42%	20%
Affordable Units	38%	42%	20%

- 4.14 We have adopted the rents as set out in Table 4.14.1 below following research into rents achievable in BtR schemes in the Royal Borough using the Molior London database. We have capitalised these rents at net yields of 3.5% and 3.65% (i.e. lower yield on the higher rents and higher yield on medium and lower rents, which is in line with market research published by Knight Frank<sup>14</sup> and CBRE<sup>15</sup>). We have adopted 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.

<sup>14</sup> Knight Frank UK Residential Investment Yield Guide published January 2023

<sup>15</sup> CBRE Residential Investment Figures Q4 2022 published 31 January 2023

**Table 4.14.1: BTR/PRS rents adopted in study**

Unit type	Higher Gross rent per month	Medium Gross rent per month	Lower Gross rent per month
One bed	£2,175	£1,785	£1,200
Two bed	£2,925	£2,355	£1,625
Three bed	£3,850	£3,090	£2,265

- 4.15 We have tested the delivery of BtR schemes at a range of affordable housing percentages (0% to 50%) provided as DMR units included at rental levels in line with Royal Greenwich and the London Plan's preferred tenure split. The London Plan tenure split is 30% of units provided at an equivalent rent to London Living Rent with the remaining 70% provided at a range of genuinely affordable rents. We have allowed for the remaining 70% of units at LARs. The Royal Borough's preference is that intermediate rent levels are related to local incomes, rather than market rates. Where a development qualifies as a BtR development, as set out in the London Plan 2021, the affordable housing offer should be provided at a genuinely affordable rent, preferably London Living Rent (LLR), which is derived from local household income levels. Appendix 1 shows current LLR levels for all wards in the Borough. To follow the fast-track route, (30% LLR/70% genuinely affordable rent) the Royal Borough's expectation is that genuinely affordable rents will comprise London Affordable Rent, or equivalent and/or social rent.
- 4.16 For the LLR units we have adopted rents in line with the GLA's published 2022-2023 rents for Greenwich. 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.

### Older persons accommodation

- 4.17 The London Plan 2021 and the Local Plan support the provision of specialist housing that meets the needs of older people. They also identify that all forms of older persons housing will be required to provide affordable housing, subject to viability, where they are configured as self-contained housing units.
- 4.18 We have tested older persons housing based on the following retirement housing and extra care housing typologies and allowing for affordable housing provided as 70% SR provided as LAR and 30% SO.

**Table 4.18.1 Older persons housing typologies tested**

Typology	Number of units	Housing type	Dev Density (units per ha)	Net Dev Area (ha)
Retirement/Sheltered housing	40	Flats	190	0.21
Extra Care	130	Flats	150	0.87

**Table 4.18.2 Older persons housing mix of units tested**

Tenure	1 Bed flat	2 Bed flat
Unit size	50 sq m	70 sq m
Private units	40%	60%
Affordable Units	40%	60%

- 4.19 **Retirement/Sheltered housing** developments are housing schemes consisting of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) and built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. They have less efficient gross to net ratios in comparison to general-purpose residential developments due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market, retirement housing schemes typically take longer to sell in comparison to general-purpose housing. However this will differ from scheme to scheme and the demand for retirement housing units in the area, and where there is high demand and not much supply such developments sell largely off plan. We also note that retirement housing schemes achieve premium values over standard housing.
- 4.20 As previously identified, we have appraised a 40 unit scheme allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisals:
- a gross to net floorspace ratio of 70%;
  - a cautious reduced sales rate of circa 3 units per month; and
  - a higher average sales value reflecting £7,104 - £11,625 per square metre (£660 - £1,080 per square foot).
- 4.21 **Extra Care Housing** can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the Royal Town Planning Institute ('RTPI') Good Practice Note. The RTPI defines Extra Care Housing as 'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing, Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and computer rooms. Domestic support and personal care are available, usually provided by on-site staff.
- 4.22 As with retirement housing, Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to less efficient gross to net ratios than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience Extra Care units also achieve premium values.
- 4.23 We have re-appraised the 130 unit scheme allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisals:
- a gross to net floorspace ratio of 60%;
  - a reduced sales rate of circa 3 units per month; and
  - a higher average sales value reflecting £7,104 - £11,625 per square metre (£660 - £1,080 per square foot).

### Co-living schemes

- 4.24 The requirements of Policy H16 in the London Plan 2021 identifying that proposals for purpose-built Co-living/Shared housing must meet certain criteria including but not limited to:
- high quality design and shared space for occupants;
  - provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes;

- provide an appropriate Residential Management Plan;
- under single management;
- all units are for rent with a minimum tenancy length of no less than three months; and
- provide a commuted sum in lieu of the provision of on-site affordable housing, in accordance with the most up-to-date Mayoral policy and/or guidance.

4.25 We have tested Co-Living/Shared housing development based on the development typology set out in table 4.25.1 below reflecting the size/type of such developments that are anticipated to come forward in Royal Greenwich in future.

**Table 4.25.1: Co-living/Shared-living typology tested**

Typology	No. Units	Average unit size (Gross area) sq m	Site Area	Density (units per HA)
Co Living	500	40	1.00	500

4.26 Our assumptions on rents and yields for Co-living/Shared Living residential accommodation tested in this study are informed by our research into Co-Living Schemes across London and summarised in Table 4.26.1. The first operational Co-living scheme in the UK was The Collective scheme in the Old Oak Common area, opening in May 2016. Starting rents in the Old Oak Collective scheme range from £1,499 per month to £1,899 for Cosy Studios and One Bed Flats respectively. The more recent Collective development is located in Canary Wharf, which opened in November 2019. This represents the top end of the scale of co-living schemes given its location, specification of the development and the amenities offered (with rents ranging between £1,690 per month and £2,071 per month for a 12 month contract). We understand that the Gravity scheme in Hounslow, west London is currently marketing units with starting rents of £1,175 per month, £1,325 per month and £1,450 per month for Compact Studios, Classic Studios and Master Studios for a 10-12 month occupancy period. We note that there are also a number of boutique Co-living schemes that have come forward across London such as Mason and Fifth's Italian Building in Bermondsey which offers 28 studios with rents starting at £2,000 per month. We understand that the Domi's Co-living scheme in Charlton starting rents range between £925 per month to £1,025 for standard and large units respectively. We note however that this scheme offers significantly fewer amenities onsite than operators such as the Collective, Gravity and the Stay Club and consequently will incur lower scheme running costs. We have also considered the evidence in viability assessments submitted for Co-living schemes proposed to be delivered in/near Royal Greenwich's area. In light of this evidence, we have arrived at a range of average monthly rental values as set out below. Our lower rent level is based on the Gravity Scheme in Hounslow, which is a newer scheme but is situated in a less central location. The medium rent reflects the typical rents at the Old Oak scheme, which is now an older scheme and reflects an older format with respect to the type and size of units. Our higher rent reflects the starting rental level identified for the smallest units (Cosy Studio units 12 sq m) in the Canary Wharf scheme for a 12-month membership. We understand that rates vary based on room type, floor level and length of stay.

**Table 4.26.1: Co-living/Shared-living rents and yields adopted in study**

Rent	Investment yield	Other assumptions: Rent free / void / management etc.
Average rent: - High - £1,690 per month - Med - £1,500 per month - Low - £1,300 per month	4.25%	30% management etc.

4.27 We understand that there is significant demand for units in Co-living developments in London, driven by the high and increasing costs of self-contained accommodation. This product provides an alternative to living in an HMO or in shared flats or houses. Nevertheless, co-living / shared-living is



still seen as a newer investment class. Market sentiment is that as more co-living / shared living residential accommodation is delivered and it becomes a more widely understood and standard product, confidence will improve and the market will price this accordingly. The yield differential between BtR and Student Accommodation levels will consequently narrow over time.

- 4.28 Given that the units in Co-living schemes are not appropriate for affordable housing being “*non-self-contained*” homes “*which do not meet minimum housing standards*”, as defined by the London Plan 2021, Policy H16 seeks to secure financial contributions from Co-living schemes towards the provision of off-site C3 affordable housing. The financial contribution should be equivalent to 35% of residential units at a discount of 50% from the market rent within the proposal, or via the viability tested route. We have accordingly tested Co-Living /Shared-living schemes with appropriate affordable housing contributions.

### Build costs

- 4.29 We have sourced build costs from the RICS BCIS, which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BCIS multiplier) are as follows:

**Table 4.29.1 BCIS build costs**

Type of development	BCIS cost	Base cost (£ per sq m)	External works	Total Cost (before policy costs)
Houses (T1 and T4)	Estate housing - Generally	£1,828	15%	£2,102.20
Flats – lower density (T2, T3 and T4)	Flats - Generally	£2,148	15%	£2,470.20
Flats – higher density (T5, T6 & BtR)	Flats - 6 or more storeys	£2,550	15%	£2,932.50
Older Person's Accommodation - Sheltered housing/retirement housing - Extra Care	Supported Housing - Generally	£2,307	15%	£2,653.05
	Supported housing 4-storey or above	£2,407		£2,768.05
Co-Living	Students' residences, halls of residence	£2,749	10%	£3,023.90

- 4.30 As noted in Table 4.29.1, the base costs above are increased by 10-15% to account for external works. In addition to the build costs outlined above adopted in this study, our appraisals include a contingency of 5% of build costs.

### Zero carbon and BREEAM

- 4.31 We have drawn capital cost figures from the ‘*Cornwall Climate Emergency DPD – Energy review and modelling*’ by Currie Brown and Etude (February 2021). The following uplifts are for the lowest cost modelled route to net zero (Cornwall Scenario 2) from a range of baselines:

- 2.1% uplift from a baseline of Part L 2025 (35% CO<sub>2</sub> reduction);
- 2.8% uplift from a baseline of Part L 2021;
- 4.9% uplift from a baseline of Part L 2013;
- 6% uplift based on Currie & Brown route to net zero regulated and unregulated emissions using SAP 10 emissions factors and air sourced heat pumps.

4.32 For non-residential development, the Royal Borough could apply net zero carbon using a hierarchy of fabric, renewables and then financial offsets. The cost data from the Currie and Brown report indicates the following uplifts are applicable:

- Energy efficiency (Minimum carbon reduction of 15%): 2%;
- On-site saving (total carbon reduction of 35%): 1%;
- Allowable solutions (offset 65% of regulated CO2 emissions): 2-4%;
- BREEAM (BREEAM Excellent rating): 1-2%.

4.33 In light of the above, for testing purposes we have adopted an assumption of an uplift on base build costs of 5% for carbon requirements on both domestic and non-domestic developments.

#### Accessibility standards

4.34 In line with the requirements of Policy H5 Housing Design in the Local Plan and Policy D7 Accessible Housing in the London Plan 2021 we have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.34.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at **Appendix 1**) so that they can be applied to contemporary costs.

**Table 4.34.1: Costs of accessibility standards (% uplift to base construction costs)**

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

4.35 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3(b) applies to 10% of dwellings. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

#### Professional fees

4.36 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

#### Development finance

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

#### Marketing costs

4.38 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

#### Mayoral CIL

4.39 As previously identified, MCIL2 is payable on most developments that receive planning consent from 1 April 2019. Greenwich is located within Band 3, where a CIL of £25 per square metre (£26.89 indexed to 2023) is levied. The Mayoral CIL takes precedence over Borough requirements, including

affordable housing. Our appraisals take into account MCIL2.

### **Section 106 costs**

- 4.40 Royal Greenwich has analysed the financial contributions secured through section 106 agreements signed over the last three years, all of which post-date the adoption of CIL. This analysis indicates an average residual Section 106 requirement of circa £3,000 per unit for residential uses and circa £30 per square metre for commercial uses. We have applied notional contributions towards S106 at these levels in our appraisals. Actual amounts will of course be subject to site-specific matters and negotiations when schemes are brought forward through the development management process and consequently are likely to vary.

### **Development and sales periods**

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

### **Developer's profit**

- 4.42 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major house builders will set targets for minimum profit).
- 4.43 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.44 The near collapse of the global banking system in the final quarter of 2008 has resulted in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market receded over the last decade, albeit there is a degree of caution in prime central London markets as a consequence of high rates of inflation and the war in Ukraine. We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are likely to warrant a profit margin lower than 17.5% as they are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.
- 4.45 We have applied a profit margin of 15% of GDV to commercial development and BtR and Co-Living schemes, reflecting normal market practice.
- 4.46 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

### Exceptional costs

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

### Benchmark land values

- 4.49 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing potential alternative CIL rates. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.50 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, our calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.51 It is also necessary to recognise that a landowner may require an additional incentive to release the site for development<sup>16</sup>. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes, it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect a cautious 'average' situation, which we consider to be a reasonable assumption in this area wide assessment. We note that the GLA's SPG identifies that *"The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary"*. Further, *"for a site which does not meet the requirements of the landowner or creates ongoing liabilities/ costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that require relocation"*. It is important to stress that the adoption of a 20% premium in this study should not be taken as an endorsement of this percentage for scheme-specific viability assessments. Premiums for scheme-specific assessments should reflect scheme-specific circumstances.
- 4.52 We have not used alternative use values in this study, as we have modelled a wide range of development typologies (which would, themselves, be the 'alternative uses' that would be tested,

<sup>16</sup> This approach is therefore consistent with the NPPG, which indicates at Para 013 Ref ID 10-013-20190529 that *"a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+)"*.

resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 (Reference ID: 10-017-20190509) of the PPG on Viability summarised as follows:

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

4.53 A recent appeal decision<sup>17</sup> notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

4.54 Sites will be in various existing uses and we have adopted a range of benchmark land values from £3,746,000 to £11,629,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. The four benchmark land values used in this study (see Table 4.54.1 below) have been selected to provide a broad indication of likely land values across the Royal 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.

4.55 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**

4.56 **Benchmark Land Value 1:** This benchmark assumes secondary office space on a hectare of land, with 35% site coverage and 3 storeys. The rent assumed is based on lettings of second hand offices in the area at £12.50 per square foot. We have assumed a £32.52 per square foot (£350 per square metre) allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £9.691 million, to which we have added a 20% premium, resulting in a benchmark of £11.629 million.

4.57 **Benchmark Land Value 2:** This benchmark assumes higher value secondary industrial space on a hectare of land, with 30% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the area at £12.25 per square foot. We have assumed a £23.23 per square foot (£250 per square metre) allowance for refurbishment and a letting void/rent free period of two years. The capital value of the building would be £6.287 million, to which we have added a 20% premium, resulting in a benchmark of £7.545 million.

4.58 **Benchmark Land Value 3:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 30% site coverage and 1 storey. The rent assumed is based on such lettings of second hand premises in the area at £10 per square foot. We have assumed a £23.23 per square foot (£250 per square metre) allowance for refurbishment and a letting void/rent free of two years. The capital value of the building would be £3.284 million, to which we have added a 20% premium, resulting in a benchmark of £3.941 million.

<sup>17</sup> 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

4.59 **Benchmark Land Value 4:** This benchmark assumes open storage space on a hectare of land, with 70% usable site area. The rent assumed is based on such lettings of second hand premises in the area at £3.50 per square foot. We have assumed a letting void/rent free of one year. The capital value of the building would be £3.121 million, to which we have added a 20% premium, resulting in a benchmark of £3.746 million.

**Table 4.54.1: Summary of Benchmark Land Values**

Use	Benchmark per gross hectare
Benchmark land value 1 - Secondary Offices	£11,629,000
Benchmark land value 2 - Secondary Industrial (Higher)	£7,545,000
Benchmark land value 3 - Secondary Industrial (Lower)	£3,941,000
Benchmark land value 4 - Open storage	£3,746,000

## 5 Appraisal outputs

- 5.1 The full outputs from our appraisals of residential development are attached as **Appendix 2** and **3**. We have modelled 6 market sale residential site types, reflecting different densities and types of development, which are tested against 7 market values as identified in Section 4 and against the typical land value benchmarks for Royal Greenwich.

### Residential for sale scenarios tested

- 1 Policy position with base sales and base costs (including extra overs for planning policy requirements);
  - 35% affordable housing (70% LAR and 30% SO).
- 2 As (1) all with 50%, 40%, 30%, 25%, 20%, 10% and 0% affordable housing; and
- 3 As (1 and 2) with growth in sales values and costs.

### Other residential uses

- 5.2 We have also tested BtR, older person's housing, Co-living and student accommodation development typologies. The results of our appraisals are attached at **Appendices 4** to **6** respectively. We set out below the scenarios tested for these typologies.
- **BtR**: tested at high, medium and low rents achievable in Royal Greenwich (including extra overs for planning policy requirements) assuming the following affordable housing scenarios:
    - 0% affordable housing;
    - 35% DMR @ 70% LAR and 30% LR; and
    - 50% DMR @ 70% LAR and 30% LR.
  - **Older person's housing**: tested at current costs and values as:
    - **Retirement housing** allowing for 50% - 0% affordable housing provided as 70% LAR and 30% SO.
    - **Extra Care housing** allowing for 50% - 0% affordable housing provided as 70% LAR and 30% SO.
  - **Co-living**: tested at high medium and low rents identified (including extra overs for planning policy requirements) allowing for the following payments in lieu of affordable housing equating to 0%, 35% and 50% of the scheme.

- 5.3 CIL applies to net additional floor area only. Our base appraisals assume no deduction for existing floorspace<sup>18</sup>.

- 5.4 The residual land values from each of the scenarios above in each housing value area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.56 to 4.59. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

### Presentation of data

- 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.

<sup>18</sup> 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.

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

**Figure 5.6.1: Sample format of results**

Community Infrastructure Levy Royal Borough of Greenwich		Benchmark Land Values (per gross ha)			
		BLV1	BLV2	BLV3	BLV4
		Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
		£11,629,000	£7,545,000	£3,941,000	£3,746,000

Site type 3		Affordable %		Site area	
	Flats		35%		0.29 ha
No of units	50 units	% Lon Aff Rent	70%	Net to gross	100%
Density:	175 dph	% Shered Ownership	30%		

£850 per sq ft		Private values	
			£9149 psm

CIL amount per sq m	RLV	RLV per ha	Maximum CIL rates (per square metre)			
			RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,866,781	10,033,732	-1,595,268	2,488,732	6,092,732	6,287,732
95	2,619,660	9,168,811	-2,460,189	1,623,811	5,227,811	5,422,811
100	2,609,067	9,131,734	-2,497,266	1,586,734	5,190,734	5,385,734
125	2,556,099	8,946,345	-2,682,655	1,401,345	5,005,345	5,200,345
135	2,534,910	8,872,187	-2,756,813	1,327,187	4,931,187	5,126,187
150	2,503,130	8,760,954	-2,868,046	1,215,954	4,819,954	5,014,954
165	2,471,349	8,649,721	-2,979,279	1,104,721	4,708,721	4,903,721
175	2,450,162	8,575,566	-3,053,434	1,030,566	4,634,566	4,829,566
190	2,418,381	8,464,333	-3,164,667	919,333	4,523,333	4,718,333
200	2,397,193	8,390,174	-3,238,826	845,174	4,449,174	4,644,174
225	2,344,225	8,204,786	-3,424,214	659,786	4,263,786	4,458,786
235	2,323,037	8,130,631	-3,498,369	585,631	4,189,631	4,384,631
250	2,291,257	8,019,398	-3,609,602	474,398	4,078,398	4,273,398
265	2,259,476	7,908,165	-3,720,835	363,165	3,967,165	4,162,165
275	2,238,288	7,834,007	-3,794,993	289,007	3,893,007	4,088,007
300	2,185,320	7,648,618	-3,980,382	103,618	3,707,618	3,902,618

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



## 6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at **Appendices 2 to 4** (residential for sale), **Appendix 5** (BtR), **Appendix 6** (older person's housing) and **Appendix 7** (Co-living). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Royal Borough. These RLVs are then compared to appropriate benchmark land values. The maximum CIL rates for each scheme and scenario are determined by deducting the benchmark land values from the residual land value and dividing any resulting surplus by the number of square metres that would - in principle - be liable to pay CIL. On residential schemes for example, this means that the maximum CIL rates are determined by reference to the private floor area only, with affordable housing floorspace excluded from the calculation. This provides a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have greenfield sites/previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. However, there are clearly limits to the extent that this is possible as reductions in land value may result in lower land supply. In setting its policy requirements, the Royal Borough will need to prioritise its requirements due to finite development value.
- 6.3 The CIL regulations state that in setting a charge, local authorities *must 'strike an appropriate balance'* between securing sufficient revenue to fund necessary infrastructure on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, charging authorities should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
  - Secondly, charging authorities should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
  - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
  - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to ensure levels of CIL are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
  - Fifthly, charging authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.4 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Charging authorities should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.
- 6.5 This conclusion follows guidance in paragraph: Para 020 Ref ID: 25-020-20190901 of the PPG on CIL, which states that *'there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism'*. Further, Para: 022 Ref ID: 25-022-20190901 of the PPG identifies that, *'a charging authority that plans to set differential levy rates should seek to avoid undue complexity'*.

### Residential for Sale

- 6.6 As CIL operates as a fixed charge – as is the case with the adopted rates - the Royal Borough will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. Secondly, as CIL will effectively take a 'top-slice' of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured.

6.7 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Royal Borough's policy requirements, including the level of CIL (including a nil rate)* and schemes that are viable *prior to the imposition of policy requirements*. If a scheme is unviable before policy requirements including CIL is levied, it is unlikely to come forward and policy requirements 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 Royal Borough agrees to a lower level of affordable housing for particular sites in the short term<sup>19</sup>.

6.8 The critical issue to consider, therefore, is the extent to which an increase in CIL rates 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 Royal Borough 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 Royal Borough could confidently increase the CIL rates in the knowledge that land supply is unlikely to be affected.

### Determining maximum viable rates of CIL

6.9 As noted in paragraph 6.7, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might therefore, be affected by a CIL requirement. Tables 6.9.1 to 6.9.6 below set out a summary of the Maximum CIL charges at a range of residential values and affordable housing levels affordable housing indicated by our appraisals. These rates are **inclusive of the MCIL2 (at the adopted rate of £26.89 per square metre, reflecting indexation)**. The full results of our appraisals are set out at **Appendix 2**.

6.10 The appraisals generate a spread of potential CIL rates, depending on the benchmark land value and residential sales values within each development typology. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lower. Furthermore, the capacity to absorb CIL contributions declines as the percentage of affordable housing increases. The results of the typology testing also demonstrate the impact of density on viability with respect to the balance of the quantum and type of units (i.e. height of the development and houses or flats) being delivered on a site versus the associated build cost to deliver these units. We also note that typology one falls under the threshold of 10 units, so would not be required to contribute towards affordable housing.

6.11 There is clearly a balance to be struck between the aims of the Royal Borough's affordable housing policy and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the Royal Borough's area will deliver the minimum threshold requirement of 35% affordable housing, as this is not always viable. While we are not suggesting that the Royal Borough should change its affordable housing policies, the exercise demonstrates that the Royal Borough's flexible application of its policy will ensure that CIL will not render development unviable. However, we appreciate that the Royal Borough will be keen to minimise the impact on affordable housing as far as possible and this is a key risk factor when determining rates of CIL.

6.12 We have therefore considered the full range of results of testing where we have included between 0% and 50% affordable housing, as the Royal Borough will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

6.13 Nevertheless, it should be possible for rates of CIL to continue to be levied across the Borough, subject to allowing for a buffer or margin to address potential risks to delivery. The PPG requires that rates are not set at the maximum level, with most charging authorities setting their CIL rates at no more than 5% of development costs and allowing for a buffer from maximum potential rates of between circa 20% to 50%.

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<sup>19</sup> However, as shown by the sensitivity analyses (which test reduced affordable housing levels) even a reduction in affordable housing does not always remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

**Table 6.9.1: Site type 1 (9 Houses at 100 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %	N/V <sup>20</sup>	N/V	N/V	N/V	N/V	N/V	100	300	N/V	N/V	N/V	0	225	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300
£550 per sq ft	N/V	N/V	N/V	0	265	300	300	300	N/V	275	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
£640 per sq ft	N/V	N/V	N/V	200	300	300	300	300	N/V	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
£660 per sq ft	N/V	125	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
£725 per sq ft	N/V	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
£800 per sq ft	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
£850 per sq ft	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
£900 per sq ft	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300

**Table 6.9.2: Site type 2 (25 Flats at 130 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	125
£550 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	275	N/V	N/V	N/V	N/V	N/V	N/V	300	300	N/V	N/V	N/V	N/V	N/V	N/V	300	300
£640 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	300	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	N/V	95	300	300
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	300	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	235	300	300	300	N/V	N/V	N/V	0	265	300	300	300
£725 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	300	300	N/V	N/V	N/V	N/V	190	300	300	300	N/V	N/V	135	300	300	300	300	300	N/V	N/V	175	300	300	300	300	300
£800 per sq ft	N/V	N/V	N/V	N/V	N/V	200	300	300	N/V	N/V	N/V	200	300	300	300	300	N/V	100	300	300	300	300	300	300	N/V	135	300	300	300	300	300	300
£850 per sq ft	N/V	N/V	N/V	N/V	225	300	300	300	N/V	N/V	165	300	300	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300
£900 per sq ft	N/V	N/V	N/V	N/V	225	300	300	300	N/V	N/V	165	300	300	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300

**Table 6.9.3: Site type 3 (50 Flats at 175 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	190	N/V	N/V	N/V	N/V	N/V	N/V	N/V	200
£550 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	135	300	N/V	N/V	N/V	N/V	N/V	150	300	300	N/V	N/V	N/V	N/V	N/V	175	300	300
£640 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	200	N/V	N/V	N/V	N/V	N/V	N/V	265	300	N/V	N/V	N/V	N/V	0	275	300	300	N/V	N/V	N/V	N/V	100	300	300	300
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	275	300	N/V	N/V	N/V	N/V	0	300	300	300	N/V	N/V	0	265	300	300	300	300	N/V	N/V	0	275	300	300	300	300
£725 per sq ft	N/V	N/V	N/V	N/V	0	300	300	300	N/V	N/V	0	275	300	300	300	300	N/V	165	300	300	300	300	300	300	N/V	190	300	300	300	300	300	300
£800 per sq ft	N/V	N/V	N/V	100	300	300	300	300	N/V	N/V	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300
£850 per sq ft	N/V	N/V	0	300	300	300	300	300	N/V	275	300	300	300	300	300	300	0	300	300	300	300	300	300	300	0	300	300	300	300	300	300	300
£900 per sq ft	N/V	N/V	0	300	300	300	300	300	N/V	275	300	300	300	300	300	300	0	300	300	300	300	300	300	300	0	300	300	300	300	300	300	300

<sup>20</sup> N/V = Not Viable

**Table 6.9.4: Site type 4 (150 Flats at 150 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£550 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	300	N/V	N/V	N/V	N/V	N/V	N/V	0	300
£640 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	235	300	N/V	N/V	N/V	N/V	135	300	300	300	N/V	N/V	N/V	N/V	165	300	300	300
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	235	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	0	275	300	300	300	N/V	N/V	N/V	0	300	300	300	300
£725 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	300	300	N/V	N/V	N/V	N/V	190	300	300	300	N/V	N/V	225	300	300	300	300	300	N/V	N/V	265	300	300	300	300	300
£800 per sq ft	N/V	N/V	N/V	N/V	100	300	300	300	N/V	N/V	135	300	300	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300
£850 per sq ft	N/V	N/V	N/V	150	300	300	300	300	N/V	135	300	300	300	300	300	300	0	300	300	300	300	300	300	300	0	300	300	300	300	300	300	300
£900 per sq ft	N/V	N/V	135	300	300	300	300	300	N/V	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300

**Table 6.9.5: Site type 5 (250 Flats at 250 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£550 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£640 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100
£725 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	265	N/V	N/V	N/V	N/V	N/V	N/V	95	300	N/V	N/V	N/V	N/V	N/V	N/V	100	300
£800 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	0	300	N/V	N/V	N/V	N/V	N/V	N/V	275	300	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	N/V	0	300	300
£850 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	300	300	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	0	300	300	300	N/V	N/V	N/V	N/V	100	300	300	300
£900 per sq ft	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	0	300	300	300	N/V	N/V	N/V	0	300	300	300	300	N/V	N/V	N/V	0	300	300	300	300

**Table 6.9.6: Site type 6 (500 Flats at 500 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

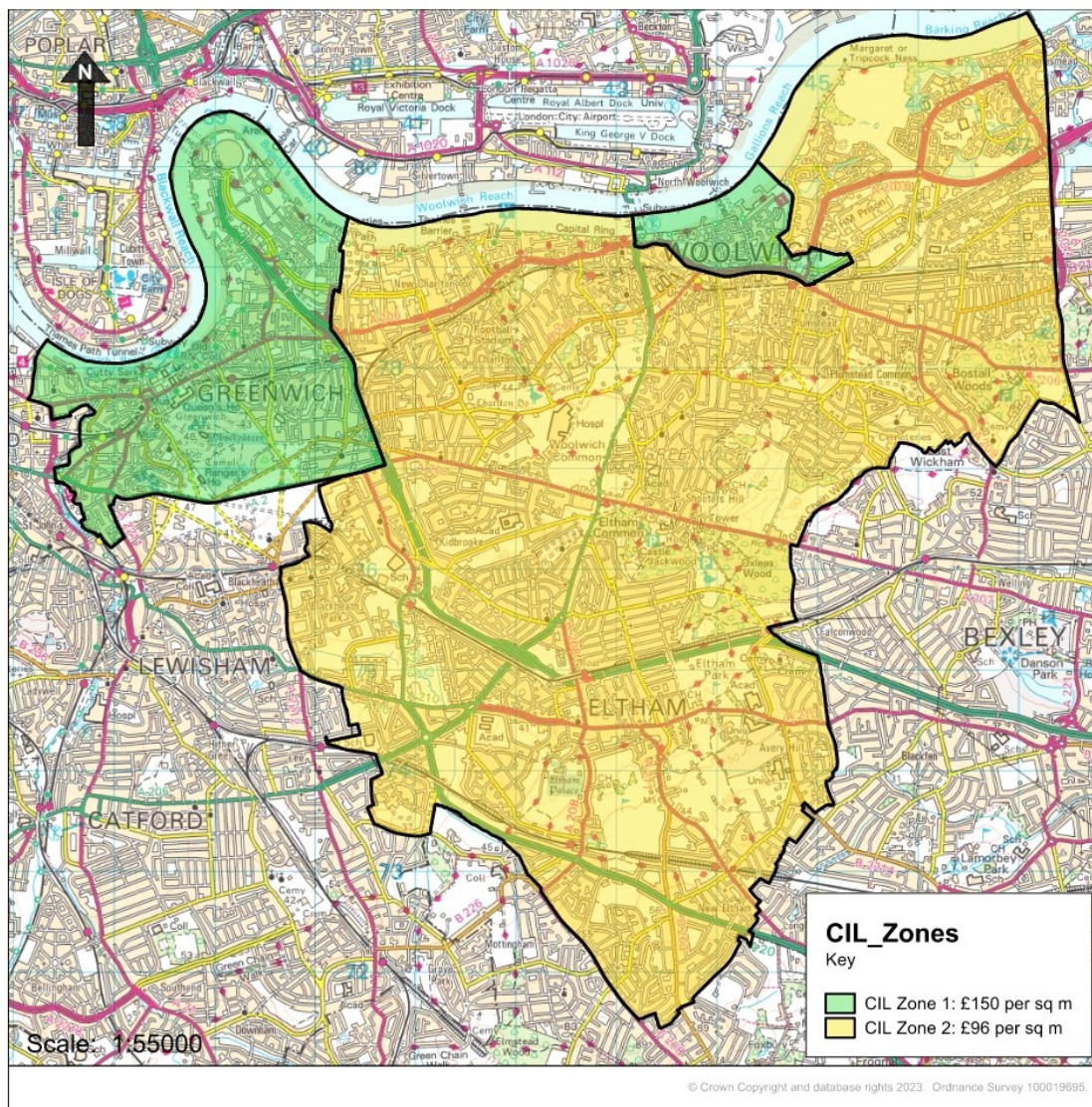
Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£550 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£640 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	225	N/V	N/V	N/V	N/V	N/V	N/V	N/V	225	
£725 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	300	N/V	N/V	N/V	N/V	N/V	N/V	100	300	N/V	N/V	N/V	N/V	N/V	N/V	225	300	N/V	N/V	N/V	N/V	N/V	N/V	235	300
£800 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	300	300	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	N/V	200	300	300	N/V	N/V	N/V	N/V	N/V	225	300	300
£850 per sq ft	N/V	N/V	N/V	N/V	N/V	175	300	300	N/V	N/V	N/V	N/V	0	300	300	300	N/V	N/V	N/V	N/V	235	300	300	300	N/V	N/V	N/V	N/V	250	300	300	300
£900 per sq ft	N/V	N/V	N/V	N/V	175	300	300	300	N/V	N/V	N/V	0	300	300	300	300	N/V	N/V	N/V	235	300	300	300	300	N/V	N/V	N/V	235	300	300	300	300

- 6.14 The results of our testing indicate that viability is challenging at higher levels of affordable housing in lower value parts of the Borough and against higher benchmark land values. However 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.
- 6.15 CIL remains a marginal factor in comparison to the impact of affordable housing. We would highlight that the flexibility of the Royal Borough's affordable housing policy, which is subject to individual site viability assessments, ensures that development comes forward in the Borough and consequently enables the Royal Borough to seek contributions towards infrastructure delivery as well as reasonable levels of affordable housing.
- 6.16 When considering the results set out in tables 6.9.1 to 6.9.6, including the sensitivity testing scenarios of affordable housing, it is noted that viability across the typology schemes is achievable. Further, in arriving at a conclusion on suggested rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. Where the appraisals indicate that the residual values generated by residential schemes are unlikely to outperform specific benchmark land values these buildings are more likely to remain in their existing use in these parts of the Royal Borough's area, rather than be redeveloped.

### **Suggested CIL rates**

- 6.17 Although the results indicate that viability of residential development can be more challenging on certain types at higher benchmark land values, lower sales values and at full affordable housing policy levels, it is possible for the Royal Borough to continue to levy rates across its area.
- 6.18 We reiterate that it is important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values and build costs that will need to adjust for the scheme to become viable. The level of affordable housing secured in the Royal Borough is variable due to site and scheme specific viability issues. Consequently, sites are coming forward throughout the Royal Borough delivering levels of affordable housing that are demonstrated to be the maximum reasonable amount as supported by verified viability assessments, with a number of schemes being submitted offering a policy compliant level of affordable housing.
- 6.19 Given the range of results and in light of all of the above considerations and the usual risk factors associated with development, our conclusion is that the maximum rate of CIL that the Royal Borough might set – having regard to the range of the results, taking account of viability across the Royal Borough as a whole and allowing for a suitable buffer – would be as follows (shown exclusive of MCIL2):
- **Residential developments under 10 Units:**
    - **£150 per square metre** based on a maximum CIL rate (inclusive of MCIL2) of circa £235 per square metre.
  - **Residential developments of 10+ Units**
    - **Zone 1 : £96 per square metre** based on a maximum CIL rate (inclusive of MCIL2) of circa £165 per square metre and
    - **Zone 2 : £150 per square metre** based on a maximum CIL rate (inclusive of MCIL2) of circa £235 per square metre.
- 6.20 The recommended residential CIL Zones are set out in Figure 6.20.1 below.

**Figure 6.20.1 Recommended updated residential CIL rates**



- 6.21 When considered in the context of total scheme value, the recommended CIL rate of £150 per square metre on developments of less than 10 units (i.e. under the affordable housing threshold) will be a modest amount, typically accounting for between 1.8% and 2.8% of scheme costs and an average of 2.5%.
- 6.22 For developments of 10 or more units in Zone 1, the proposed CIL rate of £150 per square metre will typically account for between 2.1% and 3% of development costs and an average of 2.5%. The increased CIL rate from the current indexed CIL rate reflects a **small uplift** in cost to schemes of circa 0.9%. With respect to Zone 2, the recommended rate of £96 per square metre is in line with the current indexed rate of £95.95 per square metre under the adopted Royal Greenwich Charging Schedule already being charged for the majority of the proposed CIL Zone 2 area. At £96 per square metre, the charge reflects a nominal cost to developments of between 1.8% and 2.6% with an average of 2.1%. This cost is already embedded into both planning requirements and the land market for the majority of the proposed Zone 2 area, whilst reflecting a small increase in cost of circa 0.9% to developments in the adopted Charging Schedule's Zone 2 area.

- 6.23 At these levels, the proposed CIL charges are unlikely to have an impact on a developer's decision making as to whether to bring a scheme forward. The funds collected from these charges will also make an important contribution towards the delivery of much needed infrastructure to support the growth envisaged for the area by the Royal Borough's Local Plan and the Mayor's London Plan 2021. On this basis, the proposed charges will achieve the balance identified by CIL Regulation 14.
- 6.24 In determining the maximum levels of CIL and the potential rates above, we have based our assessment on current costs and values only. We have run a set of appraisals sensitivity testing growth and downside scenarios of the sales values and build costs as set out in Section 4.5 above. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within **appendices 3** and **4** set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments.

## BtR schemes

- 6.25 The results of our appraisals of residential developments delivered as BtR schemes are provided at **Appendix 4** and summarised in Table 6.25.1 below. These identify that such schemes can viably support a CIL charge to contribute towards infrastructure. As with our assessment of the market sale scheme viability, we highlight that not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as Royal Greenwich. As noted in paragraph 6.7, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. rental values and investment yields, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement.

**Table 6.25.1 Maximum CIL rates for BtR schemes**

Site type	BLV1	BLV2	BLV3	BLV4
High Value 100% Pvt	300	300	300	300
High Value 35% DMR @ 70% LAR & 30% LLR	300	300	300	300
High Value 50% DMR @ 70% LAR & 30% LLR	300	300	300	300
Med Value 100% Pvt	300	300	300	300
Med Value 35% DMR @ 70% LAR & 30% LLR	0	200	300	300
Med Value 50% DMR @ 70% LAR & 30% LLR	N/V	N/V	N/V	N/V
Low Value 100% Pvt	N/V	100	235	235
Low Value 35% DMR @ 70% LAR & 30% LLR	N/V	N/V	N/V	N/V
Low Value 50% DMR @ 70% LAR & 30% LLR	N/V	N/V	N/V	N/V

- 6.26 In light of these results, we recommend that the Royal Borough considers setting their CIL rates for BtR developments in line with the rates for market sale residential developments at £150 per square metre in Zone 1 and £96 per square metre for Zone 2. A CIL charge of £150 per square metre reflects circa 3.3% of development costs, whilst a charge of £96 per square metre reflects circa 3% of development costs. In our experience, such charges are unlikely to be the determining factor in a developer's decision making as to whether they deliver such developments.

## Housing for older people

- 6.27 The results of our appraisals of housing for older people identify that retirement/sheltered housing developments can viably support a CIL charge, whilst the viability of Extra Care schemes in Royal Greenwich can be challenging (see **Appendix 5** summary in Tables 6.27.1 and 6.27.2 below). This is predominantly due to the higher gross to net ratios to accommodate more communal space.

- 6.28 Given these results, we would recommend that Royal Greenwich considers adopting CIL rates for retirement/sheltered housing that mirror the rates for market sale residential developments at £150 per square metre in Zone 1 and £96 per square metre for Zone 2. A CIL charge of £150 per square metre reflects circa 2.4% of development costs, whilst a charge of £96 reflects circa 2.4% of development costs.
- 6.29 With respect to Extra Care schemes, we recommend that Royal Greenwich considers adopting a nominal CIL rate of say £25 per square metre, which would account for less than 1% (circa 0.5%) of development costs. This is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across Royal Greenwich's area, whilst contributing towards the delivery of necessary infrastructure to support such developments.



**Table 6.27.1: Retirement/sheltered housing (40 Flats at 190 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage									
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%		
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	250	N/V	N/V	N/V	N/V	N/V	0	265		
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	250	N/V	N/V	N/V	N/V	N/V	0	275	300	300
£768 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	150	300	N/V	N/V	N/V	N/V	N/V	100	300	300	N/V	N/V	N/V	N/V	200	300	300	300	N/V	N/V	N/V	0	200	300	300	300		
£792 per sq ft	N/V	N/V	N/V	N/V	N/V	190	300	300	N/V	N/V	N/V	0	300	300	300	300	N/V	N/V	150	300	300	300	300	300	N/V	N/V	165	300	300	300	300	300		
£870 per sq ft	N/V	N/V	N/V	175	300	300	300	300	N/V	N/V	275	300	300	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300		
£960 per sq ft	N/V	N/V	200	300	300	300	300	300	N/V	275	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300		
£1,020 per sq ft	N/V	175	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300	250	300	300	300	300	300	300	300	275	300	300	300	300	300	300	300		
£1,080 per sq ft	N/V	175	300	300	300	300	300	300	N/V	300	300	300	300	300	300	300	250	300	300	300	300	300	300	300	275	300	300	300	300	300	300	300		

**Table 6.27.2: Extra Care (130 Flats at 150 dwellings per Ha) – maximum CIL rates inclusive of MCIL2**

Area	Benchmark land value 1 - Secondary Offices								Benchmark land value 2 - Secondary Industrial (Higher)								Benchmark land value 3 - Secondary Industrial (Lower)								BLV4 - Open Storage								
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	
Affordable hsg %	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	
£660 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£768 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	175	N/V	N/V	N/V	N/V	N/V	N/V	300	200
£792 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	0	300	N/V	N/V	N/V	N/V	N/V	N/V	N/V	300	300
£870 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	0	300	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	N/V	0	300	300	
£960 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	135	300	N/V	N/V	N/V	N/V	N/V	100	300	300	N/V	N/V	N/V	0	250	300	300	300	N/V	N/V	N/V	0	275	300	300	300	
£1,020 per sq ft	N/V	N/V	N/V	N/V	N/V	0	300	300	N/V	N/V	N/V	N/V	165	300	300	300	N/V	N/V	0	300	300	300	300	300	N/V	N/V	0	300	300	300	300	300	
£1,080 per sq ft	N/V	N/V	N/V	N/V	0	275	300	300	N/V	N/V	N/V	190	300	300	300	300	N/V	0	300	300	300	300	300	300	N/V	0	300	300	300	300	300	300	

## Co-living

- 6.30 We have undertaken appraisals testing the viability of large-scale purpose build co-living schemes allowing for contributions in lieu of onsite affordable housing as required by the London Plan 2021. The full results, showing the residual land values for each scenario tested compared to an existing use value, are attached at **Appendix 6** and summarised in Table 6.30.1 below.

**Table 6.30.1 Maximum CIL rates for Co-living schemes**

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

Site type	Co-living with 35% AH PIL			
	BLV1	BLV2	BLV3	BLV4
Higher Value	300	300	300	300
Medium Value	100	300	300	300
Lower Value	N/V	0	275	275

Site type	Co-Living with 50% AH PIL			
	BLV1	BLV2	BLV3	BLV4
Higher Value	275	300	300	300
Medium Value	N/V	N/V	175	190
Lower Value	N/V	N/V	N/V	N/V

- 6.31 As before, in arriving at our recommended CIL charges we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. We therefore recommend that Royal Greenwich sets its CIL rate on the basis of a maximum CIL charge of £175 per square metre. After netting off MCIL2 from this maximum CIL charge and allowing for an appropriate buffer this suggests a CIL charge of £90 per square metre, which amounts to circa 1.8% of development costs.

## All other uses

- 6.32 The current Charging Schedule has a nil rate on all other uses and consequently when these developments come forward they do not contribute towards funding the infrastructure that they require to support them. Should the Royal Borough wish to do so, they would be able to set a nominal rate of CIL on all other uses of say £25 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making, typically accounting for no more than say 1% of development costs, and therefore could be absorbed without having a significant impact on viability across the Royal Borough, however the funds collected towards infrastructure to support such development will make a meaningful contribution. In addition, the Royal Borough could consider excluding healthcare, emergency services facilities and education from this category, which is in line with the Mayoral CIL approach. Should the Royal Borough not wish to proceed with a nominal rate on all other uses, a nil rate would continue to apply by default unless a rate has been explicitly set.

## 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 delivery of the plan” (Paragraph 34). This report and its supporting appendices test the ability of development typologies in Royal Greenwich to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 The study takes account of the cumulative impact of the Royal Greenwich’s current planning requirements, in line with the requirements of the NPPF, PPG and the Local Housing Delivery Group guidance ‘Viability Testing Local Plans: Advice for planning practitioners’ (2012). In addition, we have reflected the impact of the MCIL2.
- 7.3 The Royal Borough’s adopted CIL rates have been in place since 6 April 2015. The CIL rates are consequently embedded into both planning requirements and the land market and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Royal Borough. Since the evidence base for the adopted CIL was prepared, there has been a significant amount of residential-led development and regeneration in the Borough, which has been transformational. Understandably there have been changes to sales values, capital values of non-residential uses and build costs.
- 7.4 As a result of indexation, the CIL rates are now circa 37% higher than they were when adopted. The Mayoral CIL in Royal Greenwich also decreased from £35 per square metre to £25 per square metre on 1 April 2019 and has subsequently increased to £26.89 per square metre after indexation. This appropriate rate has reflected in our assessment.
- 7.5 Our review of the existing indexed CIL charges and testing of alternative CIL rates has indicated that the rates for commercial uses remain relevant, however increases in the residential charges could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.

### Residential for Sale

- 7.6 We have tested market sale residential schemes in Royal Greenwich with a range of affordable housing percentages. In arriving at the recommended CIL rates, we have sought to balance CIL against the affordable housing policy target in the Local Plan, which adopts a minimum threshold level of 35%, which is in line with the London Plan 2021. We recommend that the Royal Borough considers setting a CIL rate of £150 per square metre on all developments under the affordable housing threshold of 10 units and two CIL rates for residential development for schemes of 10 or more units of £150 per square metre in Zone 1 and £96 per square metre in Zone 2. The recommended rates are set at a discount to the maximum rates identified, in line with the requirements set out in the PPG i.e. the rates are not set at the limits of viability. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule.
- 7.7 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. We consider that for residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, the suggested CIL rates will be a modest amount. Our analysis identifies that a CIL charge of £150 per square metre will amount to between 1.8% and 3.3% of scheme costs and an average of 2.2% for small developments under 10 units and between 2.1% and 3% of development costs and an average of 2.5% for developments of 10 or more units as proposed for CIL Zone 1. The CIL Charge of £96 per square metre for CIL Zone 2 will amount to between 1.8% and 2.6% of development costs and on average 2.1% of development costs for developments of 10 or more units.

- 7.8 The proposed rate of £96 per square metre for CIL Zone 2 is in line with the current indexed rate of £95.95 per square metre under the adopted Royal Greenwich Charging Schedule already being charged for the majority of the proposed CIL Zone 2 area. As a result, this cost is already embedded into both planning requirements and the land market for the majority of the proposed CIL Zone 2 area. The proposed £96 per square metre charge reflects a small increase in cost to developments from the adopted Charging Schedule's Zone 2 area of circa 0.9%, so is unlikely to be the determining factor in a developer's decision making when bringing a scheme forward in this location.
- 7.9 It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that Royal Greenwich pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
- 7.10 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth, and ensuring that developments generate acceptable returns to willing landowners and willing developers. Royal Greenwich 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.

### **BtR**

- 7.11 The results of our appraisals of residential development delivered as BtR identifies that these schemes can support a CIL charge along with delivering affordable housing on site. As with our assessment of the market sale schemes' viability, however, we highlight that not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as the Royal Greenwich. Where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. We recommend that the Royal Greenwich considers setting their CIL rates for BtR developments in line with the rates for market sale residential developments at £150 per square metre in Zone 1 and £96 per square metre for Zone 2. A CIL charge of £150 per square metre reflects circa 3.3% of development costs, whilst a charge of £96 reflects circa 3% of development costs, which in our experience is unlikely to be the determining factor in a developer's decision making as to whether they deliver such developments.

### **Housing for older people**

- 7.12 The results of our appraisals of housing for older people identify that retirement/sheltered housing developments can viably support a CIL charge, whilst the viability of Extra Care schemes in Royal Greenwich's area are more challenging. This is predominantly due to the higher gross to net ratios to accommodate more communal space.
- 7.13 We recommend that Royal Greenwich considers adopting CIL rates for retirement/sheltered housing that mirror the rates for market sale residential developments at £150 per square metre in Zone 1 and £96 per square metre for Zone 2. A CIL charge of £150 per square metre reflects circa 2.4% of development costs, whilst a charge of £96 reflects circa 2% of development costs.
- 7.14 With respect to Extra Care schemes, we recommend that Royal Greenwich considers adopting a nominal CIL rate of say £25 per square metre for such developments, which would account for less than 1% (circa 0.5%) of development costs. This rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across Royal Greenwich's area, whilst contributing towards the delivery of necessary infrastructure to support such developments.

### **Co-living**

- 7.15 The results of our testing of co-living schemes including allowances for contributions towards affordable housing, as required by the London Plan 2021, identifies that such schemes would be able to absorb a CIL rate of £90 per square metre. This level of charge equates to circa 1.8% of development value.

## All other uses

- 7.16 Should Royal Greenwich wish to do so, they would be able to set a nominal rate of CIL on all other uses of say £25 per square metre. As set out above, we have advised that Royal Greenwich includes extra care accommodation within this category. This would ensure that all development is contributing towards infrastructure required to support this growth. Such a charge would be in line with the requirements of Regulation 14, which identifies that when deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments.
- 7.17 A nominal CIL charge is unlikely to be a significant factor in developers' decision making typically being less than 1% of development costs and could therefore be absorbed without having a significant impact on the viability of developments across the Royal Greenwich's area, whilst making an important contribution towards the delivery of much needed supporting infrastructure. In addition, Royal Greenwich could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should Royal Greenwich not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set.

## Summary of suggested CIL rates

- 7.18 We set out a summary of the proposed CIL rates for Royal Greenwich's Updated Draft Charging Schedule in table 7.17.1 below.

**Table 1.17.1: Proposed changes to CIL rates**

Development type	Adopted 2014 CIL Charge (£ per sq m)	2022 Indexed CIL Charge (£ per sq m)	Suggested Updated CIL Rates (£ per sq m)
Residential (less than 10 units, excluding extra care housing)	Zone 1: £70 Zone 2: £40	Zone 1: £95.95 Zone 2: £54.83	£150
Residential (excluding extra care housing)	Zone 1: £70 Zone 2: £40	Zone 1: £95.95 Zone 2: £54.83	Zone 1: £150 Zone 2: £96
Student accommodation	£65	£89.09	£89.09** (No change)
Co-living	-	-	£90
Supermarkets / Superstores and retail warehousing (280sqm+)	£100	£137.07	£137.07** (No change)
Hotel	£100	£137.07	£137.07** (No change)
All other uses*	-	-	£25

\* Excluding healthcare, education and emergency service facilities

\*\* Retain current (indexed) CIL rates.

- 7.19 Viability for student accommodation, Supermarkets / Superstores and retail warehousing (280sqm+) and hotel developments has not changed sufficiently since the previous review and should remain at their existing indexed levels (calculated as per the requirements of CIL Regulation 40 (as amended)).

## Additional observations

- 7.20 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

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adversely impacting on the supply of land for development.

- 7.21 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.22 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of Royal Greenwich'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 Royal Greenwich's policies and requirements.
- 7.23 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. Royal Greenwich 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.
- 7.24 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.

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## Appendix 1 - Accessibility standards

## Accessibility standards

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

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

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

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

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

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



## Appendix 2 - Residential appraisal results (base costs and values)



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>50%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	#N/A	300	300
£725 per sq ft	#N/A	300	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	0	0

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	0
£900 per sq ft	#N/A	#N/A	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>40%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	300	300
£640 per sq ft	#N/A	275	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	125	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	100	135
£900 per sq ft	#N/A	#N/A	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	165	190
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	275	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	300	300
£850 per sq ft	#N/A	135	300	300
£900 per sq ft	#N/A	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>35%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	300	300
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	135	175
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	165	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	0	0
£800 per sq ft	#N/A	0	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	0	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	225	265
£800 per sq ft	#N/A	135	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	135	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>30%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>		<b>T1 - 9 Houses</b>			
		<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft		#N/A	0	300	300
£640 per sq ft		0	300	300	300
£660 per sq ft		200	300	300	300
£725 per sq ft		300	300	300	300
£800 per sq ft		300	300	300	300
£850 per sq ft		300	300	300	300
£900 per sq ft		300	300	300	300

<b>Site type</b>		<b>T2 - 25 Low Density Flats</b>			
		<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft		#N/A	#N/A	#N/A	#N/A
£640 per sq ft		#N/A	#N/A	#N/A	#N/A
£660 per sq ft		#N/A	#N/A	#N/A	#N/A
£725 per sq ft		#N/A	#N/A	#N/A	0
£800 per sq ft		#N/A	#N/A	300	300
£850 per sq ft		#N/A	200	300	300
£900 per sq ft		#N/A	300	300	300

<b>Site type</b>		<b>T3 - 50 Medium Density Flats</b>			
		<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft		#N/A	#N/A	#N/A	#N/A
£640 per sq ft		#N/A	#N/A	#N/A	#N/A
£660 per sq ft		#N/A	#N/A	#N/A	#N/A
£725 per sq ft		#N/A	#N/A	265	275
£800 per sq ft		#N/A	275	300	300
£850 per sq ft		100	300	300	300
£900 per sq ft		300	300	300	300

<b>Site type</b>		<b>T4 - 150 Flats and Houses</b>			
		<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft		#N/A	#N/A	#N/A	#N/A
£640 per sq ft		#N/A	#N/A	#N/A	#N/A
£660 per sq ft		#N/A	#N/A	0	0
£725 per sq ft		#N/A	#N/A	300	300
£800 per sq ft		#N/A	300	300	300
£850 per sq ft		150	300	300	300
£900 per sq ft		300	300	300	300

<b>Site type</b>		<b>T5 -250 High Density Flats</b>			
		<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft		#N/A	#N/A	#N/A	#N/A
£640 per sq ft		#N/A	#N/A	#N/A	#N/A
£660 per sq ft		#N/A	#N/A	#N/A	#N/A
£725 per sq ft		#N/A	#N/A	#N/A	#N/A
£800 per sq ft		#N/A	#N/A	#N/A	#N/A
£850 per sq ft		#N/A	#N/A	#N/A	#N/A
£900 per sq ft		#N/A	#N/A	0	0

<b>Site type</b>		<b>T6 - 500 High Density Flats</b>			
		<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft		#N/A	#N/A	#N/A	#N/A
£640 per sq ft		#N/A	#N/A	#N/A	#N/A
£660 per sq ft		#N/A	#N/A	#N/A	#N/A
£725 per sq ft		#N/A	#N/A	#N/A	#N/A
£800 per sq ft		#N/A	#N/A	#N/A	#N/A
£850 per sq ft		#N/A	#N/A	#N/A	#N/A
£900 per sq ft		#N/A	0	235	235



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>25%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	225	300	300
£640 per sq ft	265	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	235	265
£800 per sq ft	#N/A	190	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	225	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	0	100
£725 per sq ft	#N/A	0	300	300
£800 per sq ft	0	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	135	165
£660 per sq ft	#N/A	#N/A	275	300
£725 per sq ft	#N/A	190	300	300
£800 per sq ft	100	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	100
£900 per sq ft	#N/A	0	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	0	235	250
£900 per sq ft	175	300	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>20%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	0	95
£725 per sq ft	#N/A	0	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	200	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	150	175
£660 per sq ft	#N/A	#N/A	275	300
£725 per sq ft	#N/A	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	0	300	300
£725 per sq ft	#N/A	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	0	0
£850 per sq ft	#N/A	0	300	300
£900 per sq ft	0	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	0	200	225
£850 per sq ft	175	300	300	300
£900 per sq ft	300	300	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>10%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	100	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	0	300	300
£725 per sq ft	#N/A	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	135	300	300
£660 per sq ft	#N/A	265	300	300
£725 per sq ft	275	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	0	0
£640 per sq ft	#N/A	235	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	95	100
£800 per sq ft	0	275	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	100	225	235
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300





**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>0%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type T1 - 9 Houses</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	300	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type T2 - 25 Low Density Flats</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	100	125
£640 per sq ft	#N/A	275	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type T3 - 50 Medium Density Flats</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	190	200
£640 per sq ft	0	300	300	300
£660 per sq ft	200	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type T4 - 150 Flats and Houses</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	300	300
£640 per sq ft	100	300	300	300
£660 per sq ft	235	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type T5 -250 High Density Flats</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	0
£660 per sq ft	#N/A	#N/A	100	100
£725 per sq ft	0	265	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type T6 - 500 High Density Flats</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	0	100	100
£660 per sq ft	#N/A	100	225	225
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£556,616	6,184,617	-5,444,383	-1,360,383	2,243,617	2,438,617
95	512,660	5,696,223	-5,932,777	-1,848,777	1,755,223	1,950,223
100	510,814	5,675,716	-5,953,284	-1,869,284	1,734,716	1,929,716
125	501,589	5,573,215	-6,055,785	-1,971,785	1,632,215	1,827,215
135	497,900	5,532,223	-6,096,777	-2,012,777	1,591,223	1,786,223
150	492,364	5,470,714	-6,158,286	-2,074,286	1,529,714	1,724,714
165	486,829	5,409,216	-6,219,784	-2,135,784	1,468,216	1,663,216
175	483,139	5,368,213	-6,260,787	-2,176,787	1,427,213	1,622,213
190	477,604	5,306,715	-6,322,285	-2,238,285	1,365,715	1,560,715
200	473,915	5,265,723	-6,363,277	-2,279,277	1,324,723	1,519,723
225	464,690	5,163,222	-6,465,778	-2,381,778	1,222,222	1,417,222
235	461,000	5,122,219	-6,506,781	-2,422,781	1,181,219	1,376,219
250	455,465	5,060,721	-6,568,279	-2,484,279	1,119,721	1,314,721
265	449,930	4,999,223	-6,629,777	-2,545,777	1,058,223	1,253,223
275	446,240	4,958,220	-6,670,780	-2,586,780	1,017,220	1,212,220
300	437,015	4,855,719	-6,773,281	-2,689,281	914,719	1,109,719

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	809,970	8,999,672	-2,629,328	1,454,672	5,058,672	5,253,672
95	761,964	8,466,269	-3,162,731	921,269	4,525,269	4,720,269
100	760,120	8,445,773	-3,183,227	900,773	4,504,773	4,699,773
125	750,895	8,343,272	-3,285,728	798,272	4,402,272	4,597,272
135	747,204	8,302,270	-3,326,730	757,270	4,361,270	4,556,270
150	741,669	8,240,771	-3,388,229	695,771	4,299,771	4,494,771
165	736,135	8,179,273	-3,449,727	634,273	4,238,273	4,433,273
175	732,444	8,138,270	-3,490,730	593,270	4,197,270	4,392,270
190	726,909	8,076,772	-3,552,228	531,772	4,135,772	4,330,772
200	723,219	8,035,769	-3,593,231	490,769	4,094,769	4,289,769
225	713,994	7,933,268	-3,695,732	388,268	3,992,268	4,187,268
235	710,304	7,892,266	-3,736,734	347,266	3,951,266	4,146,266
250	704,769	7,830,767	-3,798,233	285,767	3,889,767	4,084,767
265	699,234	7,769,269	-3,859,731	224,269	3,828,269	4,023,269
275	695,544	7,728,266	-3,900,734	183,266	3,787,266	3,982,266
300	686,319	7,625,765	-4,003,235	80,765	3,684,765	3,879,765

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,036,264	11,514,046	-114,954	3,969,046	7,573,046	7,768,046
95	984,638	10,940,427	-688,573	3,395,427	6,999,427	7,194,427
100	982,794	10,919,931	-709,069	3,374,931	6,978,931	7,173,931
125	973,569	10,817,430	-811,570	3,272,430	6,876,430	7,071,430
135	969,878	10,776,427	-852,573	3,231,427	6,835,427	7,030,427
150	964,344	10,714,929	-914,071	3,169,929	6,773,929	6,968,929
165	958,809	10,653,430	-975,570	3,108,430	6,712,430	6,907,430
175	955,119	10,612,428	-1,016,572	3,067,428	6,671,428	6,866,428
190	949,584	10,550,929	-1,078,071	3,005,929	6,609,929	6,804,929
200	945,893	10,509,927	-1,119,073	2,964,927	6,568,927	6,763,927
225	936,668	10,407,426	-1,221,574	2,862,426	6,466,426	6,661,426
235	932,979	10,366,434	-1,262,566	2,821,434	6,425,434	6,620,434
250	927,443	10,304,925	-1,324,075	2,759,925	6,363,925	6,558,925
265	921,908	10,243,426	-1,385,574	2,698,426	6,302,426	6,497,426
275	918,219	10,202,435	-1,426,565	2,657,435	6,261,435	6,456,435
300	908,994	10,099,934	-1,529,066	2,554,934	6,158,934	6,353,934

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,186,155	13,179,495	1,550,495	5,634,495	9,238,495	9,433,495
95	1,132,132	12,579,247	950,247	5,034,247	8,638,247	8,833,247
100	1,130,288	12,558,751	929,751	5,013,751	8,617,751	8,812,751
125	1,121,062	12,456,250	827,250	4,911,250	8,515,250	8,710,250
135	1,117,372	12,415,247	786,247	4,870,247	8,474,247	8,669,247
150	1,111,837	12,353,749	724,749	4,808,749	8,412,749	8,607,749
165	1,106,303	12,292,250	663,250	4,747,250	8,351,250	8,546,250
175	1,102,612	12,251,248	622,248	4,706,248	8,310,248	8,505,248
190	1,097,077	12,189,749	560,749	4,644,749	8,248,749	8,443,749
200	1,093,387	12,148,747	519,747	4,603,747	8,207,747	8,402,747
225	1,084,162	12,046,246	417,246	4,501,246	8,105,246	8,300,246
235	1,080,472	12,005,243	376,243	4,460,243	8,064,243	8,259,243
250	1,074,937	11,943,745	314,745	4,398,745	8,002,745	8,197,745
265	1,069,402	11,882,246	253,246	4,337,246	7,941,246	8,136,246
275	1,065,712	11,841,244	212,244	4,296,244	7,900,244	8,095,244
300	1,056,487	11,738,743	109,743	4,193,743	7,797,743	7,992,743

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,334,519	14,827,986	3,198,986	7,282,986	10,886,986	11,081,986
95	1,278,124	14,201,376	2,572,376	6,656,376	10,260,376	10,455,376
100	1,276,279	14,180,880	2,551,880	6,635,880	10,239,880	10,434,880
125	1,267,054	14,078,379	2,449,379	6,533,379	10,137,379	10,332,379
135	1,263,364	14,037,377	2,408,377	6,492,377	10,096,377	10,291,377
150	1,257,829	13,975,878	2,346,878	6,430,878	10,034,878	10,229,878
165	1,252,294	13,914,380	2,285,380	6,369,380	9,973,380	10,168,380
175	1,248,604	13,873,377	2,244,377	6,328,377	9,932,377	10,127,377
190	1,243,069	13,811,879	2,182,879	6,266,879	9,870,879	10,065,879
200	1,239,379	13,770,876	2,141,876	6,225,876	9,829,876	10,024,876
225	1,230,154	13,668,375	2,039,375	6,123,375	9,727,375	9,922,375
235	1,226,464	13,627,373	1,998,373	6,082,373	9,686,373	9,881,373
250	1,220,929	13,565,874	1,936,874	6,020,874	9,624,874	9,819,874
265	1,215,394	13,504,376	1,875,376	5,959,376	9,563,376	9,758,376
275	1,211,704	13,463,373	1,834,373	5,918,373	9,522,373	9,717,373
300	1,202,478	13,360,872	1,731,872	5,815,872	9,419,872	9,614,872

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,160,320	-6,033,662	-17,662,662	-13,578,662	-9,974,662	-9,779,662
95	-1,225,888	-6,374,620	-18,003,620	-13,919,620	-10,315,620	-10,120,620
100	-1,230,316	-6,397,643	-18,026,643	-13,942,643	-10,338,643	-10,143,643
125	-1,252,454	-6,512,759	-18,141,759	-14,057,759	-10,453,759	-10,258,759
135	-1,261,309	-6,558,806	-18,187,806	-14,103,806	-10,499,806	-10,304,806
150	-1,274,591	-6,627,876	-18,256,876	-14,172,876	-10,568,876	-10,373,876
165	-1,287,874	-6,696,945	-18,325,945	-14,241,945	-10,637,945	-10,442,945
175	-1,296,729	-6,742,992	-18,371,992	-14,287,992	-10,683,992	-10,488,992
190	-1,310,012	-6,812,061	-18,441,061	-14,357,061	-10,753,061	-10,558,061
200	-1,318,867	-6,858,108	-18,487,108	-14,403,108	-10,799,108	-10,604,108
225	-1,341,005	-6,973,224	-18,602,224	-14,518,224	-10,914,224	-10,719,224
235	-1,349,859	-7,019,265	-18,648,265	-14,564,265	-10,960,265	-10,765,265
250	-1,363,141	-7,088,335	-18,717,335	-14,633,335	-11,029,335	-10,834,335
265	-1,376,424	-7,157,404	-18,786,404	-14,702,404	-11,098,404	-10,903,404
275	-1,385,279	-7,203,451	-18,832,451	-14,748,451	-11,144,451	-10,949,451
300	-1,407,417	-7,318,567	-18,947,567	-14,863,567	-11,259,567	-11,064,567

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-670,118	-3,484,613	-15,113,613	-11,029,613	-7,425,613	-7,230,613
95	-743,525	-3,866,330	-15,495,330	-11,411,330	-7,807,330	-7,612,330
100	-747,953	-3,889,353	-15,518,353	-11,434,353	-7,830,353	-7,635,353
125	-770,090	-4,004,469	-15,633,469	-11,549,469	-7,945,469	-7,750,469
135	-778,945	-4,050,516	-15,679,516	-11,595,516	-7,991,516	-7,796,516
150	-792,228	-4,119,585	-15,748,585	-11,664,585	-8,060,585	-7,865,585
165	-805,511	-4,188,655	-15,817,655	-11,733,655	-8,129,655	-7,934,655
175	-814,366	-4,234,701	-15,863,701	-11,779,701	-8,175,701	-7,980,701
190	-827,648	-4,303,771	-15,932,771	-11,848,771	-8,244,771	-8,049,771
200	-836,503	-4,349,817	-15,978,817	-11,894,817	-8,290,817	-8,095,817
225	-858,640	-4,464,928	-16,093,928	-12,009,928	-8,405,928	-8,210,928
235	-867,495	-4,510,975	-16,139,975	-12,055,975	-8,451,975	-8,256,975
250	-880,778	-4,580,044	-16,209,044	-12,125,044	-8,521,044	-8,326,044
265	-894,060	-4,649,114	-16,278,114	-12,194,114	-8,590,114	-8,395,114
275	-902,915	-4,695,160	-16,324,160	-12,240,160	-8,636,160	-8,441,160
300	-925,053	-4,810,276	-16,439,276	-12,355,276	-8,751,276	-8,556,276

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-232,176	-1,207,314	-12,836,314	-8,752,314	-5,148,314	-4,953,314
95	-312,586	-1,625,446	-13,254,446	-9,170,446	-5,566,446	-5,371,446
100	-317,013	-1,648,469	-13,277,469	-9,193,469	-5,589,469	-5,394,469
125	-339,151	-1,763,585	-13,392,585	-9,308,585	-5,704,585	-5,509,585
135	-348,006	-1,809,631	-13,438,631	-9,354,631	-5,750,631	-5,555,631
150	-361,289	-1,878,701	-13,507,701	-9,423,701	-5,819,701	-5,624,701
165	-374,571	-1,947,771	-13,576,771	-9,492,771	-5,888,771	-5,693,771
175	-383,426	-1,993,817	-13,622,817	-9,538,817	-5,934,817	-5,739,817
190	-396,709	-2,062,887	-13,691,887	-9,607,887	-6,003,887	-5,808,887
200	-405,564	-2,108,933	-13,737,933	-9,653,933	-6,049,933	-5,854,933
225	-427,701	-2,224,044	-13,853,044	-9,769,044	-6,165,044	-5,970,044
235	-436,556	-2,270,090	-13,899,090	-9,815,090	-6,211,090	-6,016,090
250	-449,838	-2,339,160	-13,968,160	-9,884,160	-6,280,160	-6,085,160
265	-463,121	-2,408,230	-14,037,230	-9,953,230	-6,349,230	-6,154,230
275	-471,976	-2,454,276	-14,083,276	-9,999,276	-6,395,276	-6,200,276
300	-494,114	-2,569,392	-14,198,392	-10,114,392	-6,510,392	-6,315,392

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	56,999	296,396	-11,332,604	-7,248,604	-3,644,604	-3,449,604
95	-27,179	-141,330	-11,770,330	-7,686,330	-4,082,330	-3,887,330
100	-31,606	-164,353	-11,793,353	-7,709,353	-4,105,353	-3,910,353
125	-53,744	-279,469	-11,908,469	-7,824,469	-4,220,469	-4,025,469
135	-62,599	-325,515	-11,954,515	-7,870,515	-4,266,515	-4,071,515
150	-75,882	-394,585	-12,023,585	-7,939,585	-4,335,585	-4,140,585
165	-89,163	-463,650	-12,092,650	-8,008,650	-4,404,650	-4,209,650
175	-98,018	-509,696	-12,138,696	-8,054,696	-4,450,696	-4,255,696
190	-111,301	-578,766	-12,207,766	-8,123,766	-4,519,766	-4,324,766
200	-120,156	-624,812	-12,253,812	-8,169,812	-4,565,812	-4,370,812
225	-142,294	-739,928	-12,368,928	-8,284,928	-4,680,928	-4,485,928
235	-151,149	-785,975	-12,414,975	-8,330,975	-4,726,975	-4,531,975
250	-164,432	-855,044	-12,484,044	-8,400,044	-4,796,044	-4,601,044
265	-177,714	-924,114	-12,553,114	-8,469,114	-4,865,114	-4,670,114
275	-186,569	-970,160	-12,599,160	-8,515,160	-4,911,160	-4,716,160
300	-208,706	-1,085,271	-12,714,271	-8,630,271	-5,026,271	-4,831,271

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	339,721	1,766,548	-9,862,452	-5,778,452	-2,174,452	-1,979,452
95	251,431	1,307,439	-10,321,561	-6,237,561	-2,633,561	-2,438,561
100	247,069	1,284,761	-10,344,239	-6,260,239	-2,656,239	-2,461,239
125	225,265	1,171,376	-10,457,624	-6,373,624	-2,769,624	-2,574,624
135	216,543	1,126,025	-10,502,975	-6,418,975	-2,814,975	-2,619,975
150	203,460	1,057,992	-10,571,008	-6,487,008	-2,883,008	-2,688,008
165	190,377	989,963	-10,639,037	-6,555,037	-2,951,037	-2,756,037
175	181,655	944,607	-10,684,393	-6,600,393	-2,996,393	-2,801,393
190	168,573	876,578	-10,752,422	-6,668,422	-3,064,422	-2,869,422
200	159,850	831,222	-10,797,778	-6,713,778	-3,109,778	-2,914,778
225	138,046	717,838	-10,911,162	-6,827,162	-3,223,162	-3,028,162
235	129,323	672,482	-10,956,518	-6,872,518	-3,268,518	-3,073,518
250	116,241	604,453	-11,024,547	-6,940,547	-3,336,547	-3,141,547
265	103,158	536,419	-11,092,581	-7,008,581	-3,404,581	-3,209,581
275	94,436	491,069	-11,137,931	-7,053,931	-3,449,931	-3,254,931
300	72,632	377,684	-11,251,316	-7,167,316	-3,563,316	-3,368,316

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,641,671	-5,745,847	-17,374,847	-13,290,847	-9,686,847	-9,491,847
95	-1,772,614	-6,204,149	-17,833,149	-13,749,149	-10,145,149	-9,950,149
100	-1,780,887	-6,233,104	-17,862,104	-13,778,104	-10,174,104	-9,979,104
125	-1,822,254	-6,377,888	-18,006,888	-13,922,888	-10,318,888	-10,123,888
135	-1,838,801	-6,435,802	-18,064,802	-13,980,802	-10,376,802	-10,181,802
150	-1,863,620	-6,522,671	-18,151,671	-14,067,671	-10,463,671	-10,268,671
165	-1,888,440	-6,609,541	-18,238,541	-14,154,541	-10,550,541	-10,355,541
175	-1,904,987	-6,667,455	-18,296,455	-14,212,455	-10,608,455	-10,413,455
190	-1,929,807	-6,754,324	-18,383,324	-14,299,324	-10,695,324	-10,500,324
200	-1,946,353	-6,812,235	-18,441,235	-14,357,235	-10,753,235	-10,558,235
225	-1,987,720	-6,957,019	-18,586,019	-14,502,019	-10,898,019	-10,703,019
235	-2,004,267	-7,014,933	-18,643,933	-14,559,933	-10,955,933	-10,760,933
250	-2,029,086	-7,101,802	-18,730,802	-14,646,802	-11,042,802	-10,847,802
265	-2,053,906	-7,188,672	-18,817,672	-14,733,672	-11,129,672	-10,934,672
275	-2,070,453	-7,246,586	-18,875,586	-14,791,586	-11,187,586	-10,992,586
300	-2,111,820	-7,391,370	-19,020,370	-14,936,370	-11,332,370	-11,137,370

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-724,578	-2,536,021	-14,165,021	-10,081,021	-6,477,021	-6,282,021
95	-870,184	-3,045,645	-14,674,645	-10,590,645	-6,986,645	-6,791,645
100	-878,458	-3,074,603	-14,703,603	-10,619,603	-7,015,603	-6,820,603
125	-919,824	-3,219,384	-14,848,384	-10,764,384	-7,160,384	-6,965,384
135	-936,371	-3,277,298	-14,906,298	-10,822,298	-7,218,298	-7,023,298
150	-961,191	-3,364,167	-14,993,167	-10,909,167	-7,305,167	-7,110,167
165	-986,011	-3,451,037	-15,080,037	-10,996,037	-7,392,037	-7,197,037
175	-1,002,557	-3,508,951	-15,137,951	-11,053,951	-7,449,951	-7,254,951
190	-1,027,377	-3,595,821	-15,224,821	-11,140,821	-7,536,821	-7,341,821
200	-1,043,924	-3,653,735	-15,282,735	-11,198,735	-7,594,735	-7,399,735
225	-1,085,291	-3,798,518	-15,427,518	-11,343,518	-7,739,518	-7,544,518
235	-1,101,837	-3,856,429	-15,485,429	-11,401,429	-7,797,429	-7,602,429
250	-1,126,658	-3,943,302	-15,572,302	-11,488,302	-7,884,302	-7,689,302
265	-1,151,478	-4,030,172	-15,659,172	-11,575,172	-7,971,172	-7,776,172
275	-1,168,023	-4,088,082	-15,717,082	-11,633,082	-8,029,082	-7,834,082
300	-1,209,390	-4,232,866	-15,861,866	-11,777,866	-8,173,866	-7,978,866

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	93,035	325,623	-11,303,377	-7,219,377	-3,615,377	-3,420,377
95	-64,248	-224,869	-11,853,869	-7,769,869	-4,165,869	-3,970,869
100	-72,522	-253,828	-11,882,828	-7,798,828	-4,194,828	-3,999,828
125	-113,889	-398,611	-12,027,611	-7,943,611	-4,339,611	-4,144,611
135	-130,435	-456,522	-12,085,522	-8,001,522	-4,397,522	-4,202,522
150	-155,255	-543,392	-12,172,392	-8,088,392	-4,484,392	-4,289,392
165	-180,075	-630,261	-12,259,261	-8,175,261	-4,571,261	-4,376,261
175	-196,622	-688,175	-12,317,175	-8,233,175	-4,629,175	-4,434,175
190	-221,441	-775,045	-12,404,045	-8,320,045	-4,716,045	-4,521,045
200	-237,988	-832,959	-12,461,959	-8,377,959	-4,773,959	-4,578,959
225	-279,355	-977,743	-12,606,743	-8,522,743	-4,918,743	-4,723,743
235	-295,902	-1,035,657	-12,664,657	-8,580,657	-4,976,657	-4,781,657
250	-320,722	-1,122,526	-12,751,526	-8,667,526	-5,063,526	-4,868,526
265	-345,542	-1,209,396	-12,838,396	-8,754,396	-5,150,396	-4,955,396
275	-362,089	-1,267,310	-12,896,310	-8,812,310	-5,208,310	-5,013,310
300	-403,454	-1,412,090	-13,041,090	-8,957,090	-5,353,090	-5,158,090

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	627,421	2,195,975	-9,433,025	-5,349,025	-1,745,025	-1,550,025
95	462,557	1,618,951	-10,010,049	-5,926,049	-2,322,049	-2,127,049
100	454,409	1,590,431	-10,038,569	-5,954,569	-2,350,569	-2,155,569
125	413,664	1,447,825	-10,181,175	-6,097,175	-2,493,175	-2,298,175
135	397,366	1,390,782	-10,238,218	-6,154,218	-2,550,218	-2,355,218
150	372,919	1,305,215	-10,323,785	-6,239,785	-2,635,785	-2,440,785
165	348,472	1,219,652	-10,409,348	-6,325,348	-2,721,348	-2,526,348
175	332,174	1,162,608	-10,466,392	-6,382,392	-2,778,392	-2,583,392
190	307,727	1,077,045	-10,551,955	-6,467,955	-2,863,955	-2,668,955
200	291,429	1,020,002	-10,608,998	-6,524,998	-2,920,998	-2,725,998
225	250,684	877,395	-10,751,605	-6,667,605	-3,063,605	-2,868,605
235	234,386	820,352	-10,808,648	-6,724,648	-3,120,648	-2,925,648
250	209,940	734,789	-10,894,211	-6,810,211	-3,206,211	-3,011,211
265	185,492	649,222	-10,979,778	-6,895,778	-3,291,778	-3,096,778
275	169,194	592,179	-11,036,821	-6,952,821	-3,348,821	-3,153,821
300	128,449	449,572	-11,179,428	-7,095,428	-3,491,428	-3,296,428

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,156,421	4,047,472	-7,581,528	-3,497,528	106,472	301,472
95	983,099	3,440,846	-8,188,154	-4,104,154	-500,154	-305,154
100	974,949	3,412,322	-8,216,678	-4,132,678	-528,678	-333,678
125	934,205	3,269,716	-8,359,284	-4,275,284	-671,284	-476,284
135	917,906	3,212,673	-8,416,327	-4,332,327	-728,327	-533,327
150	893,460	3,127,109	-8,501,891	-4,417,891	-813,891	-618,891
165	869,013	3,041,546	-8,587,454	-4,503,454	-899,454	-704,454
175	852,715	2,984,503	-8,644,497	-4,560,497	-956,497	-761,497
190	828,267	2,898,936	-8,730,064	-4,646,064	-1,042,064	-847,064
200	811,970	2,841,896	-8,787,104	-4,703,104	-1,099,104	-904,104
225	771,225	2,699,286	-8,929,714	-4,845,714	-1,241,714	-1,046,714
235	754,927	2,642,243	-8,986,757	-4,902,757	-1,298,757	-1,103,757
250	730,480	2,556,680	-9,072,320	-4,988,320	-1,384,320	-1,189,320
265	706,033	2,471,117	-9,157,883	-5,073,883	-1,469,883	-1,274,883
275	689,735	2,414,073	-9,214,927	-5,130,927	-1,526,927	-1,331,927
300	648,991	2,271,467	-9,357,533	-5,273,533	-1,669,533	-1,474,533

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,819,420	-2,819,420	-14,448,420	-10,364,420	-6,760,420	-6,565,420
95	-3,242,169	-3,242,169	-14,871,169	-10,787,169	-7,183,169	-6,988,169
100	-3,266,791	-3,266,791	-14,895,791	-10,811,791	-7,207,791	-7,012,791
125	-3,389,905	-3,389,905	-15,018,905	-10,934,905	-7,330,905	-7,135,905
135	-3,439,150	-3,439,150	-15,068,150	-10,984,150	-7,380,150	-7,185,150
150	-3,513,018	-3,513,018	-15,142,018	-11,058,018	-7,454,018	-7,259,018
165	-3,586,887	-3,586,887	-15,215,887	-11,131,887	-7,527,887	-7,332,887
175	-3,636,132	-3,636,132	-15,265,132	-11,181,132	-7,577,132	-7,382,132
190	-3,710,000	-3,710,000	-15,339,000	-11,255,000	-7,651,000	-7,456,000
200	-3,759,245	-3,759,245	-15,388,245	-11,304,245	-7,700,245	-7,505,245
225	-3,882,359	-3,882,359	-15,511,359	-11,427,359	-7,823,359	-7,628,359
235	-3,931,604	-3,931,604	-15,560,604	-11,476,604	-7,872,604	-7,677,604
250	-4,005,472	-4,005,472	-15,634,472	-11,550,472	-7,946,472	-7,751,472
265	-4,079,341	-4,079,341	-15,708,341	-11,624,341	-8,020,341	-7,825,341
275	-4,128,586	-4,128,586	-15,757,586	-11,673,586	-8,069,586	-7,874,586
300	-4,251,699	-4,251,699	-15,880,699	-11,796,699	-8,192,699	-7,997,699

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,910	-9,910	-11,638,910	-7,554,910	-3,950,910	-3,755,910
95	-477,583	-477,583	-12,106,583	-8,022,583	-4,418,583	-4,223,583
100	-502,205	-502,205	-12,131,205	-8,047,205	-4,443,205	-4,248,205
125	-625,319	-625,319	-12,254,319	-8,170,319	-4,566,319	-4,371,319
135	-674,564	-674,564	-12,303,564	-8,219,564	-4,615,564	-4,420,564
150	-748,432	-748,432	-12,377,432	-8,293,432	-4,689,432	-4,494,432
165	-822,301	-822,301	-12,451,301	-8,367,301	-4,763,301	-4,568,301
175	-871,546	-871,546	-12,500,546	-8,416,546	-4,812,546	-4,617,546
190	-945,414	-945,414	-12,574,414	-8,490,414	-4,886,414	-4,691,414
200	-994,659	-994,659	-12,623,659	-8,539,659	-4,935,659	-4,740,659
225	-1,117,773	-1,117,773	-12,746,773	-8,662,773	-5,058,773	-4,863,773
235	-1,167,018	-1,167,018	-12,796,018	-8,712,018	-5,108,018	-4,913,018
250	-1,240,886	-1,240,886	-12,869,886	-8,785,886	-5,181,886	-4,986,886
265	-1,314,755	-1,314,755	-12,943,755	-8,859,755	-5,255,755	-5,060,755
275	-1,364,000	-1,364,000	-12,993,000	-8,909,000	-5,305,000	-5,110,000
300	-1,487,113	-1,487,113	-13,116,113	-9,032,113	-5,428,113	-5,233,113

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,457,004	2,457,004	-9,171,996	-5,087,996	-1,483,996	-1,288,996
95	1,961,766	1,961,766	-9,667,234	-5,583,234	-1,979,234	-1,784,234
100	1,937,513	1,937,513	-9,691,487	-5,607,487	-2,003,487	-1,808,487
125	1,816,250	1,816,250	-9,812,750	-5,728,750	-2,124,750	-1,929,750
135	1,767,745	1,767,745	-9,861,255	-5,777,255	-2,173,255	-1,978,255
150	1,694,986	1,694,986	-9,934,014	-5,850,014	-2,246,014	-2,051,014
165	1,622,229	1,622,229	-10,006,771	-5,922,771	-2,318,771	-2,123,771
175	1,573,723	1,573,723	-10,055,277	-5,971,277	-2,367,277	-2,172,277
190	1,500,965	1,500,965	-10,128,035	-6,044,035	-2,440,035	-2,245,035
200	1,452,461	1,452,461	-10,176,539	-6,092,539	-2,488,539	-2,293,539
225	1,331,197	1,331,197	-10,297,803	-6,213,803	-2,609,803	-2,414,803
235	1,282,692	1,282,692	-10,346,308	-6,262,308	-2,658,308	-2,463,308
250	1,209,934	1,209,934	-10,419,066	-6,335,066	-2,731,066	-2,536,066
265	1,137,176	1,137,176	-10,491,824	-6,407,824	-2,803,824	-2,608,824
275	1,088,670	1,088,670	-10,540,330	-6,456,330	-2,852,330	-2,657,330
300	967,408	967,408	-10,661,592	-6,577,592	-2,973,592	-2,778,592

**Maximum CIL rates (per square metre)**

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



Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,071,585	4,071,585	-7,557,415	-3,473,415	130,585	325,585
95	3,552,604	3,552,604	-8,076,396	-3,992,396	-388,396	-193,396
100	3,528,716	3,528,716	-8,100,284	-4,016,284	-412,284	-217,284
125	3,409,276	3,409,276	-8,219,724	-4,135,724	-531,724	-336,724
135	3,361,499	3,361,499	-8,267,501	-4,183,501	-579,501	-384,501
150	3,289,834	3,289,834	-8,339,166	-4,255,166	-651,166	-456,166
165	3,218,170	3,218,170	-8,410,830	-4,326,830	-722,830	-527,830
175	3,170,394	3,170,394	-8,458,606	-4,374,606	-770,606	-575,606
190	3,098,729	3,098,729	-8,530,271	-4,446,271	-842,271	-647,271
200	3,050,953	3,050,953	-8,578,047	-4,494,047	-890,047	-695,047
225	2,931,512	2,931,512	-8,697,488	-4,613,488	-1,009,488	-814,488
235	2,883,736	2,883,736	-8,745,264	-4,661,264	-1,057,264	-862,264
250	2,812,071	2,812,071	-8,816,929	-4,732,929	-1,128,929	-933,929
265	2,740,407	2,740,407	-8,888,593	-4,804,593	-1,200,593	-1,005,593
275	2,692,631	2,692,631	-8,936,369	-4,852,369	-1,248,369	-1,053,369
300	2,573,190	2,573,190	-9,055,810	-4,971,810	-1,367,810	-1,172,810

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,669,747	5,669,747	-5,959,253	-1,875,253	1,728,747	1,923,747
95	5,125,212	5,125,212	-6,503,788	-2,419,788	1,184,212	1,379,212
100	5,101,324	5,101,324	-6,527,676	-2,443,676	1,160,324	1,355,324
125	4,981,884	4,981,884	-6,647,116	-2,563,116	1,040,884	1,235,884
135	4,934,108	4,934,108	-6,694,892	-2,610,892	993,108	1,188,108
150	4,862,442	4,862,442	-6,766,558	-2,682,558	921,442	1,116,442
165	4,790,778	4,790,778	-6,838,222	-2,754,222	849,778	1,044,778
175	4,743,002	4,743,002	-6,885,998	-2,801,998	802,002	997,002
190	4,671,338	4,671,338	-6,957,662	-2,873,662	730,338	925,338
200	4,623,562	4,623,562	-7,005,438	-2,921,438	682,562	877,562
225	4,504,120	4,504,120	-7,124,880	-3,040,880	563,120	758,120
235	4,456,344	4,456,344	-7,172,656	-3,088,656	515,344	710,344
250	4,384,680	4,384,680	-7,244,320	-3,160,320	443,680	638,680
265	4,313,015	4,313,015	-7,315,985	-3,231,985	372,015	567,015
275	4,265,239	4,265,239	-7,363,761	-3,279,761	324,239	519,239
300	4,145,798	4,145,798	-7,483,202	-3,399,202	204,798	399,798

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,980,338	-23,980,338	-35,609,338	-31,525,338	-27,921,338	-27,726,338
95	-24,416,173	-24,416,173	-36,045,173	-31,961,173	-28,357,173	-28,162,173
100	-24,459,292	-24,459,292	-36,088,292	-32,004,292	-28,400,292	-28,205,292
125	-24,674,894	-24,674,894	-36,303,894	-32,219,894	-28,615,894	-28,420,894
135	-24,761,135	-24,761,135	-36,390,135	-32,306,135	-28,702,135	-28,507,135
150	-24,890,495	-24,890,495	-36,519,495	-32,435,495	-28,831,495	-28,636,495
165	-25,019,856	-25,019,856	-36,648,856	-32,564,856	-28,960,856	-28,765,856
175	-25,106,096	-25,106,096	-36,735,096	-32,651,096	-29,047,096	-28,852,096
190	-25,235,456	-25,235,456	-36,864,456	-32,780,456	-29,176,456	-28,981,456
200	-25,321,697	-25,321,697	-36,950,697	-32,866,697	-29,262,697	-29,067,697
225	-25,537,299	-25,537,299	-37,166,299	-33,082,299	-29,478,299	-29,283,299
235	-25,623,538	-25,623,538	-37,252,538	-33,168,538	-29,564,538	-29,369,538
250	-25,752,899	-25,752,899	-37,381,899	-33,297,899	-29,693,899	-29,498,899
265	-25,882,261	-25,882,261	-37,511,261	-33,427,261	-29,823,261	-29,628,261
275	-25,968,501	-25,968,501	-37,597,501	-33,513,501	-29,909,501	-29,714,501
300	-26,184,102	-26,184,102	-37,813,102	-33,729,102	-30,125,102	-29,930,102

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,668,900	-19,668,900	-31,297,900	-27,213,900	-23,609,900	-23,414,900
95	-20,173,675	-20,173,675	-31,802,675	-27,718,675	-24,114,675	-23,919,675
100	-20,216,796	-20,216,796	-31,845,796	-27,761,796	-24,157,796	-23,962,796
125	-20,432,397	-20,432,397	-32,061,397	-27,977,397	-24,373,397	-24,178,397
135	-20,518,637	-20,518,637	-32,147,637	-28,063,637	-24,459,637	-24,264,637
150	-20,647,998	-20,647,998	-32,276,998	-28,192,998	-24,588,998	-24,393,998
165	-20,777,358	-20,777,358	-32,406,358	-28,322,358	-24,718,358	-24,523,358
175	-20,863,599	-20,863,599	-32,492,599	-28,408,599	-24,804,599	-24,609,599
190	-20,992,960	-20,992,960	-32,621,960	-28,537,960	-24,933,960	-24,738,960
200	-21,079,201	-21,079,201	-32,708,201	-28,624,201	-25,020,201	-24,825,201
225	-21,294,801	-21,294,801	-32,923,801	-28,839,801	-25,235,801	-25,040,801
235	-21,381,042	-21,381,042	-33,010,042	-28,926,042	-25,322,042	-25,127,042
250	-21,510,402	-21,510,402	-33,139,402	-29,055,402	-25,451,402	-25,256,402
265	-21,639,763	-21,639,763	-33,268,763	-29,184,763	-25,580,763	-25,385,763
275	-21,726,004	-21,726,004	-33,355,004	-29,271,004	-25,667,004	-25,472,004
300	-21,941,604	-21,941,604	-33,570,604	-29,486,604	-25,882,604	-25,687,604

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,817,158	-15,817,158	-27,446,158	-23,362,158	-19,758,158	-19,563,158
95	-16,383,524	-16,383,524	-28,012,524	-23,928,524	-20,324,524	-20,129,524
100	-16,426,644	-16,426,644	-28,055,644	-23,971,644	-20,367,644	-20,172,644
125	-16,642,245	-16,642,245	-28,271,245	-24,187,245	-20,583,245	-20,388,245
135	-16,728,486	-16,728,486	-28,357,486	-24,273,486	-20,669,486	-20,474,486
150	-16,857,846	-16,857,846	-28,486,846	-24,402,846	-20,798,846	-20,603,846
165	-16,987,207	-16,987,207	-28,616,207	-24,532,207	-20,928,207	-20,733,207
175	-17,073,448	-17,073,448	-28,702,448	-24,618,448	-21,014,448	-20,819,448
190	-17,202,808	-17,202,808	-28,831,808	-24,747,808	-21,143,808	-20,948,808
200	-17,289,049	-17,289,049	-28,918,049	-24,834,049	-21,230,049	-21,035,049
225	-17,504,650	-17,504,650	-29,133,650	-25,049,650	-21,445,650	-21,250,650
235	-17,590,890	-17,590,890	-29,219,890	-25,135,890	-21,531,890	-21,336,890
250	-17,720,251	-17,720,251	-29,349,251	-25,265,251	-21,661,251	-21,466,251
265	-17,849,612	-17,849,612	-29,478,612	-25,394,612	-21,790,612	-21,595,612
275	-17,935,853	-17,935,853	-29,564,853	-25,480,853	-21,876,853	-21,681,853
300	-18,151,453	-18,151,453	-29,780,453	-25,696,453	-22,092,453	-21,897,453

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,266,165	-13,266,165	-24,895,165	-20,811,165	-17,207,165	-17,012,165
95	-13,873,321	-13,873,321	-25,502,321	-21,418,321	-17,814,321	-17,619,321
100	-13,916,441	-13,916,441	-25,545,441	-21,461,441	-17,857,441	-17,662,441
125	-14,132,043	-14,132,043	-25,761,043	-21,677,043	-18,073,043	-17,878,043
135	-14,218,284	-14,218,284	-25,847,284	-21,763,284	-18,159,284	-17,964,284
150	-14,347,644	-14,347,644	-25,976,644	-21,892,644	-18,288,644	-18,093,644
165	-14,477,005	-14,477,005	-26,106,005	-22,022,005	-18,418,005	-18,223,005
175	-14,563,245	-14,563,245	-26,192,245	-22,108,245	-18,504,245	-18,309,245
190	-14,692,605	-14,692,605	-26,321,605	-22,237,605	-18,633,605	-18,438,605
200	-14,778,846	-14,778,846	-26,407,846	-22,323,846	-18,719,846	-18,524,846
225	-14,994,448	-14,994,448	-26,623,448	-22,539,448	-18,935,448	-18,740,448
235	-15,080,687	-15,080,687	-26,709,687	-22,625,687	-19,021,687	-18,826,687
250	-15,210,049	-15,210,049	-26,839,049	-22,755,049	-19,151,049	-18,956,049
265	-15,339,410	-15,339,410	-26,968,410	-22,884,410	-19,280,410	-19,085,410
275	-15,425,649	-15,425,649	-27,054,649	-22,970,649	-19,366,649	-19,171,649
300	-15,641,251	-15,641,251	-27,270,251	-23,186,251	-19,582,251	-19,387,251

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,741,607	-10,741,607	-22,370,607	-18,286,607	-14,682,607	-14,487,607
95	-11,389,131	-11,389,131	-23,018,131	-18,934,131	-15,330,131	-15,135,131
100	-11,432,251	-11,432,251	-23,061,251	-18,977,251	-15,373,251	-15,178,251
125	-11,647,853	-11,647,853	-23,276,853	-19,192,853	-15,588,853	-15,393,853
135	-11,734,093	-11,734,093	-23,363,093	-19,279,093	-15,675,093	-15,480,093
150	-11,863,454	-11,863,454	-23,492,454	-19,408,454	-15,804,454	-15,609,454
165	-11,992,815	-11,992,815	-23,621,815	-19,537,815	-15,933,815	-15,738,815
175	-12,079,055	-12,079,055	-23,708,055	-19,624,055	-16,020,055	-15,825,055
190	-12,208,415	-12,208,415	-23,837,415	-19,753,415	-16,149,415	-15,954,415
200	-12,294,656	-12,294,656	-23,923,656	-19,839,656	-16,235,656	-16,040,656
225	-12,510,257	-12,510,257	-24,139,257	-20,055,257	-16,451,257	-16,256,257
235	-12,596,497	-12,596,497	-24,225,497	-20,141,497	-16,537,497	-16,342,497
250	-12,725,858	-12,725,858	-24,354,858	-20,270,858	-16,666,858	-16,471,858
265	-12,855,219	-12,855,219	-24,484,219	-20,400,219	-16,796,219	-16,601,219
275	-12,941,459	-12,941,459	-24,570,459	-20,486,459	-16,882,459	-16,687,459
300	-13,157,061	-13,157,061	-24,786,061	-20,702,061	-17,098,061	-16,903,061

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,247,976	-43,247,976	-54,876,976	-50,792,976	-47,188,976	-46,993,976
95	-44,105,906	-44,105,906	-55,734,906	-51,650,906	-48,046,906	-47,851,906
100	-44,187,456	-44,187,456	-55,816,456	-51,732,456	-48,128,456	-47,933,456
125	-44,595,212	-44,595,212	-56,224,212	-52,140,212	-48,536,212	-48,341,212
135	-44,758,314	-44,758,314	-56,387,314	-52,303,314	-48,699,314	-48,504,314
150	-45,002,968	-45,002,968	-56,631,968	-52,547,968	-48,943,968	-48,748,968
165	-45,247,620	-45,247,620	-56,876,620	-52,792,620	-49,188,620	-48,993,620
175	-45,410,722	-45,410,722	-57,039,722	-52,955,722	-49,351,722	-49,156,722
190	-45,655,376	-45,655,376	-57,284,376	-53,200,376	-49,596,376	-49,401,376
200	-45,818,478	-45,818,478	-57,447,478	-53,363,478	-49,759,478	-49,564,478
225	-46,226,233	-46,226,233	-57,855,233	-53,771,233	-50,167,233	-49,972,233
235	-46,389,336	-46,389,336	-58,018,336	-53,934,336	-50,330,336	-50,135,336
250	-46,633,989	-46,633,989	-58,262,989	-54,178,989	-50,574,989	-50,379,989
265	-46,878,643	-46,878,643	-58,507,643	-54,423,643	-50,819,643	-50,624,643
275	-47,041,745	-47,041,745	-58,670,745	-54,586,745	-50,982,745	-50,787,745
300	-47,449,500	-47,449,500	-59,078,500	-54,994,500	-51,390,500	-51,195,500

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,370,391	-35,370,391	-46,999,391	-42,915,391	-39,311,391	-39,116,391
95	-36,354,284	-36,354,284	-47,983,284	-43,899,284	-40,295,284	-40,100,284
100	-36,435,834	-36,435,834	-48,064,834	-43,980,834	-40,376,834	-40,181,834
125	-36,843,590	-36,843,590	-48,472,590	-44,388,590	-40,784,590	-40,589,590
135	-37,006,692	-37,006,692	-48,635,692	-44,551,692	-40,947,692	-40,752,692
150	-37,251,346	-37,251,346	-48,880,346	-44,796,346	-41,192,346	-40,997,346
165	-37,495,998	-37,495,998	-49,124,998	-45,040,998	-41,436,998	-41,241,998
175	-37,659,101	-37,659,101	-49,288,101	-45,204,101	-41,600,101	-41,405,101
190	-37,903,754	-37,903,754	-49,532,754	-45,448,754	-41,844,754	-41,649,754
200	-38,066,856	-38,066,856	-49,695,856	-45,611,856	-42,007,856	-41,812,856
225	-38,474,611	-38,474,611	-50,103,611	-46,019,611	-42,415,611	-42,220,611
235	-38,637,714	-38,637,714	-50,266,714	-46,182,714	-42,578,714	-42,383,714
250	-38,882,367	-38,882,367	-50,511,367	-46,427,367	-42,823,367	-42,628,367
265	-39,127,021	-39,127,021	-50,756,021	-46,672,021	-43,068,021	-42,873,021
275	-39,290,123	-39,290,123	-50,919,123	-46,835,123	-43,231,123	-43,036,123
300	-39,697,878	-39,697,878	-51,326,878	-47,242,878	-43,638,878	-43,443,878

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,330,025	-28,330,025	-39,959,025	-35,875,025	-32,271,025	-32,076,025
95	-29,426,495	-29,426,495	-41,055,495	-36,971,495	-33,367,495	-33,172,495
100	-29,508,045	-29,508,045	-41,137,045	-37,053,045	-33,449,045	-33,254,045
125	-29,915,801	-29,915,801	-41,544,801	-37,460,801	-33,856,801	-33,661,801
135	-30,078,904	-30,078,904	-41,707,904	-37,623,904	-34,019,904	-33,824,904
150	-30,323,557	-30,323,557	-41,952,557	-37,868,557	-34,264,557	-34,069,557
165	-30,568,210	-30,568,210	-42,197,210	-38,113,210	-34,509,210	-34,314,210
175	-30,731,312	-30,731,312	-42,360,312	-38,276,312	-34,672,312	-34,477,312
190	-30,975,966	-30,975,966	-42,604,966	-38,520,966	-34,916,966	-34,721,966
200	-31,139,068	-31,139,068	-42,768,068	-38,684,068	-35,080,068	-34,885,068
225	-31,546,823	-31,546,823	-43,175,823	-39,091,823	-35,487,823	-35,292,823
235	-31,709,925	-31,709,925	-43,338,925	-39,254,925	-35,650,925	-35,455,925
250	-31,954,579	-31,954,579	-43,583,579	-39,499,579	-35,895,579	-35,700,579
265	-32,199,232	-32,199,232	-43,828,232	-39,744,232	-36,140,232	-35,945,232
275	-32,362,335	-32,362,335	-43,991,335	-39,907,335	-36,303,335	-36,108,335
300	-32,770,089	-32,770,089	-44,399,089	-40,315,089	-36,711,089	-36,516,089

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,668,166	-23,668,166	-35,297,166	-31,213,166	-27,609,166	-27,414,166
95	-24,839,178	-24,839,178	-36,468,178	-32,384,178	-28,780,178	-28,585,178
100	-24,920,730	-24,920,730	-36,549,730	-32,465,730	-28,861,730	-28,666,730
125	-25,328,486	-25,328,486	-36,957,486	-32,873,486	-29,269,486	-29,074,486
135	-25,491,588	-25,491,588	-37,120,588	-33,036,588	-29,432,588	-29,237,588
150	-25,736,241	-25,736,241	-37,365,241	-33,281,241	-29,677,241	-29,482,241
165	-25,980,894	-25,980,894	-37,609,894	-33,525,894	-29,921,894	-29,726,894
175	-26,143,996	-26,143,996	-37,772,996	-33,688,996	-30,084,996	-29,889,996
190	-26,388,650	-26,388,650	-38,017,650	-33,933,650	-30,329,650	-30,134,650
200	-26,551,752	-26,551,752	-38,180,752	-34,096,752	-30,492,752	-30,297,752
225	-26,959,507	-26,959,507	-38,588,507	-34,504,507	-30,900,507	-30,705,507
235	-27,122,609	-27,122,609	-38,751,609	-34,667,609	-31,063,609	-30,868,609
250	-27,367,263	-27,367,263	-38,996,263	-34,912,263	-31,308,263	-31,113,263
265	-27,611,917	-27,611,917	-39,240,917	-35,156,917	-31,552,917	-31,357,917
275	-27,775,019	-27,775,019	-39,404,019	-35,320,019	-31,716,019	-31,521,019
300	-28,182,774	-28,182,774	-39,811,774	-35,727,774	-32,123,774	-31,928,774

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,056,112	-19,056,112	-30,685,112	-26,601,112	-22,997,112	-22,802,112
95	-20,300,872	-20,300,872	-31,929,872	-27,845,872	-24,241,872	-24,046,872
100	-20,382,424	-20,382,424	-32,011,424	-27,927,424	-24,323,424	-24,128,424
125	-20,790,180	-20,790,180	-32,419,180	-28,335,180	-24,731,180	-24,536,180
135	-20,953,282	-20,953,282	-32,582,282	-28,498,282	-24,894,282	-24,699,282
150	-21,197,935	-21,197,935	-32,826,935	-28,742,935	-25,138,935	-24,943,935
165	-21,442,588	-21,442,588	-33,071,588	-28,987,588	-25,383,588	-25,188,588
175	-21,605,690	-21,605,690	-33,234,690	-29,150,690	-25,546,690	-25,351,690
190	-21,850,344	-21,850,344	-33,479,344	-29,395,344	-25,791,344	-25,596,344
200	-22,013,446	-22,013,446	-33,642,446	-29,558,446	-25,954,446	-25,759,446
225	-22,421,201	-22,421,201	-34,050,201	-29,966,201	-26,362,201	-26,167,201
235	-22,584,303	-22,584,303	-34,213,303	-30,129,303	-26,525,303	-26,330,303
250	-22,828,957	-22,828,957	-34,457,957	-30,373,957	-26,769,957	-26,574,957
265	-23,073,610	-23,073,610	-34,702,610	-30,618,610	-27,014,610	-26,819,610
275	-23,236,713	-23,236,713	-34,865,713	-30,781,713	-27,177,713	-26,982,713
300	-23,644,468	-23,644,468	-35,273,468	-31,189,468	-27,585,468	-27,390,468

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£821,149	9,123,882	-2,505,118	1,578,882	5,182,882	5,377,882
95	765,953	8,510,587	-3,118,413	965,587	4,569,587	4,764,587
100	763,739	8,485,992	-3,143,008	940,992	4,544,992	4,739,992
125	752,669	8,362,984	-3,266,016	817,984	4,421,984	4,616,984
135	748,240	8,313,783	-3,315,217	768,783	4,372,783	4,567,783
150	741,599	8,239,987	-3,389,013	694,987	4,298,987	4,493,987
165	734,957	8,166,191	-3,462,809	621,191	4,225,191	4,420,191
175	730,529	8,116,990	-3,512,010	571,990	4,175,990	4,370,990
190	723,886	8,043,183	-3,585,817	498,183	4,102,183	4,297,183
200	719,458	7,993,982	-3,635,018	448,982	4,052,982	4,247,982
225	708,389	7,870,986	-3,758,014	325,986	3,929,986	4,124,986
235	703,961	7,821,785	-3,807,215	276,785	3,880,785	4,075,785
250	697,319	7,747,989	-3,881,011	202,989	3,806,989	4,001,989
265	690,676	7,674,182	-3,954,818	129,182	3,733,182	3,928,182
275	686,248	7,624,981	-4,004,019	79,981	3,683,981	3,878,981
300	675,179	7,501,984	-4,127,016	-43,016	3,560,984	3,755,984

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,123,777	12,486,412	857,412	4,941,412	8,545,412	8,740,412
95	1,063,741	11,819,348	190,348	4,274,348	7,878,348	8,073,348
100	1,061,528	11,794,754	165,754	4,249,754	7,853,754	8,048,754
125	1,050,457	11,671,746	42,746	4,126,746	7,730,746	7,925,746
135	1,046,029	11,622,545	-6,455	4,077,545	7,681,545	7,876,545
150	1,039,387	11,548,749	-80,251	4,003,749	7,607,749	7,802,749
165	1,032,745	11,474,942	-154,058	3,929,942	7,533,942	7,728,942
175	1,028,318	11,425,752	-203,248	3,880,752	7,484,752	7,679,752
190	1,021,675	11,351,945	-277,055	3,806,945	7,410,945	7,605,945
200	1,017,247	11,302,744	-326,256	3,757,744	7,361,744	7,556,744
225	1,006,177	11,179,747	-449,253	3,634,747	7,238,747	7,433,747
235	1,001,749	11,130,546	-498,454	3,585,546	7,189,546	7,384,546
250	995,108	11,056,751	-572,249	3,511,751	7,115,751	7,310,751
265	988,465	10,982,944	-646,056	3,437,944	7,041,944	7,236,944
275	984,037	10,933,743	-695,257	3,388,743	6,992,743	7,187,743
300	972,967	10,810,746	-818,254	3,265,746	6,869,746	7,064,746

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£125	£300	£300	£300

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,392,996	15,477,734	3,848,734	7,932,734	11,536,734	11,731,734
95	1,328,655	14,762,838	3,133,838	7,217,838	10,821,838	11,016,838
100	1,326,442	14,738,243	3,109,243	7,193,243	10,797,243	10,992,243
125	1,315,372	14,615,246	2,986,246	7,070,246	10,674,246	10,869,246
135	1,310,944	14,566,045	2,937,045	7,021,045	10,625,045	10,820,045
150	1,304,301	14,492,238	2,863,238	6,947,238	10,551,238	10,746,238
165	1,297,660	14,418,442	2,789,442	6,873,442	10,477,442	10,672,442
175	1,293,232	14,369,241	2,740,241	6,824,241	10,428,241	10,623,241
190	1,286,590	14,295,445	2,666,445	6,750,445	10,354,445	10,549,445
200	1,282,162	14,246,245	2,617,245	6,701,245	10,305,245	10,500,245
225	1,271,091	14,123,237	2,494,237	6,578,237	10,182,237	10,377,237
235	1,266,663	14,074,036	2,445,036	6,529,036	10,133,036	10,328,036
250	1,260,022	14,000,240	2,371,240	6,455,240	10,059,240	10,254,240
265	1,253,380	13,926,444	2,297,444	6,381,444	9,985,444	10,180,444
275	1,248,952	13,877,243	2,248,243	6,332,243	9,936,243	10,131,243
300	1,237,881	13,754,235	2,125,235	6,209,235	9,813,235	10,008,235

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,571,699	17,463,318	5,834,318	9,918,318	13,522,318	13,717,318
95	1,504,501	16,716,677	5,087,677	9,171,677	12,775,677	12,970,677
100	1,502,286	16,692,071	5,063,071	9,147,071	12,751,071	12,946,071
125	1,491,217	16,569,074	4,940,074	9,024,074	12,628,074	12,823,074
135	1,486,789	16,519,874	4,890,874	8,974,874	12,578,874	12,773,874
150	1,480,146	16,446,067	4,817,067	8,901,067	12,505,067	12,700,067
165	1,473,504	16,372,271	4,743,271	8,827,271	12,431,271	12,626,271
175	1,469,076	16,323,070	4,694,070	8,778,070	12,382,070	12,577,070
190	1,462,435	16,249,274	4,620,274	8,704,274	12,308,274	12,503,274
200	1,458,007	16,200,073	4,571,073	8,655,073	12,259,073	12,454,073
225	1,446,937	16,077,076	4,448,076	8,532,076	12,136,076	12,331,076
235	1,442,509	16,027,875	4,398,875	8,482,875	12,086,875	12,281,875
250	1,435,866	15,954,068	4,325,068	8,409,068	12,013,068	12,208,068
265	1,429,225	15,880,272	4,251,272	8,335,272	11,939,272	12,134,272
275	1,424,796	15,831,071	4,202,071	8,286,071	11,890,071	12,085,071
300	1,413,727	15,708,075	4,079,075	8,163,075	11,767,075	11,962,075

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,749,179	19,435,325	7,806,325	11,890,325	15,494,325	15,689,325
95	1,679,144	18,657,151	7,028,151	11,112,151	14,716,151	14,911,151
100	1,676,930	18,632,556	7,003,556	11,087,556	14,691,556	14,886,556
125	1,665,860	18,509,559	6,880,559	10,964,559	14,568,559	14,763,559
135	1,661,432	18,460,358	6,831,358	10,915,358	14,519,358	14,714,358
150	1,654,790	18,386,551	6,757,551	10,841,551	14,445,551	14,640,551
165	1,648,148	18,312,756	6,683,756	10,767,756	14,371,756	14,566,756
175	1,643,720	18,263,555	6,634,555	10,718,555	14,322,555	14,517,555
190	1,637,078	18,189,759	6,560,759	10,644,759	14,248,759	14,443,759
200	1,632,650	18,140,558	6,511,558	10,595,558	14,199,558	14,394,558
225	1,621,579	18,017,550	6,388,550	10,472,550	14,076,550	14,271,550
235	1,617,151	17,968,349	6,339,349	10,423,349	14,027,349	14,222,349
250	1,610,510	17,894,553	6,265,553	10,349,553	13,953,553	14,148,553
265	1,603,868	17,820,757	6,191,757	10,275,757	13,879,757	14,074,757
275	1,599,440	17,771,556	6,142,556	10,226,556	13,830,556	14,025,556
300	1,588,369	17,648,549	6,019,549	10,103,549	13,707,549	13,902,549

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-551,029	-2,865,349	-14,494,349	-10,410,349	-6,806,349	-6,611,349
95	-643,165	-3,344,458	-14,973,458	-10,889,458	-7,285,458	-7,090,458
100	-648,478	-3,372,084	-15,001,084	-10,917,084	-7,313,084	-7,118,084
125	-675,043	-3,510,223	-15,139,223	-11,055,223	-7,451,223	-7,256,223
135	-685,669	-3,565,480	-15,194,480	-11,110,480	-7,506,480	-7,311,480
150	-701,608	-3,648,363	-15,277,363	-11,193,363	-7,589,363	-7,394,363
165	-717,547	-3,731,245	-15,360,245	-11,276,245	-7,672,245	-7,477,245
175	-728,173	-3,786,502	-15,415,502	-11,331,502	-7,727,502	-7,532,502
190	-744,112	-3,869,385	-15,498,385	-11,414,385	-7,810,385	-7,615,385
200	-754,738	-3,924,636	-15,553,636	-11,469,636	-7,865,636	-7,670,636
225	-781,303	-4,062,775	-15,691,775	-11,607,775	-8,003,775	-7,808,775
235	-791,929	-4,118,032	-15,747,032	-11,663,032	-8,059,032	-7,864,032
250	-807,868	-4,200,915	-15,829,915	-11,745,915	-8,141,915	-7,946,915
265	-823,807	-4,283,797	-15,912,797	-11,828,797	-8,224,797	-8,029,797
275	-834,433	-4,339,054	-15,968,054	-11,884,054	-8,280,054	-8,085,054
300	-860,998	-4,477,188	-16,106,188	-12,022,188	-8,418,188	-8,223,188

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,936	176,468	-11,452,532	-7,368,532	-3,764,532	-3,569,532
95	-67,044	-348,627	-11,977,627	-7,893,627	-4,289,627	-4,094,627
100	-72,357	-376,258	-12,005,258	-7,921,258	-4,317,258	-4,122,258
125	-98,923	-514,397	-12,143,397	-8,059,397	-4,455,397	-4,260,397
135	-109,548	-569,649	-12,198,649	-8,114,649	-4,510,649	-4,315,649
150	-125,487	-652,531	-12,281,531	-8,197,531	-4,593,531	-4,398,531
165	-141,426	-735,414	-12,364,414	-8,280,414	-4,676,414	-4,481,414
175	-152,052	-790,670	-12,419,670	-8,335,670	-4,731,670	-4,536,670
190	-167,991	-873,553	-12,502,553	-8,418,553	-4,814,553	-4,619,553
200	-178,617	-928,810	-12,557,810	-8,473,810	-4,869,810	-4,674,810
225	-205,183	-1,066,949	-12,695,949	-8,611,949	-5,007,949	-4,812,949
235	-215,808	-1,122,201	-12,751,201	-8,667,201	-5,063,201	-4,868,201
250	-231,747	-1,205,083	-12,834,083	-8,750,083	-5,146,083	-4,951,083
265	-247,686	-1,287,966	-12,916,966	-8,832,966	-5,228,966	-5,033,966
275	-258,312	-1,343,222	-12,972,222	-8,888,222	-5,284,222	-5,089,222
300	-284,877	-1,481,362	-13,110,362	-9,026,362	-5,422,362	-5,227,362

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	547,038	2,844,598	-8,784,402	-4,700,402	-1,096,402	-901,402
95	438,861	2,282,078	-9,346,922	-5,262,922	-1,658,922	-1,463,922
100	433,628	2,254,867	-9,374,133	-5,290,133	-1,686,133	-1,491,133
125	407,462	2,118,804	-9,510,196	-5,426,196	-1,822,196	-1,627,196
135	396,996	2,064,381	-9,564,619	-5,480,619	-1,876,619	-1,681,619
150	381,296	1,982,741	-9,646,259	-5,562,259	-1,958,259	-1,763,259
165	365,598	1,901,107	-9,727,893	-5,643,893	-2,039,893	-1,844,893
175	355,131	1,846,679	-9,782,321	-5,698,321	-2,094,321	-1,899,321
190	339,432	1,765,045	-9,863,955	-5,779,955	-2,175,955	-1,980,955
200	328,965	1,710,616	-9,918,384	-5,834,384	-2,230,384	-2,035,384
225	302,799	1,574,554	-10,054,446	-5,970,446	-2,366,446	-2,171,446
235	292,333	1,520,131	-10,108,869	-6,024,869	-2,420,869	-2,225,869
250	276,633	1,438,491	-10,190,509	-6,106,509	-2,502,509	-2,307,509
265	260,934	1,356,857	-10,272,143	-6,188,143	-2,584,143	-2,389,143
275	250,468	1,302,434	-10,326,566	-6,242,566	-2,638,566	-2,443,566
300	224,302	1,166,371	-10,462,629	-6,378,629	-2,774,629	-2,579,629

**Maximum CIL rates (per square metre)**

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



Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	887,597	4,615,503	-7,013,497	-2,929,497	674,503	869,503
95	773,974	4,024,665	-7,604,335	-3,520,335	83,665	278,665
100	768,741	3,997,453	-7,631,547	-3,547,547	56,453	251,453
125	742,575	3,861,391	-7,767,609	-3,683,609	-79,609	115,391
135	732,108	3,806,962	-7,822,038	-3,738,038	-134,038	60,962
150	716,409	3,725,328	-7,903,672	-3,819,672	-215,672	-20,672
165	700,709	3,643,688	-7,985,312	-3,901,312	-297,312	-102,312
175	690,243	3,589,265	-8,039,735	-3,955,735	-351,735	-156,735
190	674,543	3,507,626	-8,121,374	-4,037,374	-433,374	-238,374
200	664,077	3,453,203	-8,175,797	-4,091,797	-487,797	-292,797
225	637,912	3,317,140	-8,311,860	-4,227,860	-623,860	-428,860
235	627,446	3,262,717	-8,366,283	-4,282,283	-678,283	-483,283
250	611,746	3,181,078	-8,447,922	-4,363,922	-759,922	-564,922
265	596,047	3,099,443	-8,529,557	-4,445,557	-841,557	-646,557
275	585,580	3,045,015	-8,583,985	-4,499,985	-895,985	-700,985
300	559,414	2,908,953	-8,720,047	-4,636,047	-1,032,047	-837,047

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£135

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,225,783	6,374,073	-5,254,927	-1,170,927	2,433,073	2,628,073
95	1,106,753	5,755,116	-5,873,884	-1,789,884	1,814,116	2,009,116
100	1,101,520	5,727,905	-5,901,095	-1,817,095	1,786,905	1,981,905
125	1,075,354	5,591,842	-6,037,158	-1,953,158	1,650,842	1,845,842
135	1,064,887	5,537,414	-6,091,586	-2,007,586	1,596,414	1,791,414
150	1,049,188	5,455,780	-6,173,220	-2,089,220	1,514,780	1,709,780
165	1,033,488	5,374,140	-6,254,860	-2,170,860	1,433,140	1,628,140
175	1,023,023	5,319,717	-6,309,283	-2,225,283	1,378,717	1,573,717
190	1,007,323	5,238,078	-6,390,922	-2,306,922	1,297,078	1,492,078
200	996,857	5,183,655	-6,445,345	-2,361,345	1,242,655	1,437,655
225	970,691	5,047,592	-6,581,408	-2,497,408	1,106,592	1,301,592
235	960,225	4,993,169	-6,635,831	-2,551,831	1,052,169	1,247,169
250	944,525	4,911,530	-6,717,470	-2,633,470	970,530	1,165,530
265	928,826	4,829,895	-6,799,105	-2,715,105	888,895	1,083,895
275	918,359	4,775,467	-6,853,533	-2,769,533	834,467	1,029,467
300	892,193	4,639,404	-6,989,596	-2,905,596	698,404	893,404

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-564,154	-1,974,539	-13,603,539	-9,519,539	-5,915,539	-5,720,539
95	-743,764	-2,603,176	-14,232,176	-10,148,176	-6,544,176	-6,349,176
100	-753,693	-2,637,925	-14,266,925	-10,182,925	-6,578,925	-6,383,925
125	-803,333	-2,811,664	-14,440,664	-10,356,664	-6,752,664	-6,557,664
135	-823,188	-2,881,159	-14,510,159	-10,426,159	-6,822,159	-6,627,159
150	-852,972	-2,985,403	-14,614,403	-10,530,403	-6,926,403	-6,731,403
165	-882,756	-3,089,647	-14,718,647	-10,634,647	-7,030,647	-6,835,647
175	-902,612	-3,159,142	-14,788,142	-10,704,142	-7,100,142	-6,905,142
190	-932,336	-3,263,386	-14,892,386	-10,808,386	-7,204,386	-7,009,386
200	-952,252	-3,332,881	-14,961,881	-10,877,881	-7,273,881	-7,078,881
225	-1,001,892	-3,506,623	-15,135,623	-11,051,623	-7,447,623	-7,252,623
235	-1,021,748	-3,576,118	-15,205,118	-11,121,118	-7,517,118	-7,322,118
250	-1,051,532	-3,680,362	-15,309,362	-11,225,362	-7,621,362	-7,426,362
265	-1,081,316	-3,784,607	-15,413,607	-11,329,607	-7,725,607	-7,530,607
275	-1,101,172	-3,854,101	-15,483,101	-11,399,101	-7,795,101	-7,600,101
300	-1,150,812	-4,027,840	-15,656,840	-11,572,840	-7,968,840	-7,773,840

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	523,359	1,831,757	-9,797,243	-5,713,243	-2,109,243	-1,914,243
95	329,194	1,152,179	-10,476,821	-6,392,821	-2,788,821	-2,593,821
100	319,415	1,117,952	-10,511,048	-6,427,048	-2,823,048	-2,628,048
125	270,521	946,822	-10,682,178	-6,598,178	-2,994,178	-2,799,178
135	250,963	878,371	-10,750,629	-6,666,629	-3,062,629	-2,867,629
150	221,627	775,696	-10,853,304	-6,769,304	-3,165,304	-2,970,304
165	192,291	673,017	-10,955,983	-6,871,983	-3,267,983	-3,072,983
175	172,733	604,566	-11,024,434	-6,940,434	-3,336,434	-3,141,434
190	143,397	501,891	-11,127,109	-7,043,109	-3,439,109	-3,244,109
200	123,840	433,439	-11,195,561	-7,111,561	-3,507,561	-3,312,561
225	74,946	262,310	-11,366,690	-7,282,690	-3,678,690	-3,483,690
235	55,388	193,858	-11,435,142	-7,351,142	-3,747,142	-3,552,142
250	26,051	91,180	-11,537,820	-7,453,820	-3,849,820	-3,654,820
265	-3,335	-11,673	-11,640,673	-7,556,673	-3,952,673	-3,757,673
275	-23,191	-81,168	-11,710,168	-7,626,168	-4,022,168	-3,827,168
300	-72,831	-254,907	-11,883,907	-7,799,907	-4,195,907	-4,000,907

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,483,195	5,191,183	-6,437,817	-2,353,817	1,250,183	1,445,183
95	1,273,681	4,457,885	-7,171,115	-3,087,115	516,885	711,885
100	1,263,903	4,423,661	-7,205,339	-3,121,339	482,661	677,661
125	1,215,009	4,252,531	-7,376,469	-3,292,469	311,531	506,531
135	1,195,451	4,184,080	-7,444,920	-3,360,920	243,080	438,080
150	1,166,116	4,081,405	-7,547,595	-3,463,595	140,405	335,405
165	1,136,779	3,978,726	-7,650,274	-3,566,274	37,726	232,726
175	1,117,221	3,910,275	-7,718,725	-3,634,725	-30,725	164,275
190	1,087,885	3,807,597	-7,821,403	-3,737,403	-133,403	61,597
200	1,068,327	3,739,145	-7,889,855	-3,805,855	-201,855	-6,855
225	1,019,434	3,568,019	-8,060,981	-3,976,981	-372,981	-177,981
235	999,876	3,499,568	-8,129,432	-4,045,432	-441,432	-246,432
250	970,540	3,396,889	-8,232,111	-4,148,111	-544,111	-349,111
265	941,204	3,294,214	-8,334,786	-4,250,786	-646,786	-451,786
275	921,645	3,225,759	-8,403,241	-4,319,241	-715,241	-520,241
300	872,752	3,054,633	-8,574,367	-4,490,367	-886,367	-691,367

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£165	£190

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,120,342	7,421,198	-4,207,802	-123,802	3,480,198	3,675,198
95	1,900,641	6,652,244	-4,976,756	-892,756	2,711,244	2,906,244
100	1,890,862	6,618,017	-5,010,983	-926,983	2,677,017	2,872,017
125	1,841,968	6,446,887	-5,182,113	-1,098,113	2,505,887	2,700,887
135	1,822,410	6,378,435	-5,250,565	-1,166,565	2,437,435	2,632,435
150	1,793,074	6,275,760	-5,353,240	-1,269,240	2,334,760	2,529,760
165	1,763,738	6,173,082	-5,455,918	-1,371,918	2,232,082	2,427,082
175	1,744,180	6,104,630	-5,524,370	-1,440,370	2,163,630	2,358,630
190	1,714,844	6,001,955	-5,627,045	-1,543,045	2,060,955	2,255,955
200	1,695,287	5,933,504	-5,695,496	-1,611,496	1,992,504	2,187,504
225	1,646,393	5,762,374	-5,866,626	-1,782,626	1,821,374	2,016,374
235	1,626,835	5,693,923	-5,935,077	-1,851,077	1,752,923	1,947,923
250	1,597,498	5,591,244	-6,037,756	-1,953,756	1,650,244	1,845,244
265	1,568,163	5,488,569	-6,140,431	-2,056,431	1,547,569	1,742,569
275	1,548,605	5,420,118	-6,208,882	-2,124,882	1,479,118	1,674,118
300	1,499,711	5,248,988	-6,380,012	-2,296,012	1,307,988	1,502,988

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,753,180	9,636,131	-1,992,869	2,091,131	5,695,131	5,890,131
95	2,523,360	8,831,759	-2,797,241	1,286,759	4,890,759	5,085,759
100	2,513,581	8,797,535	-2,831,465	1,252,535	4,856,535	5,051,535
125	2,464,687	8,626,405	-3,002,595	1,081,405	4,685,405	4,880,405
135	2,445,130	8,557,954	-3,071,046	1,012,954	4,616,954	4,811,954
150	2,415,793	8,455,275	-3,173,725	910,275	4,514,275	4,709,275
165	2,386,457	8,352,600	-3,276,400	807,600	4,411,600	4,606,600
175	2,366,900	8,284,149	-3,344,851	739,149	4,343,149	4,538,149
190	2,337,563	8,181,470	-3,447,530	636,470	4,240,470	4,435,470
200	2,318,005	8,113,019	-3,515,981	568,019	4,172,019	4,367,019
225	2,269,112	7,941,892	-3,687,108	396,892	4,000,892	4,195,892
235	2,249,554	7,873,438	-3,755,562	328,438	3,932,438	4,127,438
250	2,220,218	7,770,762	-3,858,238	225,762	3,829,762	4,024,762
265	2,190,881	7,668,084	-3,960,916	123,084	3,727,084	3,922,084
275	2,171,324	7,599,633	-4,029,367	54,633	3,658,633	3,853,633
300	2,122,430	7,428,506	-4,200,494	-116,494	3,487,506	3,682,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	376,047	376,047	-11,252,953	-7,168,953	-3,564,953	-3,369,953
95	-185,717	-185,717	-11,814,717	-7,730,717	-4,126,717	-3,931,717
100	-215,264	-215,264	-11,844,264	-7,760,264	-4,156,264	-3,961,264
125	-363,001	-363,001	-11,992,001	-7,908,001	-4,304,001	-4,109,001
135	-422,095	-422,095	-12,051,095	-7,967,095	-4,363,095	-4,168,095
150	-510,737	-510,737	-12,139,737	-8,055,737	-4,451,737	-4,256,737
165	-599,379	-599,379	-12,228,379	-8,144,379	-4,540,379	-4,345,379
175	-658,473	-658,473	-12,287,473	-8,203,473	-4,599,473	-4,404,473
190	-747,114	-747,114	-12,376,114	-8,292,114	-4,688,114	-4,493,114
200	-806,209	-806,209	-12,435,209	-8,351,209	-4,747,209	-4,552,209
225	-953,945	-953,945	-12,582,945	-8,498,945	-4,894,945	-4,699,945
235	-1,013,039	-1,013,039	-12,642,039	-8,558,039	-4,954,039	-4,759,039
250	-1,101,682	-1,101,682	-12,730,682	-8,646,682	-5,042,682	-4,847,682
265	-1,190,323	-1,190,323	-12,819,323	-8,735,323	-5,131,323	-4,936,323
275	-1,249,418	-1,249,418	-12,878,418	-8,794,418	-5,190,418	-4,995,418
300	-1,397,154	-1,397,154	-13,026,154	-8,942,154	-5,338,154	-5,143,154

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,661,055	3,661,055	-7,967,945	-3,883,945	-279,945	-84,945
95	3,057,864	3,057,864	-8,571,136	-4,487,136	-883,136	-688,136
100	3,029,199	3,029,199	-8,599,801	-4,515,801	-911,801	-716,801
125	2,885,870	2,885,870	-8,743,130	-4,659,130	-1,055,130	-860,130
135	2,828,538	2,828,538	-8,800,462	-4,716,462	-1,112,462	-917,462
150	2,742,540	2,742,540	-8,886,460	-4,802,460	-1,198,460	-1,003,460
165	2,656,543	2,656,543	-8,972,457	-4,888,457	-1,284,457	-1,089,457
175	2,599,212	2,599,212	-9,029,788	-4,945,788	-1,341,788	-1,146,788
190	2,513,214	2,513,214	-9,115,786	-5,031,786	-1,427,786	-1,232,786
200	2,455,883	2,455,883	-9,173,117	-5,089,117	-1,485,117	-1,290,117
225	2,312,554	2,312,554	-9,316,446	-5,232,446	-1,628,446	-1,433,446
235	2,254,789	2,254,789	-9,374,211	-5,290,211	-1,686,211	-1,491,211
250	2,167,481	2,167,481	-9,461,519	-5,377,519	-1,773,519	-1,578,519
265	2,080,171	2,080,171	-9,548,829	-5,464,829	-1,860,829	-1,665,829
275	2,021,965	2,021,965	-9,607,035	-5,523,035	-1,919,035	-1,724,035
300	1,876,449	1,876,449	-9,752,551	-5,668,551	-2,064,551	-1,869,551

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,561,027	6,561,027	-5,067,973	-983,973	2,620,027	2,815,027
95	5,911,465	5,911,465	-5,717,535	-1,633,535	1,970,465	2,165,465
100	5,882,800	5,882,800	-5,746,200	-1,662,200	1,941,800	2,136,800
125	5,739,471	5,739,471	-5,889,529	-1,805,529	1,798,471	1,993,471
135	5,682,139	5,682,139	-5,946,861	-1,862,861	1,741,139	1,936,139
150	5,596,142	5,596,142	-6,032,858	-1,948,858	1,655,142	1,850,142
165	5,510,145	5,510,145	-6,118,855	-2,034,855	1,569,145	1,764,145
175	5,452,813	5,452,813	-6,176,187	-2,092,187	1,511,813	1,706,813
190	5,366,816	5,366,816	-6,262,184	-2,178,184	1,425,816	1,620,816
200	5,309,485	5,309,485	-6,319,515	-2,235,515	1,368,485	1,563,485
225	5,166,155	5,166,155	-6,462,845	-2,378,845	1,225,155	1,420,155
235	5,108,824	5,108,824	-6,520,176	-2,436,176	1,167,824	1,362,824
250	5,022,827	5,022,827	-6,606,173	-2,522,173	1,081,827	1,276,827
265	4,936,829	4,936,829	-6,692,171	-2,608,171	995,829	1,190,829
275	4,879,498	4,879,498	-6,749,502	-2,665,502	938,498	1,133,498
300	4,736,169	4,736,169	-6,892,831	-2,808,831	795,169	990,169

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,485,978	8,485,978	-3,143,022	940,978	4,544,978	4,739,978
95	7,805,637	7,805,637	-3,823,363	260,637	3,864,637	4,059,637
100	7,776,971	7,776,971	-3,852,029	231,971	3,835,971	4,030,971
125	7,633,642	7,633,642	-3,995,358	88,642	3,692,642	3,887,642
135	7,576,310	7,576,310	-4,052,690	31,310	3,635,310	3,830,310
150	7,490,313	7,490,313	-4,138,687	-54,687	3,549,313	3,744,313
165	7,404,316	7,404,316	-4,224,684	-140,684	3,463,316	3,658,316
175	7,346,984	7,346,984	-4,282,016	-198,016	3,405,984	3,600,984
190	7,260,986	7,260,986	-4,368,014	-284,014	3,319,986	3,514,986
200	7,203,655	7,203,655	-4,425,345	-341,345	3,262,655	3,457,655
225	7,060,326	7,060,326	-4,568,674	-484,674	3,119,326	3,314,326
235	7,002,995	7,002,995	-4,626,005	-542,005	3,061,995	3,256,995
250	6,916,997	6,916,997	-4,712,003	-628,003	2,975,997	3,170,997
265	6,831,000	6,831,000	-4,798,000	-714,000	2,890,000	3,085,000
275	6,773,669	6,773,669	-4,855,331	-771,331	2,832,669	3,027,669
300	6,630,339	6,630,339	-4,998,661	-914,661	2,689,339	2,884,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,397,796	10,397,796	-1,231,204	2,852,796	6,456,796	6,651,796
95	9,686,884	9,686,884	-1,942,116	2,141,884	5,745,884	5,940,884
100	9,658,218	9,658,218	-1,970,782	2,113,218	5,717,218	5,912,218
125	9,514,889	9,514,889	-2,114,111	1,969,889	5,573,889	5,768,889
135	9,457,558	9,457,558	-2,171,442	1,912,558	5,516,558	5,711,558
150	9,371,560	9,371,560	-2,257,440	1,826,560	5,430,560	5,625,560
165	9,285,563	9,285,563	-2,343,437	1,740,563	5,344,563	5,539,563
175	9,228,231	9,228,231	-2,400,769	1,683,231	5,287,231	5,482,231
190	9,142,234	9,142,234	-2,486,766	1,597,234	5,201,234	5,396,234
200	9,084,902	9,084,902	-2,544,098	1,539,902	5,143,902	5,338,902
225	8,941,574	8,941,574	-2,687,426	1,396,574	5,000,574	5,195,574
235	8,884,242	8,884,242	-2,744,758	1,339,242	4,943,242	5,138,242
250	8,798,244	8,798,244	-2,830,756	1,253,244	4,857,244	5,052,244
265	8,712,246	8,712,246	-2,916,754	1,167,246	4,771,246	4,966,246
275	8,654,915	8,654,915	-2,974,085	1,109,915	4,713,915	4,908,915
300	8,511,587	8,511,587	-3,117,413	966,587	4,570,587	4,765,587

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,777,668	-18,777,668	-30,406,668	-26,322,668	-22,718,668	-22,523,668
95	-19,460,551	-19,460,551	-31,089,551	-27,005,551	-23,401,551	-23,206,551
100	-19,512,295	-19,512,295	-31,141,295	-27,057,295	-23,453,295	-23,258,295
125	-19,771,017	-19,771,017	-31,400,017	-27,316,017	-23,712,017	-23,517,017
135	-19,874,506	-19,874,506	-31,503,506	-27,419,506	-23,815,506	-23,620,506
150	-20,029,739	-20,029,739	-31,658,739	-27,574,739	-23,970,739	-23,775,739
165	-20,184,971	-20,184,971	-31,813,971	-27,729,971	-24,125,971	-23,930,971
175	-20,288,460	-20,288,460	-31,917,460	-27,833,460	-24,229,460	-24,034,460
190	-20,443,692	-20,443,692	-32,072,692	-27,988,692	-24,384,692	-24,189,692
200	-20,547,181	-20,547,181	-32,176,181	-28,092,181	-24,488,181	-24,293,181
225	-20,805,903	-20,805,903	-32,434,903	-28,350,903	-24,746,903	-24,551,903
235	-20,909,391	-20,909,391	-32,538,391	-28,454,391	-24,850,391	-24,655,391
250	-21,064,624	-21,064,624	-32,693,624	-28,609,624	-25,005,624	-24,810,624
265	-21,219,857	-21,219,857	-32,848,857	-28,764,857	-25,160,857	-24,965,857
275	-21,323,345	-21,323,345	-32,952,345	-28,868,345	-25,264,345	-25,069,345
300	-21,582,067	-21,582,067	-33,211,067	-29,127,067	-25,523,067	-25,328,067

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,628,184	-13,628,184	-25,257,184	-21,173,184	-17,569,184	-17,374,184
95	-14,393,408	-14,393,408	-26,022,408	-21,938,408	-18,334,408	-18,139,408
100	-14,445,153	-14,445,153	-26,074,153	-21,990,153	-18,386,153	-18,191,153
125	-14,703,874	-14,703,874	-26,332,874	-22,248,874	-18,644,874	-18,449,874
135	-14,807,362	-14,807,362	-26,436,362	-22,352,362	-18,748,362	-18,553,362
150	-14,962,595	-14,962,595	-26,591,595	-22,507,595	-18,903,595	-18,708,595
165	-15,117,828	-15,117,828	-26,746,828	-22,662,828	-19,058,828	-18,863,828
175	-15,221,317	-15,221,317	-26,850,317	-22,766,317	-19,162,317	-18,967,317
190	-15,376,550	-15,376,550	-27,005,550	-22,921,550	-19,317,550	-19,122,550
200	-15,480,038	-15,480,038	-27,109,038	-23,025,038	-19,421,038	-19,226,038
225	-15,738,759	-15,738,759	-27,367,759	-23,283,759	-19,679,759	-19,484,759
235	-15,842,248	-15,842,248	-27,471,248	-23,387,248	-19,783,248	-19,588,248
250	-15,997,481	-15,997,481	-27,626,481	-23,542,481	-19,938,481	-19,743,481
265	-16,152,714	-16,152,714	-27,781,714	-23,697,714	-20,093,714	-19,898,714
275	-16,256,202	-16,256,202	-27,885,202	-23,801,202	-20,197,202	-20,002,202
300	-16,514,923	-16,514,923	-28,143,923	-24,059,923	-20,455,923	-20,260,923

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,046,496	-9,046,496	-20,675,496	-16,591,496	-12,987,496	-12,792,496
95	-9,884,983	-9,884,983	-21,513,983	-17,429,983	-13,825,983	-13,630,983
100	-9,936,727	-9,936,727	-21,565,727	-17,481,727	-13,877,727	-13,682,727
125	-10,195,448	-10,195,448	-21,824,448	-17,740,448	-14,136,448	-13,941,448
135	-10,298,936	-10,298,936	-21,927,936	-17,843,936	-14,239,936	-14,044,936
150	-10,454,169	-10,454,169	-22,083,169	-17,999,169	-14,395,169	-14,200,169
165	-10,609,402	-10,609,402	-22,238,402	-18,154,402	-14,550,402	-14,355,402
175	-10,712,891	-10,712,891	-22,341,891	-18,257,891	-14,653,891	-14,458,891
190	-10,868,124	-10,868,124	-22,497,124	-18,413,124	-14,809,124	-14,614,124
200	-10,971,612	-10,971,612	-22,600,612	-18,516,612	-14,912,612	-14,717,612
225	-11,230,333	-11,230,333	-22,859,333	-18,775,333	-15,171,333	-14,976,333
235	-11,333,823	-11,333,823	-22,962,823	-18,878,823	-15,274,823	-15,079,823
250	-11,489,055	-11,489,055	-23,118,055	-19,034,055	-15,430,055	-15,235,055
265	-11,644,288	-11,644,288	-23,273,288	-19,189,288	-15,585,288	-15,390,288
275	-11,747,777	-11,747,777	-23,376,777	-19,292,777	-15,688,777	-15,493,777
300	-12,006,498	-12,006,498	-23,635,498	-19,551,498	-15,947,498	-15,752,498

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,005,505	-6,005,505	-17,634,505	-13,550,505	-9,946,505	-9,751,505
95	-6,892,617	-6,892,617	-18,521,617	-14,437,617	-10,833,617	-10,638,617
100	-6,944,362	-6,944,362	-18,573,362	-14,489,362	-10,885,362	-10,690,362
125	-7,203,083	-7,203,083	-18,832,083	-14,748,083	-11,144,083	-10,949,083
135	-7,306,571	-7,306,571	-18,935,571	-14,851,571	-11,247,571	-11,052,571
150	-7,461,804	-7,461,804	-19,090,804	-15,006,804	-11,402,804	-11,207,804
165	-7,617,037	-7,617,037	-19,246,037	-15,162,037	-11,558,037	-11,363,037
175	-7,720,526	-7,720,526	-19,349,526	-15,265,526	-11,661,526	-11,466,526
190	-7,875,759	-7,875,759	-19,504,759	-15,420,759	-11,816,759	-11,621,759
200	-7,979,247	-7,979,247	-19,608,247	-15,524,247	-11,920,247	-11,725,247
225	-8,237,968	-8,237,968	-19,866,968	-15,782,968	-12,178,968	-11,983,968
235	-8,341,457	-8,341,457	-19,970,457	-15,886,457	-12,282,457	-12,087,457
250	-8,496,690	-8,496,690	-20,125,690	-16,041,690	-12,437,690	-12,242,690
265	-8,651,923	-8,651,923	-20,280,923	-16,196,923	-12,592,923	-12,397,923
275	-8,755,411	-8,755,411	-20,384,411	-16,300,411	-12,696,411	-12,501,411
300	-9,014,132	-9,014,132	-20,643,132	-16,559,132	-12,955,132	-12,760,132

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,985,662	-2,985,662	-14,614,662	-10,530,662	-6,926,662	-6,731,662
95	-3,921,062	-3,921,062	-15,550,062	-11,466,062	-7,862,062	-7,667,062
100	-3,972,807	-3,972,807	-15,601,807	-11,517,807	-7,913,807	-7,718,807
125	-4,231,528	-4,231,528	-15,860,528	-11,776,528	-8,172,528	-7,977,528
135	-4,335,016	-4,335,016	-15,964,016	-11,880,016	-8,276,016	-8,081,016
150	-4,490,249	-4,490,249	-16,119,249	-12,035,249	-8,431,249	-8,236,249
165	-4,645,482	-4,645,482	-16,274,482	-12,190,482	-8,586,482	-8,391,482
175	-4,748,971	-4,748,971	-16,377,971	-12,293,971	-8,689,971	-8,494,971
190	-4,904,204	-4,904,204	-16,533,204	-12,449,204	-8,845,204	-8,650,204
200	-5,007,692	-5,007,692	-16,636,692	-12,552,692	-8,948,692	-8,753,692
225	-5,266,413	-5,266,413	-16,895,413	-12,811,413	-9,207,413	-9,012,413
235	-5,369,902	-5,369,902	-16,998,902	-12,914,902	-9,310,902	-9,115,902
250	-5,525,135	-5,525,135	-17,154,135	-13,070,135	-9,466,135	-9,271,135
265	-5,680,368	-5,680,368	-17,309,368	-13,225,368	-9,621,368	-9,426,368
275	-5,783,856	-5,783,856	-17,412,856	-13,328,856	-9,724,856	-9,529,856
300	-6,042,577	-6,042,577	-17,671,577	-13,587,577	-9,983,577	-9,788,577

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,593,492	-33,593,492	-45,222,492	-41,138,492	-37,534,492	-37,339,492
95	-34,915,692	-34,915,692	-46,544,692	-42,460,692	-38,856,692	-38,661,692
100	-35,013,553	-35,013,553	-46,642,553	-42,558,553	-38,954,553	-38,759,553
125	-35,502,860	-35,502,860	-47,131,860	-43,047,860	-39,443,860	-39,248,860
135	-35,698,582	-35,698,582	-47,327,582	-43,243,582	-39,639,582	-39,444,582
150	-35,992,166	-35,992,166	-47,621,166	-43,537,166	-39,933,166	-39,738,166
165	-36,285,750	-36,285,750	-47,914,750	-43,830,750	-40,226,750	-40,031,750
175	-36,481,473	-36,481,473	-48,110,473	-44,026,473	-40,422,473	-40,227,473
190	-36,775,056	-36,775,056	-48,404,056	-44,320,056	-40,716,056	-40,521,056
200	-36,970,779	-36,970,779	-48,599,779	-44,515,779	-40,911,779	-40,716,779
225	-37,460,086	-37,460,086	-49,089,086	-45,005,086	-41,401,086	-41,206,086
235	-37,655,808	-37,655,808	-49,284,808	-45,200,808	-41,596,808	-41,401,808
250	-37,949,392	-37,949,392	-49,578,392	-45,494,392	-41,890,392	-41,695,392
265	-38,242,977	-38,242,977	-49,871,977	-45,787,977	-42,183,977	-41,988,977
275	-38,438,699	-38,438,699	-50,067,699	-45,983,699	-42,379,699	-42,184,699
300	-38,928,005	-38,928,005	-50,557,005	-46,473,005	-42,869,005	-42,674,005

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,186,062	-24,186,062	-35,815,062	-31,731,062	-28,127,062	-27,932,062
95	-25,658,688	-25,658,688	-37,287,688	-33,203,688	-29,599,688	-29,404,688
100	-25,756,549	-25,756,549	-37,385,549	-33,301,549	-29,697,549	-29,502,549
125	-26,245,855	-26,245,855	-37,874,855	-33,790,855	-30,186,855	-29,991,855
135	-26,441,578	-26,441,578	-38,070,578	-33,986,578	-30,382,578	-30,187,578
150	-26,735,162	-26,735,162	-38,364,162	-34,280,162	-30,676,162	-30,481,162
165	-27,028,747	-27,028,747	-38,657,747	-34,573,747	-30,969,747	-30,774,747
175	-27,224,468	-27,224,468	-38,853,468	-34,769,468	-31,165,468	-30,970,468
190	-27,518,053	-27,518,053	-39,147,053	-35,063,053	-31,459,053	-31,264,053
200	-27,713,775	-27,713,775	-39,342,775	-35,258,775	-31,654,775	-31,459,775
225	-28,203,081	-28,203,081	-39,832,081	-35,748,081	-32,144,081	-31,949,081
235	-28,398,804	-28,398,804	-40,027,804	-35,943,804	-32,339,804	-32,144,804
250	-28,692,389	-28,692,389	-40,321,389	-36,237,389	-32,633,389	-32,438,389
265	-28,985,973	-28,985,973	-40,614,973	-36,530,973	-32,926,973	-32,731,973
275	-29,181,695	-29,181,695	-40,810,695	-36,726,695	-33,122,695	-32,927,695
300	-29,671,002	-29,671,002	-41,300,002	-37,216,002	-33,612,002	-33,417,002

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,813,744	-15,813,744	-27,442,744	-23,358,744	-19,754,744	-19,559,744
95	-17,420,245	-17,420,245	-29,049,245	-24,965,245	-21,361,245	-21,166,245
100	-17,518,107	-17,518,107	-29,147,107	-25,063,107	-21,459,107	-21,264,107
125	-18,007,413	-18,007,413	-29,636,413	-25,552,413	-21,948,413	-21,753,413
135	-18,203,136	-18,203,136	-29,832,136	-25,748,136	-22,144,136	-21,949,136
150	-18,496,720	-18,496,720	-30,125,720	-26,041,720	-22,437,720	-22,242,720
165	-18,790,304	-18,790,304	-30,419,304	-26,335,304	-22,731,304	-22,536,304
175	-18,986,026	-18,986,026	-30,615,026	-26,531,026	-22,927,026	-22,732,026
190	-19,279,610	-19,279,610	-30,908,610	-26,824,610	-23,220,610	-23,025,610
200	-19,475,333	-19,475,333	-31,104,333	-27,020,333	-23,416,333	-23,221,333
225	-19,964,639	-19,964,639	-31,593,639	-27,509,639	-23,905,639	-23,710,639
235	-20,160,362	-20,160,362	-31,789,362	-27,705,362	-24,101,362	-23,906,362
250	-20,453,946	-20,453,946	-32,082,946	-27,998,946	-24,394,946	-24,199,946
265	-20,747,530	-20,747,530	-32,376,530	-28,292,530	-24,688,530	-24,493,530
275	-20,943,253	-20,943,253	-32,572,253	-28,488,253	-24,884,253	-24,689,253
300	-21,432,559	-21,432,559	-33,061,559	-28,977,559	-25,373,559	-25,178,559

**Maximum CIL rates (per square metre)**

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



Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,257,573	-10,257,573	-21,886,573	-17,802,573	-14,198,573	-14,003,573
95	-11,952,918	-11,952,918	-23,581,918	-19,497,918	-15,893,918	-15,698,918
100	-12,050,780	-12,050,780	-23,679,780	-19,595,780	-15,991,780	-15,796,780
125	-12,540,086	-12,540,086	-24,169,086	-20,085,086	-16,481,086	-16,286,086
135	-12,735,809	-12,735,809	-24,364,809	-20,280,809	-16,676,809	-16,481,809
150	-13,029,393	-13,029,393	-24,658,393	-20,574,393	-16,970,393	-16,775,393
165	-13,322,976	-13,322,976	-24,951,976	-20,867,976	-17,263,976	-17,068,976
175	-13,518,699	-13,518,699	-25,147,699	-21,063,699	-17,459,699	-17,264,699
190	-13,812,283	-13,812,283	-25,441,283	-21,357,283	-17,753,283	-17,558,283
200	-14,008,006	-14,008,006	-25,637,006	-21,553,006	-17,949,006	-17,754,006
225	-14,497,312	-14,497,312	-26,126,312	-22,042,312	-18,438,312	-18,243,312
235	-14,693,035	-14,693,035	-26,322,035	-22,238,035	-18,634,035	-18,439,035
250	-14,986,619	-14,986,619	-26,615,619	-22,531,619	-18,927,619	-18,732,619
265	-15,280,203	-15,280,203	-26,909,203	-22,825,203	-19,221,203	-19,026,203
275	-15,475,925	-15,475,925	-27,104,925	-23,020,925	-19,416,925	-19,221,925
300	-15,965,232	-15,965,232	-27,594,232	-23,510,232	-19,906,232	-19,711,232

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,827,665	-4,827,665	-16,456,665	-12,372,665	-8,768,665	-8,573,665
95	-6,581,890	-6,581,890	-18,210,890	-14,126,890	-10,522,890	-10,327,890
100	-6,678,280	-6,678,280	-18,307,280	-14,223,280	-10,619,280	-10,424,280
125	-7,160,234	-7,160,234	-18,789,234	-14,705,234	-11,101,234	-10,906,234
135	-7,353,015	-7,353,015	-18,982,015	-14,898,015	-11,294,015	-11,099,015
150	-7,642,187	-7,642,187	-19,271,187	-15,187,187	-11,583,187	-11,388,187
165	-7,931,358	-7,931,358	-19,560,358	-15,476,358	-11,872,358	-11,677,358
175	-8,124,140	-8,124,140	-19,753,140	-15,669,140	-12,065,140	-11,870,140
190	-8,413,311	-8,413,311	-20,042,311	-15,958,311	-12,354,311	-12,159,311
200	-8,606,093	-8,606,093	-20,235,093	-16,151,093	-12,547,093	-12,352,093
225	-9,088,045	-9,088,045	-20,717,045	-16,633,045	-13,029,045	-12,834,045
235	-9,280,826	-9,280,826	-20,909,826	-16,825,826	-13,221,826	-13,026,826
250	-9,569,998	-9,569,998	-21,198,998	-17,114,998	-13,510,998	-13,315,998
265	-9,859,169	-9,859,169	-21,488,169	-17,404,169	-13,800,169	-13,605,169
275	-10,051,951	-10,051,951	-21,680,951	-17,596,951	-13,992,951	-13,797,951
300	-10,537,113	-10,537,113	-22,166,113	-18,082,113	-14,478,113	-14,283,113

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£953,416	10,593,509	-1,035,491	3,048,509	6,652,509	6,847,509
95	892,600	9,917,774	-1,711,226	2,372,774	5,976,774	6,171,774
100	890,201	9,891,124	-1,737,876	2,346,124	5,950,124	6,145,124
125	878,209	9,757,874	-1,871,126	2,212,874	5,816,874	6,011,874
135	873,412	9,704,574	-1,924,426	2,159,574	5,763,574	5,958,574
150	866,216	9,624,624	-2,004,376	2,079,624	5,683,624	5,878,624
165	859,021	9,544,674	-2,084,326	1,999,674	5,603,674	5,798,674
175	854,224	9,491,373	-2,137,627	1,946,373	5,550,373	5,745,373
190	847,028	9,411,423	-2,217,577	1,866,423	5,470,423	5,665,423
200	842,231	9,358,123	-2,270,877	1,813,123	5,417,123	5,612,123
225	830,239	9,224,873	-2,404,127	1,679,873	5,283,873	5,478,873
235	825,442	9,171,573	-2,457,427	1,626,573	5,230,573	5,425,573
250	818,246	9,091,623	-2,537,377	1,546,623	5,150,623	5,345,623
265	811,051	9,011,673	-2,617,327	1,466,673	5,070,673	5,265,673
275	806,254	8,958,373	-2,670,627	1,413,373	5,017,373	5,212,373
300	794,261	8,825,122	-2,803,878	1,280,122	4,884,122	5,079,122

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,280,680	14,229,777	2,600,777	6,684,777	10,288,777	10,483,777
95	1,214,630	13,495,888	1,866,888	5,950,888	9,554,888	9,749,888
100	1,212,231	13,469,238	1,840,238	5,924,238	9,528,238	9,723,238
125	1,200,239	13,335,988	1,706,988	5,790,988	9,394,988	9,589,988
135	1,195,442	13,282,688	1,653,688	5,737,688	9,341,688	9,536,688
150	1,188,246	13,202,738	1,573,738	5,657,738	9,261,738	9,456,738
165	1,181,051	13,122,787	1,493,787	5,577,787	9,181,787	9,376,787
175	1,176,254	13,069,487	1,440,487	5,524,487	9,128,487	9,323,487
190	1,169,058	12,989,537	1,360,537	5,444,537	9,048,537	9,243,537
200	1,164,261	12,936,237	1,307,237	5,391,237	8,995,237	9,190,237
225	1,152,269	12,802,987	1,173,987	5,257,987	8,861,987	9,056,987
235	1,147,472	12,749,687	1,120,687	5,204,687	8,808,687	9,003,687
250	1,140,276	12,669,737	1,040,737	5,124,737	8,728,737	8,923,737
265	1,133,081	12,589,787	960,787	5,044,787	8,648,787	8,843,787
275	1,128,284	12,536,486	907,486	4,991,486	8,595,486	8,790,486
300	1,116,291	12,403,236	774,236	4,858,236	8,462,236	8,657,236

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,571,362	17,459,578	5,830,578	9,914,578	13,518,578	13,713,578
95	1,500,664	16,674,043	5,045,043	9,129,043	12,733,043	12,928,043
100	1,498,265	16,647,393	5,018,393	9,102,393	12,706,393	12,901,393
125	1,486,273	16,514,143	4,885,143	8,969,143	12,573,143	12,768,143
135	1,481,476	16,460,843	4,831,843	8,915,843	12,519,843	12,714,843
150	1,474,280	16,380,893	4,751,893	8,835,893	12,439,893	12,634,893
165	1,467,085	16,300,943	4,671,943	8,755,943	12,359,943	12,554,943
175	1,462,288	16,247,643	4,618,643	8,702,643	12,306,643	12,501,643
190	1,455,092	16,167,692	4,538,692	8,622,692	12,226,692	12,421,692
200	1,450,295	16,114,392	4,485,392	8,569,392	12,173,392	12,368,392
225	1,438,303	15,981,142	4,352,142	8,436,142	12,040,142	12,235,142
235	1,433,506	15,927,842	4,298,842	8,382,842	11,986,842	12,181,842
250	1,426,310	15,847,892	4,218,892	8,302,892	11,906,892	12,101,892
265	1,419,115	15,767,942	4,138,942	8,222,942	11,826,942	12,021,942
275	1,414,318	15,714,642	4,085,642	8,169,642	11,773,642	11,968,642
300	1,402,325	15,581,391	3,952,391	8,036,391	11,640,391	11,835,391

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,764,471	19,605,229	7,976,229	12,060,229	15,664,229	15,859,229
95	1,690,684	18,785,381	7,156,381	11,240,381	14,844,381	15,039,381
100	1,688,286	18,758,731	7,129,731	11,213,731	14,817,731	15,012,731
125	1,676,293	18,625,481	6,996,481	11,080,481	14,684,481	14,879,481
135	1,671,496	18,572,181	6,943,181	11,027,181	14,631,181	14,826,181
150	1,664,301	18,492,231	6,863,231	10,947,231	14,551,231	14,746,231
165	1,657,105	18,412,281	6,783,281	10,867,281	14,471,281	14,666,281
175	1,652,308	18,358,981	6,729,981	10,813,981	14,417,981	14,612,981
190	1,645,113	18,279,031	6,650,031	10,734,031	14,338,031	14,533,031
200	1,640,316	18,225,731	6,596,731	10,680,731	14,284,731	14,479,731
225	1,628,323	18,092,480	6,463,480	10,547,480	14,151,480	14,346,480
235	1,623,526	18,039,180	6,410,180	10,494,180	14,098,180	14,293,180
250	1,616,331	17,959,230	6,330,230	10,414,230	14,018,230	14,213,230
265	1,609,135	17,879,280	6,250,280	10,334,280	13,938,280	14,133,280
275	1,604,338	17,825,980	6,196,980	10,280,980	13,884,980	14,079,980
300	1,592,346	17,692,730	6,063,730	10,147,730	13,751,730	13,946,730

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,956,510	21,739,001	10,110,001	14,194,001	17,798,001	17,993,001
95	1,879,654	20,885,044	9,256,044	13,340,044	16,944,044	17,139,044
100	1,877,255	20,858,394	9,229,394	13,313,394	16,917,394	17,112,394
125	1,865,263	20,725,144	9,096,144	13,180,144	16,784,144	16,979,144
135	1,860,466	20,671,844	9,042,844	13,126,844	16,730,844	16,925,844
150	1,853,270	20,591,894	8,962,894	13,046,894	16,650,894	16,845,894
165	1,846,075	20,511,944	8,882,944	12,966,944	16,570,944	16,765,944
175	1,841,278	20,458,643	8,829,643	12,913,643	16,517,643	16,712,643
190	1,834,082	20,378,693	8,749,693	12,833,693	16,437,693	16,632,693
200	1,829,285	20,325,393	8,696,393	12,780,393	16,384,393	16,579,393
225	1,817,293	20,192,143	8,563,143	12,647,143	16,251,143	16,446,143
235	1,812,496	20,138,843	8,509,843	12,593,843	16,197,843	16,392,843
250	1,805,300	20,058,893	8,429,893	12,513,893	16,117,893	16,312,893
265	1,798,105	19,978,943	8,349,943	12,433,943	16,037,943	16,232,943
275	1,793,308	19,925,643	8,296,643	12,380,643	15,984,643	16,179,643
300	1,781,315	19,792,392	8,163,392	12,247,392	15,851,392	16,046,392

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-242,113	-1,258,986	-12,887,986	-8,803,986	-5,199,986	-5,004,986
95	-347,601	-1,807,526	-13,436,526	-9,352,526	-5,748,526	-5,553,526
100	-353,357	-1,837,455	-13,466,455	-9,382,455	-5,778,455	-5,583,455
125	-382,135	-1,987,104	-13,616,104	-9,532,104	-5,928,104	-5,733,104
135	-393,647	-2,046,963	-13,675,963	-9,591,963	-5,987,963	-5,792,963
150	-410,914	-2,136,752	-13,765,752	-9,681,752	-6,077,752	-5,882,752
165	-428,181	-2,226,541	-13,855,541	-9,771,541	-6,167,541	-5,972,541
175	-439,692	-2,286,400	-13,915,400	-9,831,400	-6,227,400	-6,032,400
190	-456,960	-2,376,194	-14,005,194	-9,921,194	-6,317,194	-6,122,194
200	-468,472	-2,436,054	-14,065,054	-9,981,054	-6,377,054	-6,182,054
225	-497,250	-2,585,702	-14,214,702	-10,130,702	-6,526,702	-6,331,702
235	-508,762	-2,645,561	-14,274,561	-10,190,561	-6,586,561	-6,391,561
250	-526,029	-2,735,350	-14,364,350	-10,280,350	-6,676,350	-6,481,350
265	-543,296	-2,825,139	-14,454,139	-10,370,139	-6,766,139	-6,571,139
275	-554,807	-2,884,999	-14,513,999	-10,429,999	-6,825,999	-6,630,999
300	-583,587	-3,034,652	-14,663,652	-10,579,652	-6,975,652	-6,780,652

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	385,134	2,002,697	-9,626,303	-5,542,303	-1,938,303	-1,743,303
95	271,260	1,410,554	-10,218,446	-6,134,446	-2,530,446	-2,335,446
100	265,590	1,381,071	-10,247,929	-6,163,929	-2,559,929	-2,364,929
125	237,244	1,233,669	-10,395,331	-6,311,331	-2,707,331	-2,512,331
135	225,906	1,174,713	-10,454,287	-6,370,287	-2,766,287	-2,571,287
150	208,899	1,086,273	-10,542,727	-6,458,727	-2,854,727	-2,659,727
165	191,890	997,828	-10,631,172	-6,547,172	-2,943,172	-2,748,172
175	180,552	938,871	-10,690,129	-6,606,129	-3,002,129	-2,807,129
190	163,544	850,431	-10,778,569	-6,694,569	-3,090,569	-2,895,569
200	152,206	791,470	-10,837,530	-6,753,530	-3,149,530	-2,954,530
225	123,859	644,068	-10,984,932	-6,900,932	-3,296,932	-3,101,932
235	112,520	585,107	-11,043,893	-6,959,893	-3,355,893	-3,160,893
250	95,513	496,667	-11,132,333	-7,048,333	-3,444,333	-3,249,333
265	78,505	408,227	-11,220,773	-7,136,773	-3,532,773	-3,337,773
275	67,166	349,265	-11,279,735	-7,195,735	-3,591,735	-3,396,735
300	38,821	201,869	-11,427,131	-7,343,131	-3,739,131	-3,544,131

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	939,107	4,883,355	-6,745,845	-2,661,645	942,355	1,137,355
95	816,375	4,245,149	-7,383,851	-3,299,851	304,149	499,149
100	810,706	4,215,671	-7,413,329	-3,329,329	274,671	469,671
125	782,359	4,068,269	-7,560,731	-3,476,731	127,269	322,269
135	771,021	4,009,308	-7,619,692	-3,535,692	68,308	263,308
150	754,013	3,920,868	-7,708,132	-3,624,132	-20,132	174,868
165	737,005	3,832,428	-7,796,572	-3,712,572	-108,572	86,428
175	725,667	3,773,466	-7,855,534	-3,771,534	-167,534	27,466
190	708,659	3,685,026	-7,943,974	-3,859,974	-255,974	-60,974
200	697,321	3,626,070	-8,002,930	-3,918,930	-314,930	-119,930
225	668,975	3,478,668	-8,150,332	-4,066,332	-462,332	-267,332
235	657,636	3,419,707	-8,209,293	-4,125,293	-521,293	-326,293
250	640,628	3,331,267	-8,297,733	-4,213,733	-609,733	-414,733
265	623,621	3,242,827	-8,386,173	-4,302,173	-698,173	-503,173
275	612,282	3,183,865	-8,445,135	-4,361,135	-757,135	-562,135
300	583,935	3,036,464	-8,592,536	-4,508,536	-904,536	-709,536

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£175

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,307,101	6,796,927	-4,832,073	-748,073	2,855,927	3,050,927
95	1,178,485	6,128,120	-5,500,880	-1,416,880	2,187,120	2,382,120
100	1,172,816	6,098,642	-5,530,358	-1,446,358	2,157,642	2,352,642
125	1,144,469	5,951,241	-5,677,759	-1,593,759	2,010,241	2,205,241
135	1,133,131	5,892,279	-5,736,721	-1,652,721	1,951,279	2,146,279
150	1,116,123	5,803,839	-5,825,161	-1,741,161	1,862,839	2,057,839
165	1,099,115	5,715,399	-5,913,601	-1,829,601	1,774,399	1,969,399
175	1,087,776	5,656,438	-5,972,562	-1,888,562	1,715,438	1,910,438
190	1,070,769	5,567,998	-6,061,002	-1,977,002	1,626,998	1,821,998
200	1,059,430	5,509,036	-6,119,964	-2,035,964	1,568,036	1,763,036
225	1,031,085	5,361,640	-6,267,360	-2,183,360	1,420,640	1,615,640
235	1,019,746	5,302,678	-6,326,322	-2,242,322	1,361,678	1,556,678
250	1,002,738	5,214,238	-6,414,762	-2,330,762	1,273,238	1,468,238
265	985,730	5,125,798	-6,503,202	-2,419,202	1,184,798	1,379,798
275	974,392	5,066,837	-6,562,163	-2,478,163	1,125,837	1,320,837
300	946,045	4,919,435	-6,709,565	-2,625,565	978,435	1,173,435

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,673,021	8,699,707	-2,929,293	1,154,707	4,758,707	4,953,707
95	1,538,563	8,000,475	-3,628,525	455,475	4,059,475	4,254,475
100	1,532,884	7,970,997	-3,658,003	425,997	4,029,997	4,224,997
125	1,504,538	7,823,596	-3,805,404	278,596	3,882,596	4,077,596
135	1,493,199	7,764,634	-3,864,366	219,634	3,823,634	4,018,634
150	1,476,191	7,676,194	-3,952,806	131,194	3,735,194	3,930,194
165	1,459,183	7,587,754	-4,041,246	42,754	3,646,754	3,841,754
175	1,447,845	7,528,793	-4,100,207	-16,207	3,587,793	3,782,793
190	1,430,837	7,440,353	-4,188,647	-104,647	3,499,353	3,694,353
200	1,419,498	7,381,391	-4,247,609	-163,609	3,440,391	3,635,391
225	1,391,153	7,233,995	-4,395,005	-311,005	3,292,995	3,487,995
235	1,379,814	7,175,033	-4,453,967	-369,967	3,234,033	3,429,033
250	1,362,806	7,086,593	-4,542,407	-458,407	3,145,593	3,340,593
265	1,345,799	6,998,153	-4,630,847	-546,847	3,057,153	3,252,153
275	1,334,460	6,939,192	-4,689,808	-605,808	2,998,192	3,193,192
300	1,306,113	6,791,790	-4,837,210	-753,210	2,850,790	3,045,790

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,417	-88,960	-11,717,960	-7,633,960	-4,029,960	-3,834,960
95	-229,362	-802,766	-12,431,766	-8,347,766	-4,743,766	-4,548,766
100	-240,118	-840,412	-12,469,412	-8,385,412	-4,781,412	-4,586,412
125	-293,894	-1,028,629	-12,657,629	-8,573,629	-4,969,629	-4,774,629
135	-315,405	-1,103,918	-12,732,918	-8,648,918	-5,044,918	-4,849,918
150	-347,670	-1,216,846	-12,845,846	-8,761,846	-5,157,846	-4,962,846
165	-379,936	-1,329,777	-12,958,777	-8,874,777	-5,270,777	-5,075,777
175	-401,447	-1,405,066	-13,034,066	-8,950,066	-5,346,066	-5,151,066
190	-433,713	-1,517,997	-13,146,997	-9,062,997	-5,458,997	-5,263,997
200	-455,224	-1,593,282	-13,222,282	-9,138,282	-5,534,282	-5,339,282
225	-509,001	-1,781,503	-13,410,503	-9,326,503	-5,722,503	-5,527,503
235	-530,511	-1,856,788	-13,485,788	-9,401,788	-5,797,788	-5,602,788
250	-562,777	-1,969,719	-13,598,719	-9,514,719	-5,910,719	-5,715,719
265	-595,043	-2,082,651	-13,711,651	-9,627,651	-6,023,651	-5,828,651
275	-616,553	-2,157,936	-13,786,936	-9,702,936	-6,098,936	-5,903,936
300	-670,330	-2,346,156	-13,975,156	-9,891,156	-6,287,156	-6,092,156

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,141,860	3,996,509	-7,632,491	-3,548,491	55,509	250,509
95	922,322	3,228,126	-8,400,874	-4,316,874	-712,874	-517,874
100	911,728	3,191,048	-8,437,952	-4,353,952	-749,952	-554,952
125	858,760	3,005,660	-8,623,340	-4,539,340	-935,340	-740,340
135	837,573	2,931,505	-8,697,495	-4,613,495	-1,009,495	-814,495
150	805,791	2,820,268	-8,808,732	-4,724,732	-1,120,732	-925,732
165	774,010	2,709,035	-8,919,965	-4,835,965	-1,231,965	-1,036,965
175	752,823	2,634,880	-8,994,120	-4,910,120	-1,306,120	-1,111,120
190	721,042	2,523,647	-9,105,353	-5,021,353	-1,417,353	-1,222,353
200	699,855	2,449,492	-9,179,508	-5,095,508	-1,491,508	-1,296,508
225	646,886	2,264,101	-9,364,899	-5,280,899	-1,676,899	-1,481,899
235	626,699	2,189,945	-9,439,055	-5,355,055	-1,751,055	-1,556,055
250	593,918	2,078,712	-9,550,288	-5,466,288	-1,862,288	-1,667,288
265	562,137	1,967,480	-9,661,520	-5,577,520	-1,973,520	-1,778,520
275	540,950	1,893,324	-9,735,676	-5,651,676	-2,047,676	-1,852,676
300	487,981	1,707,933	-9,921,067	-5,837,067	-2,233,067	-2,038,067

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,178,253	7,623,886	-4,005,114	78,886	3,682,886	3,877,886
95	1,942,143	6,797,500	-4,831,500	-747,500	2,856,500	3,051,500
100	1,931,549	6,760,422	-4,868,578	-784,578	2,819,422	3,014,422
125	1,878,580	6,575,030	-5,053,970	-969,970	2,634,030	2,829,030
135	1,857,393	6,500,875	-5,128,125	-1,044,125	2,559,875	2,754,875
150	1,825,612	6,389,642	-5,239,358	-1,155,358	2,448,642	2,643,642
165	1,793,831	6,278,409	-5,350,591	-1,266,591	2,337,409	2,532,409
175	1,772,643	6,204,251	-5,424,749	-1,340,749	2,263,251	2,458,251
190	1,740,862	6,093,018	-5,535,982	-1,451,982	2,152,018	2,347,018
200	1,719,675	6,018,863	-5,610,137	-1,526,137	2,077,863	2,272,863
225	1,666,707	5,833,475	-5,795,525	-1,711,525	1,892,475	2,087,475
235	1,645,520	5,759,319	-5,869,681	-1,785,681	1,818,319	2,013,319
250	1,613,738	5,648,083	-5,980,917	-1,896,917	1,707,083	1,902,083
265	1,581,957	5,536,850	-6,092,150	-2,008,150	1,595,850	1,790,850
275	1,560,770	5,462,695	-6,166,305	-2,082,305	1,521,695	1,716,695
300	1,507,802	5,277,307	-6,351,693	-2,267,693	1,336,307	1,531,307

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,866,781	10,033,732	-1,595,268	2,488,732	6,092,732	6,287,732
95	2,619,660	9,168,811	-2,460,189	1,623,811	5,227,811	5,422,811
100	2,609,067	9,131,734	-2,497,266	1,586,734	5,190,734	5,385,734
125	2,556,099	8,946,345	-2,682,655	1,401,345	5,005,345	5,200,345
135	2,534,910	8,872,187	-2,756,813	1,327,187	4,931,187	5,126,187
150	2,503,130	8,760,954	-2,868,046	1,215,954	4,819,954	5,014,954
165	2,471,349	8,649,721	-2,979,279	1,104,721	4,708,721	4,903,721
175	2,450,162	8,575,566	-3,053,434	1,030,566	4,634,566	4,829,566
190	2,418,381	8,464,333	-3,164,667	919,333	4,523,333	4,718,333
200	2,397,193	8,390,174	-3,238,826	845,174	4,449,174	4,644,174
225	2,344,225	8,204,786	-3,424,214	659,786	4,263,786	4,458,786
235	2,323,037	8,130,631	-3,498,369	585,631	4,189,631	4,384,631
250	2,291,257	8,019,398	-3,609,602	474,398	4,078,398	4,273,398
265	2,259,476	7,908,165	-3,720,835	363,165	3,967,165	4,162,165
275	2,238,288	7,834,007	-3,794,993	289,007	3,893,007	4,088,007
300	2,185,320	7,648,618	-3,980,382	103,618	3,707,618	3,902,618

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,551,538	12,430,383	801,383	4,885,383	8,489,383	8,684,383
95	3,293,468	11,527,139	-101,861	3,982,139	7,586,139	7,781,139
100	3,282,875	11,490,062	-138,938	3,945,062	7,549,062	7,744,062
125	3,229,907	11,304,674	-324,326	3,759,674	7,363,674	7,558,674
135	3,208,719	11,230,515	-398,485	3,685,515	7,289,515	7,484,515
150	3,176,938	11,119,282	-509,718	3,574,282	7,178,282	7,373,282
165	3,145,157	11,008,049	-620,951	3,463,049	7,067,049	7,262,049
175	3,123,970	10,933,894	-695,106	3,388,894	6,992,894	7,187,894
190	3,092,189	10,822,661	-806,339	3,277,661	6,881,661	7,076,661
200	3,071,002	10,748,506	-880,494	3,203,506	6,807,506	7,002,506
225	3,018,033	10,563,114	-1,065,886	3,018,114	6,622,114	6,817,114
235	2,996,845	10,488,959	-1,140,041	2,943,959	6,547,959	6,742,959
250	2,965,065	10,377,726	-1,251,274	2,832,726	6,436,726	6,631,726
265	2,933,284	10,266,494	-1,362,506	2,721,494	6,325,494	6,520,494
275	2,912,096	10,192,335	-1,436,665	2,647,335	6,251,335	6,446,335
300	2,859,128	10,006,947	-1,622,053	2,461,947	6,065,947	6,260,947

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,952,561	1,952,561	-9,676,439	-5,592,439	-1,988,439	-1,793,439
95	1,322,300	1,322,300	-10,306,700	-6,222,700	-2,618,700	-2,423,700
100	1,290,772	1,290,772	-10,338,228	-6,254,228	-2,650,228	-2,455,228
125	1,133,129	1,133,129	-10,495,871	-6,411,871	-2,807,871	-2,612,871
135	1,070,072	1,070,072	-10,558,928	-6,474,928	-2,870,928	-2,675,928
150	975,487	975,487	-10,653,513	-6,569,513	-2,965,513	-2,770,513
165	880,901	880,901	-10,748,099	-6,664,099	-3,060,099	-2,865,099
175	817,845	817,845	-10,811,155	-6,727,155	-3,123,155	-2,928,155
190	723,260	723,260	-10,905,740	-6,821,740	-3,217,740	-3,022,740
200	660,203	660,203	-10,968,797	-6,884,797	-3,280,797	-3,085,797
225	502,560	502,560	-11,126,440	-7,042,440	-3,438,440	-3,243,440
235	439,503	439,503	-11,189,497	-7,105,497	-3,501,497	-3,306,497
250	344,918	344,918	-11,284,082	-7,200,082	-3,596,082	-3,401,082
265	250,333	250,333	-11,378,667	-7,294,667	-3,690,667	-3,495,667
275	187,276	187,276	-11,441,724	-7,357,724	-3,753,724	-3,558,724
300	29,634	29,634	-11,599,366	-7,515,366	-3,911,366	-3,716,366

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,481,826	5,481,826	-6,147,174	-2,063,174	1,540,826	1,735,826
95	4,804,133	4,804,133	-6,824,867	-2,740,867	863,133	1,058,133
100	4,773,078	4,773,078	-6,855,922	-2,771,922	832,078	1,027,078
125	4,617,805	4,617,805	-7,011,195	-2,927,195	676,805	871,805
135	4,555,696	4,555,696	-7,073,304	-2,989,304	614,696	809,696
150	4,462,532	4,462,532	-7,166,468	-3,082,468	521,532	716,532
165	4,369,368	4,369,368	-7,259,632	-3,175,632	428,368	623,368
175	4,307,258	4,307,258	-7,321,742	-3,237,742	366,258	561,258
190	4,214,095	4,214,095	-7,414,905	-3,330,905	273,095	468,095
200	4,151,986	4,151,986	-7,477,014	-3,393,014	210,986	405,986
225	3,996,713	3,996,713	-7,632,287	-3,548,287	55,713	250,713
235	3,934,604	3,934,604	-7,694,396	-3,610,396	-6,396	188,604
250	3,841,440	3,841,440	-7,787,560	-3,703,560	-99,560	95,440
265	3,748,277	3,748,277	-7,880,723	-3,796,723	-192,723	2,277
275	3,686,167	3,686,167	-7,942,833	-3,858,833	-254,833	-59,833
300	3,530,894	3,530,894	-8,098,106	-4,014,106	-410,106	-215,106

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£225	£265

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,613,007	8,613,007	-3,015,993	1,068,007	4,672,007	4,867,007
95	7,885,247	7,885,247	-3,743,753	340,247	3,944,247	4,139,247
100	7,854,191	7,854,191	-3,774,809	309,191	3,913,191	4,108,191
125	7,698,919	7,698,919	-3,930,081	153,919	3,757,919	3,952,919
135	7,636,810	7,636,810	-3,992,190	91,810	3,695,810	3,890,810
150	7,543,646	7,543,646	-4,085,354	-1,354	3,602,646	3,797,646
165	7,450,482	7,450,482	-4,178,518	-94,518	3,509,482	3,704,482
175	7,388,373	7,388,373	-4,240,627	-156,627	3,447,373	3,642,373
190	7,295,210	7,295,210	-4,333,790	-249,790	3,354,210	3,549,210
200	7,233,100	7,233,100	-4,395,900	-311,900	3,292,100	3,487,100
225	7,077,827	7,077,827	-4,551,173	-467,173	3,136,827	3,331,827
235	7,015,718	7,015,718	-4,613,282	-529,282	3,074,718	3,269,718
250	6,922,554	6,922,554	-4,706,446	-622,446	2,981,554	3,176,554
265	6,829,390	6,829,390	-4,799,610	-715,610	2,888,390	3,083,390
275	6,767,281	6,767,281	-4,861,719	-777,719	2,826,281	3,021,281
300	6,612,008	6,612,008	-5,016,992	-932,992	2,671,008	2,866,008

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£300	£300



Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,693,144	10,693,144	-935,856	3,148,144	6,752,144	6,947,144
95	9,932,121	9,932,121	-1,696,879	2,387,121	5,991,121	6,186,121
100	9,901,067	9,901,067	-1,727,933	2,356,067	5,960,067	6,155,067
125	9,745,794	9,745,794	-1,883,206	2,200,794	5,804,794	5,999,794
135	9,683,684	9,683,684	-1,945,316	2,138,684	5,742,684	5,937,684
150	9,590,520	9,590,520	-2,038,480	2,045,520	5,649,520	5,844,520
165	9,497,357	9,497,357	-2,131,643	1,952,357	5,556,357	5,751,357
175	9,435,247	9,435,247	-2,193,753	1,890,247	5,494,247	5,689,247
190	9,342,084	9,342,084	-2,286,916	1,797,084	5,401,084	5,596,084
200	9,279,974	9,279,974	-2,349,026	1,734,974	5,338,974	5,533,974
225	9,124,701	9,124,701	-2,504,299	1,579,701	5,183,701	5,378,701
235	9,062,592	9,062,592	-2,566,408	1,517,592	5,121,592	5,316,592
250	8,969,428	8,969,428	-2,659,572	1,424,428	5,028,428	5,223,428
265	8,876,265	8,876,265	-2,752,735	1,331,265	4,935,265	5,130,265
275	8,814,155	8,814,155	-2,814,845	1,269,155	4,873,155	5,068,155
300	8,658,882	8,658,882	-2,970,118	1,113,882	4,717,882	4,912,882

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,761,787	12,761,787	1,132,787	5,216,787	8,820,787	9,015,787
95	11,967,687	11,967,687	338,687	4,422,687	8,026,687	8,221,687
100	11,936,633	11,936,633	307,633	4,391,633	7,995,633	8,190,633
125	11,781,360	11,781,360	152,360	4,236,360	7,840,360	8,035,360
135	11,719,250	11,719,250	90,250	4,174,250	7,778,250	7,973,250
150	11,626,087	11,626,087	-2,913	4,081,087	7,685,087	7,880,087
165	11,532,923	11,532,923	-96,077	3,987,923	7,591,923	7,786,923
175	11,470,814	11,470,814	-158,186	3,925,814	7,529,814	7,724,814
190	11,377,650	11,377,650	-251,350	3,832,650	7,436,650	7,631,650
200	11,315,541	11,315,541	-313,459	3,770,541	7,374,541	7,569,541
225	11,160,268	11,160,268	-468,732	3,615,268	7,219,268	7,414,268
235	11,098,158	11,098,158	-530,842	3,553,158	7,157,158	7,352,158
250	11,004,994	11,004,994	-624,006	3,459,994	7,063,994	7,258,994
265	10,911,831	10,911,831	-717,169	3,366,831	6,970,831	7,165,831
275	10,849,721	10,849,721	-779,279	3,304,721	6,908,721	7,103,721
300	10,694,448	10,694,448	-934,552	3,149,448	6,753,448	6,948,448

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,100,067	-16,100,067	-27,729,067	-23,645,067	-20,041,067	-19,846,067
95	-16,907,693	-16,907,693	-28,536,693	-24,452,693	-20,848,693	-20,653,693
100	-16,963,750	-16,963,750	-28,592,750	-24,508,750	-20,904,750	-20,709,750
125	-17,244,032	-17,244,032	-28,873,032	-24,789,032	-21,185,032	-20,990,032
135	-17,356,144	-17,356,144	-28,985,144	-24,901,144	-21,297,144	-21,102,144
150	-17,524,313	-17,524,313	-29,153,313	-25,069,313	-21,465,313	-21,270,313
165	-17,692,482	-17,692,482	-29,321,482	-25,237,482	-21,633,482	-21,438,482
175	-17,804,594	-17,804,594	-29,433,594	-25,349,594	-21,745,594	-21,550,594
190	-17,972,763	-17,972,763	-29,601,763	-25,517,763	-21,913,763	-21,718,763
200	-18,084,877	-18,084,877	-29,713,877	-25,629,877	-22,025,877	-21,830,877
225	-18,365,158	-18,365,158	-29,994,158	-25,910,158	-22,306,158	-22,111,158
235	-18,477,270	-18,477,270	-30,106,270	-26,022,270	-22,418,270	-22,223,270
250	-18,645,439	-18,645,439	-30,274,439	-26,190,439	-22,586,439	-22,391,439
265	-18,813,608	-18,813,608	-30,442,608	-26,358,608	-22,754,608	-22,559,608
275	-18,925,720	-18,925,720	-30,554,720	-26,470,720	-22,866,720	-22,671,720
300	-19,206,002	-19,206,002	-30,835,002	-26,751,002	-23,147,002	-22,952,002

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,531,560	-10,531,560	-22,160,560	-18,076,560	-14,472,560	-14,277,560
95	-11,428,228	-11,428,228	-23,057,228	-18,973,228	-15,369,228	-15,174,228
100	-11,484,285	-11,484,285	-23,113,285	-19,029,285	-15,425,285	-15,230,285
125	-11,764,566	-11,764,566	-23,393,566	-19,309,566	-15,705,566	-15,510,566
135	-11,876,678	-11,876,678	-23,505,678	-19,421,678	-15,817,678	-15,622,678
150	-12,044,847	-12,044,847	-23,673,847	-19,589,847	-15,985,847	-15,790,847
165	-12,213,017	-12,213,017	-23,842,017	-19,758,017	-16,154,017	-15,959,017
175	-12,325,129	-12,325,129	-23,954,129	-19,870,129	-16,266,129	-16,071,129
190	-12,493,298	-12,493,298	-24,122,298	-20,038,298	-16,434,298	-16,239,298
200	-12,605,410	-12,605,410	-24,234,410	-20,150,410	-16,546,410	-16,351,410
225	-12,885,692	-12,885,692	-24,514,692	-20,430,692	-16,826,692	-16,631,692
235	-12,997,804	-12,997,804	-24,626,804	-20,542,804	-16,938,804	-16,743,804
250	-13,165,973	-13,165,973	-24,794,973	-20,710,973	-17,106,973	-16,911,973
265	-13,334,143	-13,334,143	-24,963,143	-20,879,143	-17,275,143	-17,080,143
275	-13,446,255	-13,446,255	-25,075,255	-20,991,255	-17,387,255	-17,192,255
300	-13,726,536	-13,726,536	-25,355,536	-21,271,536	-17,667,536	-17,472,536

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,584,899	-5,584,899	-17,213,899	-13,129,899	-9,525,899	-9,330,899
95	-6,560,665	-6,560,665	-18,189,665	-14,105,665	-10,501,665	-10,306,665
100	-6,616,722	-6,616,722	-18,245,722	-14,161,722	-10,557,722	-10,362,722
125	-6,897,003	-6,897,003	-18,526,003	-14,442,003	-10,838,003	-10,643,003
135	-7,009,115	-7,009,115	-18,638,115	-14,554,115	-10,950,115	-10,755,115
150	-7,177,284	-7,177,284	-18,806,284	-14,722,284	-11,118,284	-10,923,284
165	-7,345,454	-7,345,454	-18,974,454	-14,890,454	-11,286,454	-11,091,454
175	-7,457,566	-7,457,566	-19,086,566	-15,002,566	-11,398,566	-11,203,566
190	-7,625,735	-7,625,735	-19,254,735	-15,170,735	-11,566,735	-11,371,735
200	-7,737,847	-7,737,847	-19,366,847	-15,282,847	-11,678,847	-11,483,847
225	-8,018,129	-8,018,129	-19,647,129	-15,563,129	-11,959,129	-11,764,129
235	-8,130,241	-8,130,241	-19,759,241	-15,675,241	-12,071,241	-11,876,241
250	-8,298,411	-8,298,411	-19,927,411	-15,843,411	-12,239,411	-12,044,411
265	-8,466,580	-8,466,580	-20,095,580	-16,011,580	-12,407,580	-12,212,580
275	-8,578,692	-8,578,692	-20,207,692	-16,123,692	-12,519,692	-12,324,692
300	-8,858,973	-8,858,973	-20,487,973	-16,403,973	-12,799,973	-12,604,973

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,298,909	-2,298,909	-13,927,909	-9,843,909	-6,239,909	-6,044,909
95	-3,327,219	-3,327,219	-14,956,219	-10,872,219	-7,268,219	-7,073,219
100	-3,383,275	-3,383,275	-15,012,275	-10,928,275	-7,324,275	-7,129,275
125	-3,663,557	-3,663,557	-15,292,557	-11,208,557	-7,604,557	-7,409,557
135	-3,775,669	-3,775,669	-15,404,669	-11,320,669	-7,716,669	-7,521,669
150	-3,943,838	-3,943,838	-15,572,838	-11,488,838	-7,884,838	-7,689,838
165	-4,112,007	-4,112,007	-15,741,007	-11,657,007	-8,053,007	-7,858,007
175	-4,224,119	-4,224,119	-15,853,119	-11,769,119	-8,165,119	-7,970,119
190	-4,392,289	-4,392,289	-16,021,289	-11,937,289	-8,333,289	-8,138,289
200	-4,504,401	-4,504,401	-16,133,401	-12,049,401	-8,445,401	-8,250,401
225	-4,784,682	-4,784,682	-16,413,682	-12,329,682	-8,725,682	-8,530,682
235	-4,896,795	-4,896,795	-16,525,795	-12,441,795	-8,837,795	-8,642,795
250	-5,064,964	-5,064,964	-16,693,964	-12,609,964	-9,005,964	-8,810,964
265	-5,233,132	-5,233,132	-16,862,132	-12,778,132	-9,174,132	-8,979,132
275	-5,345,246	-5,345,246	-16,974,246	-12,890,246	-9,286,246	-9,091,246
300	-5,625,527	-5,625,527	-17,254,527	-13,170,527	-9,566,527	-9,371,527

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	926,290	926,290	-10,702,710	-6,618,710	-3,014,710	-2,819,710
95	-123,677	-123,677	-11,752,677	-7,668,677	-4,064,677	-3,869,677
100	-178,892	-178,892	-11,807,892	-7,723,892	-4,119,892	-3,924,892
125	-454,960	-454,960	-12,083,960	-7,999,960	-4,395,960	-4,200,960
135	-565,388	-565,388	-12,194,388	-8,110,388	-4,506,388	-4,311,388
150	-731,030	-731,030	-12,360,030	-8,276,030	-4,672,030	-4,477,030
165	-896,769	-896,769	-12,525,769	-8,441,769	-4,837,769	-4,642,769
175	-1,008,882	-1,008,882	-12,637,882	-8,553,882	-4,949,882	-4,754,882
190	-1,177,051	-1,177,051	-12,806,051	-8,722,051	-5,118,051	-4,923,051
200	-1,289,163	-1,289,163	-12,918,163	-8,834,163	-5,230,163	-5,035,163
225	-1,569,445	-1,569,445	-13,198,445	-9,114,445	-5,510,445	-5,315,445
235	-1,681,557	-1,681,557	-13,310,557	-9,226,557	-5,622,557	-5,427,557
250	-1,849,726	-1,849,726	-13,478,726	-9,394,726	-5,790,726	-5,595,726
265	-2,017,895	-2,017,895	-13,646,895	-9,562,895	-5,958,895	-5,763,895
275	-2,130,008	-2,130,008	-13,759,008	-9,675,008	-6,071,008	-5,876,008
300	-2,410,289	-2,410,289	-14,039,289	-9,955,289	-6,351,289	-6,156,289

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,645,277	-28,645,277	-40,274,277	-36,190,277	-32,586,277	-32,391,277
95	-30,201,547	-30,201,547	-41,830,547	-37,746,547	-34,142,547	-33,947,547
100	-30,307,563	-30,307,563	-41,936,563	-37,852,563	-34,248,563	-34,053,563
125	-30,837,645	-30,837,645	-42,466,645	-38,382,645	-34,778,645	-34,583,645
135	-31,049,678	-31,049,678	-42,678,678	-38,594,678	-34,990,678	-34,795,678
150	-31,367,728	-31,367,728	-42,996,728	-38,912,728	-35,308,728	-35,113,728
165	-31,685,776	-31,685,776	-43,314,776	-39,230,776	-35,626,776	-35,431,776
175	-31,897,809	-31,897,809	-43,526,809	-39,442,809	-35,838,809	-35,643,809
190	-32,215,859	-32,215,859	-43,844,859	-39,760,859	-36,156,859	-35,961,859
200	-32,427,892	-32,427,892	-44,056,892	-39,972,892	-36,368,892	-36,173,892
225	-32,957,974	-32,957,974	-44,586,974	-40,502,974	-36,898,974	-36,703,974
235	-33,170,007	-33,170,007	-44,799,007	-40,715,007	-37,111,007	-36,916,007
250	-33,488,055	-33,488,055	-45,117,055	-41,033,055	-37,429,055	-37,234,055
265	-33,806,105	-33,806,105	-45,435,105	-41,351,105	-37,747,105	-37,552,105
275	-34,018,138	-34,018,138	-45,647,138	-41,563,138	-37,959,138	-37,764,138
300	-34,548,220	-34,548,220	-46,177,220	-42,093,220	-38,489,220	-38,294,220

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,472,924	-18,472,924	-30,101,924	-26,017,924	-22,413,924	-22,218,924
95	-20,191,852	-20,191,852	-31,820,852	-27,736,852	-24,132,852	-23,937,852
100	-20,297,868	-20,297,868	-31,926,868	-27,842,868	-24,238,868	-24,043,868
125	-20,827,950	-20,827,950	-32,456,950	-28,372,950	-24,768,950	-24,573,950
135	-21,039,983	-21,039,983	-32,668,983	-28,584,983	-24,980,983	-24,785,983
150	-21,358,032	-21,358,032	-32,987,032	-28,903,032	-25,299,032	-25,104,032
165	-21,676,081	-21,676,081	-33,305,081	-29,221,081	-25,617,081	-25,422,081
175	-21,888,114	-21,888,114	-33,517,114	-29,433,114	-25,829,114	-25,634,114
190	-22,206,164	-22,206,164	-33,835,164	-29,751,164	-26,147,164	-25,952,164
200	-22,418,197	-22,418,197	-34,047,197	-29,963,197	-26,359,197	-26,164,197
225	-22,948,278	-22,948,278	-34,577,278	-30,493,278	-26,889,278	-26,694,278
235	-23,160,311	-23,160,311	-34,789,311	-30,705,311	-27,101,311	-26,906,311
250	-23,478,361	-23,478,361	-35,107,361	-31,023,361	-27,419,361	-27,224,361
265	-23,796,410	-23,796,410	-35,425,410	-31,341,410	-27,737,410	-27,542,410
275	-24,008,443	-24,008,443	-35,637,443	-31,553,443	-27,949,443	-27,754,443
300	-24,538,525	-24,538,525	-36,167,525	-32,083,525	-28,479,525	-28,284,525

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,444,673	-9,444,673	-21,073,673	-16,989,673	-13,385,673	-13,190,673
95	-11,298,082	-11,298,082	-22,927,082	-18,843,082	-15,239,082	-15,044,082
100	-11,404,098	-11,404,098	-23,033,098	-18,949,098	-15,345,098	-15,150,098
125	-11,934,181	-11,934,181	-23,563,181	-19,479,181	-15,875,181	-15,680,181
135	-12,146,214	-12,146,214	-23,775,214	-19,691,214	-16,087,214	-15,892,214
150	-12,464,262	-12,464,262	-24,093,262	-20,009,262	-16,405,262	-16,210,262
165	-12,782,312	-12,782,312	-24,411,312	-20,327,312	-16,723,312	-16,528,312
175	-12,994,345	-12,994,345	-24,623,345	-20,539,345	-16,935,345	-16,740,345
190	-13,312,394	-13,312,394	-24,941,394	-20,857,394	-17,253,394	-17,058,394
200	-13,524,427	-13,524,427	-25,153,427	-21,069,427	-17,465,427	-17,270,427
225	-14,054,509	-14,054,509	-25,683,509	-21,599,509	-17,995,509	-17,800,509
235	-14,266,542	-14,266,542	-25,895,542	-21,811,542	-18,207,542	-18,012,542
250	-14,584,591	-14,584,591	-26,213,591	-22,129,591	-18,525,591	-18,330,591
265	-14,902,641	-14,902,641	-26,531,641	-22,447,641	-18,843,641	-18,648,641
275	-15,114,674	-15,114,674	-26,743,674	-22,659,674	-19,055,674	-18,860,674
300	-15,644,755	-15,644,755	-27,273,755	-23,189,755	-19,585,755	-19,390,755

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,541,059	-3,541,059	-15,170,059	-11,086,059	-7,482,059	-7,287,059
95	-5,468,476	-5,468,476	-17,097,476	-13,013,476	-9,409,476	-9,214,476
100	-5,572,899	-5,572,899	-17,201,899	-13,117,899	-9,513,899	-9,318,899
125	-6,095,014	-6,095,014	-17,724,014	-13,640,014	-10,036,014	-9,841,014
135	-6,303,861	-6,303,861	-17,932,861	-13,848,861	-10,244,861	-10,049,861
150	-6,617,130	-6,617,130	-18,246,130	-14,162,130	-10,558,130	-10,363,130
165	-6,930,400	-6,930,400	-18,559,400	-14,475,400	-10,871,400	-10,676,400
175	-7,139,246	-7,139,246	-18,768,246	-14,684,246	-11,080,246	-10,885,246
190	-7,452,515	-7,452,515	-19,081,515	-14,997,515	-11,393,515	-11,198,515
200	-7,661,362	-7,661,362	-19,290,362	-15,206,362	-11,602,362	-11,407,362
225	-8,183,476	-8,183,476	-19,812,476	-15,728,476	-12,124,476	-11,929,476
235	-8,392,323	-8,392,323	-20,021,323	-15,937,323	-12,333,323	-12,138,323
250	-8,705,592	-8,705,592	-20,334,592	-16,250,592	-12,646,592	-12,451,592
265	-9,018,861	-9,018,861	-20,647,861	-16,563,861	-12,959,861	-12,764,861
275	-9,227,708	-9,227,708	-20,856,708	-16,772,708	-13,168,708	-12,973,708
300	-9,749,823	-9,749,823	-21,378,823	-17,294,823	-13,690,823	-13,495,823

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,235,630	2,235,630	-9,393,370	-5,309,370	-1,705,370	-1,510,370
95	275,031	275,031	-11,353,969	-7,269,969	-3,665,969	-3,470,969
100	173,723	173,723	-11,455,277	-7,371,277	-3,767,277	-3,572,277
125	-337,895	-337,895	-11,966,895	-7,882,895	-4,278,895	-4,083,895
135	-543,602	-543,602	-12,172,602	-8,088,602	-4,484,602	-4,289,602
150	-852,164	-852,164	-12,481,164	-8,397,164	-4,793,164	-4,598,164
165	-1,160,725	-1,160,725	-12,789,725	-8,705,725	-5,101,725	-4,906,725
175	-1,366,432	-1,366,432	-12,995,432	-8,911,432	-5,307,432	-5,112,432
190	-1,677,092	-1,677,092	-13,306,092	-9,222,092	-5,618,092	-5,423,092
200	-1,885,938	-1,885,938	-13,514,938	-9,430,938	-5,826,938	-5,631,938
225	-2,408,054	-2,408,054	-14,037,054	-9,953,054	-6,349,054	-6,154,054
235	-2,616,900	-2,616,900	-14,245,900	-10,161,900	-6,557,900	-6,362,900
250	-2,930,170	-2,930,170	-14,559,170	-10,475,170	-6,871,170	-6,676,170
265	-3,243,439	-3,243,439	-14,872,439	-10,788,439	-7,184,439	-6,989,439
275	-3,452,285	-3,452,285	-15,081,285	-10,997,285	-7,393,285	-7,198,285
300	-3,974,400	-3,974,400	-15,603,400	-11,519,400	-7,915,400	-7,720,400

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,085,683	12,063,148	434,148	4,518,148	8,122,148	8,317,148
95	1,019,246	11,324,951	-304,049	3,779,951	7,383,951	7,578,951
100	1,016,663	11,296,256	-332,744	3,751,256	7,355,256	7,550,256
125	1,003,748	11,152,753	-476,247	3,607,753	7,211,753	7,406,753
135	998,582	11,095,354	-533,646	3,550,354	7,154,354	7,349,354
150	990,832	11,009,249	-619,751	3,464,249	7,068,249	7,263,249
165	983,084	10,923,156	-705,844	3,378,156	6,982,156	7,177,156
175	977,918	10,865,757	-763,243	3,320,757	6,924,757	7,119,757
190	970,169	10,779,652	-849,348	3,234,652	6,838,652	7,033,652
200	965,003	10,722,253	-906,747	3,177,253	6,781,253	6,976,253
225	952,087	10,578,749	-1,050,251	3,033,749	6,637,749	6,832,749
235	946,921	10,521,350	-1,107,650	2,976,350	6,580,350	6,775,350
250	939,173	10,435,257	-1,193,743	2,890,257	6,494,257	6,689,257
265	931,424	10,349,152	-1,279,848	2,804,152	6,408,152	6,603,152
275	926,258	10,291,753	-1,337,247	2,746,753	6,350,753	6,545,753
300	913,342	10,148,249	-1,480,751	2,603,249	6,207,249	6,402,249

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,437,583	15,973,141	4,344,141	8,428,141	12,032,141	12,227,141
95	1,365,519	15,172,428	3,543,428	7,627,428	11,231,428	11,426,428
100	1,362,935	15,143,723	3,514,723	7,598,723	11,202,723	11,397,723
125	1,350,021	15,000,230	3,371,230	7,455,230	11,059,230	11,254,230
135	1,344,855	14,942,831	3,313,831	7,397,831	11,001,831	11,196,831
150	1,337,105	14,856,726	3,227,726	7,311,726	10,915,726	11,110,726
165	1,329,356	14,770,622	3,141,622	7,225,622	10,829,622	11,024,622
175	1,324,190	14,713,223	3,084,223	7,168,223	10,772,223	10,967,223
190	1,316,442	14,627,129	2,998,129	7,082,129	10,686,129	10,881,129
200	1,311,276	14,569,730	2,940,730	7,024,730	10,628,730	10,823,730
225	1,298,360	14,426,227	2,797,227	6,881,227	10,485,227	10,680,227
235	1,293,194	14,368,827	2,739,827	6,823,827	10,427,827	10,622,827
250	1,285,445	14,282,723	2,653,723	6,737,723	10,341,723	10,536,723
265	1,277,697	14,196,630	2,567,630	6,651,630	10,255,630	10,450,630
275	1,272,530	14,139,219	2,510,219	6,594,219	10,198,219	10,393,219
300	1,259,615	13,995,727	2,366,727	6,450,727	10,054,727	10,249,727

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,749,728	19,441,422	7,812,422	11,896,422	15,500,422	15,695,422
95	1,672,672	18,585,249	6,956,249	11,040,249	14,644,249	14,839,249
100	1,670,090	18,556,555	6,927,555	11,011,555	14,615,555	14,810,555
125	1,657,175	18,413,051	6,784,051	10,868,051	14,472,051	14,667,051
135	1,652,009	18,355,652	6,726,652	10,810,652	14,414,652	14,609,652
150	1,644,260	18,269,558	6,640,558	10,724,558	14,328,558	14,523,558
165	1,636,511	18,183,454	6,554,454	10,638,454	14,242,454	14,437,454
175	1,631,345	18,126,055	6,497,055	10,581,055	14,185,055	14,380,055
190	1,623,596	18,039,950	6,410,950	10,494,950	14,098,950	14,293,950
200	1,618,430	17,982,551	6,353,551	10,437,551	14,041,551	14,236,551
225	1,605,514	17,839,047	6,210,047	10,294,047	13,898,047	14,093,047
235	1,600,348	17,781,648	6,152,648	10,236,648	13,840,648	14,035,648
250	1,592,600	17,695,555	6,066,555	10,150,555	13,754,555	13,949,555
265	1,584,851	17,609,450	5,980,450	10,064,450	13,668,450	13,863,450
275	1,579,685	17,552,051	5,923,051	10,007,051	13,611,051	13,806,051
300	1,566,769	17,408,548	5,779,548	9,863,548	13,467,548	13,662,548

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,957,243	21,747,140	10,118,140	14,202,140	17,806,140	18,001,140
95	1,876,869	20,854,097	9,225,097	13,309,097	16,913,097	17,108,097
100	1,874,286	20,825,403	9,196,403	13,280,403	16,884,403	17,079,403
125	1,861,371	20,681,899	9,052,899	13,136,899	16,740,899	16,935,899
135	1,856,205	20,624,500	8,995,500	13,079,500	16,683,500	16,878,500
150	1,848,456	20,538,395	8,909,395	12,993,395	16,597,395	16,792,395
165	1,840,707	20,452,302	8,823,302	12,907,302	16,511,302	16,706,302
175	1,835,540	20,394,892	8,765,892	12,849,892	16,453,892	16,648,892
190	1,827,792	20,308,798	8,679,798	12,763,798	16,367,798	16,562,798
200	1,822,626	20,251,399	8,622,399	12,706,399	16,310,399	16,505,399
225	1,809,711	20,107,896	8,478,896	12,562,896	16,166,896	16,361,896
235	1,804,545	20,050,496	8,421,496	12,505,496	16,109,496	16,304,496
250	1,796,795	19,964,392	8,335,392	12,419,392	16,023,392	16,218,392
265	1,789,047	19,878,299	8,249,299	12,333,299	15,937,299	16,132,299
275	1,783,881	19,820,899	8,191,899	12,275,899	15,879,899	16,074,899
300	1,770,966	19,677,396	8,048,396	12,132,396	15,736,396	15,931,396

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,163,841	24,042,676	12,413,676	16,497,676	20,101,676	20,296,676
95	2,080,163	23,112,926	11,483,926	15,567,926	19,171,926	19,366,926
100	2,077,581	23,084,232	11,455,232	15,539,232	19,143,232	19,338,232
125	2,064,666	22,940,728	11,311,728	15,395,728	18,999,728	19,194,728
135	2,059,500	22,883,329	11,254,329	15,338,329	18,942,329	19,137,329
150	2,051,750	22,797,225	11,168,225	15,252,225	18,856,225	19,051,225
165	2,044,002	22,711,131	11,082,131	15,166,131	18,770,131	18,965,131
175	2,038,836	22,653,732	11,024,732	15,108,732	18,712,732	18,907,732
190	2,031,086	22,567,628	10,938,628	15,022,628	18,626,628	18,821,628
200	2,025,921	22,510,228	10,881,228	14,965,228	18,569,228	18,764,228
225	2,013,005	22,366,725	10,737,725	14,821,725	18,425,725	18,620,725
235	2,007,839	22,309,326	10,680,326	14,764,326	18,368,326	18,563,326
250	2,000,091	22,223,232	10,594,232	14,678,232	18,282,232	18,477,232
265	1,992,342	22,137,128	10,508,128	14,592,128	18,196,128	18,391,128
275	1,987,176	22,079,729	10,450,729	14,534,729	18,138,729	18,333,729
300	1,974,260	21,936,225	10,307,225	14,391,225	17,995,225	18,190,225

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	68,604	356,740	-11,272,260	-7,188,260	-3,584,260	-3,389,260
95	-49,235	-256,024	-11,885,024	-7,801,024	-4,197,024	-4,002,024
100	-55,433	-288,253	-11,917,253	-7,833,253	-4,229,253	-4,034,253
125	-86,426	-449,415	-12,078,415	-7,994,415	-4,390,415	-4,195,415
135	-98,823	-513,882	-12,142,882	-8,058,882	-4,454,882	-4,259,882
150	-117,419	-610,578	-12,239,578	-8,155,578	-4,551,578	-4,356,578
165	-136,014	-707,273	-12,336,273	-8,252,273	-4,648,273	-4,453,273
175	-148,412	-771,740	-12,400,740	-8,316,740	-4,712,740	-4,517,740
190	-167,007	-868,436	-12,497,436	-8,413,436	-4,809,436	-4,614,436
200	-179,403	-932,897	-12,561,897	-8,477,897	-4,873,897	-4,678,897
225	-210,396	-1,094,060	-12,723,060	-8,639,060	-5,035,060	-4,840,060
235	-222,794	-1,158,527	-12,787,527	-8,703,527	-5,099,527	-4,904,527
250	-241,389	-1,255,222	-12,884,222	-8,800,222	-5,196,222	-5,001,222
265	-259,984	-1,351,918	-12,980,918	-8,896,918	-5,292,918	-5,097,918
275	-272,382	-1,416,385	-13,045,385	-8,961,385	-5,357,385	-5,162,385
300	-303,373	-1,577,542	-13,206,542	-9,122,542	-5,518,542	-5,323,542

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	739,136	3,843,509	-7,785,491	-3,701,491	-97,491	97,509
95	611,316	3,178,842	-8,450,158	-4,366,158	-762,158	-567,158
100	605,210	3,147,092	-8,481,908	-4,397,908	-793,908	-598,908
125	574,683	2,988,352	-8,640,648	-4,556,648	-952,648	-757,648
135	562,472	2,924,856	-8,704,144	-4,620,144	-1,016,144	-821,144
150	544,157	2,829,616	-8,799,384	-4,715,384	-1,111,384	-916,384
165	525,841	2,734,371	-8,894,629	-4,810,629	-1,206,629	-1,011,629
175	513,330	2,670,876	-8,958,124	-4,874,124	-1,270,124	-1,075,124
190	495,314	2,575,630	-9,053,370	-4,969,370	-1,365,370	-1,170,370
200	483,103	2,512,135	-9,116,865	-5,032,865	-1,428,865	-1,233,865
225	452,576	2,353,395	-9,275,605	-5,191,605	-1,587,605	-1,392,605
235	440,365	2,289,900	-9,339,100	-5,255,100	-1,651,100	-1,456,100
250	422,050	2,194,659	-9,434,341	-5,350,341	-1,746,341	-1,551,341
265	403,733	2,099,414	-9,529,586	-5,445,586	-1,841,586	-1,646,586
275	391,523	2,035,919	-9,593,081	-5,509,081	-1,905,081	-1,710,081
300	360,996	1,877,178	-9,751,822	-5,667,822	-2,063,822	-1,868,822

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,333,980	6,936,696	-4,692,304	-608,304	2,995,696	3,190,696
95	1,196,648	6,222,569	-5,406,431	-1,322,431	2,281,569	2,476,569
100	1,190,542	6,190,819	-5,438,181	-1,354,181	2,249,819	2,444,819
125	1,160,016	6,032,084	-5,596,916	-1,512,916	2,091,084	2,286,084
135	1,147,806	5,968,589	-5,660,411	-1,576,411	2,027,589	2,222,589
150	1,129,489	5,873,343	-5,755,657	-1,671,657	1,932,343	2,127,343
165	1,111,173	5,778,098	-5,850,902	-1,766,902	1,837,098	2,032,098
175	1,098,962	5,714,603	-5,914,397	-1,830,397	1,773,603	1,968,603
190	1,080,647	5,619,363	-6,009,637	-1,925,637	1,678,363	1,873,363
200	1,068,435	5,555,862	-6,073,138	-1,989,138	1,614,862	1,809,862
225	1,037,909	5,397,127	-6,231,873	-2,147,873	1,456,127	1,651,127
235	1,025,698	5,333,632	-6,295,368	-2,211,368	1,392,632	1,587,632
250	1,007,382	5,238,387	-6,390,613	-2,306,613	1,297,387	1,492,387
265	989,066	5,143,141	-6,485,859	-2,401,859	1,202,141	1,397,141
275	976,855	5,079,646	-6,549,354	-2,465,354	1,138,646	1,333,646
300	946,329	4,920,911	-6,708,089	-2,624,089	979,911	1,174,911

**Maximum CIL rates (per square metre)**

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



Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,729,410	8,992,934	-2,636,066	1,447,934	5,051,934	5,246,934
95	1,585,755	8,245,926	-3,383,074	700,926	4,304,926	4,499,926
100	1,579,650	8,214,181	-3,414,819	669,181	4,273,181	4,468,181
125	1,549,123	8,055,440	-3,573,560	510,440	4,114,440	4,309,440
135	1,536,913	7,991,945	-3,637,055	446,945	4,050,945	4,245,945
150	1,518,596	7,896,700	-3,732,300	351,700	3,955,700	4,150,700
165	1,500,280	7,801,455	-3,827,545	256,455	3,860,455	4,055,455
175	1,488,069	7,737,959	-3,891,041	192,959	3,796,959	3,991,959
190	1,469,754	7,642,719	-3,986,281	97,719	3,701,719	3,896,719
200	1,457,543	7,579,224	-4,049,776	34,224	3,638,224	3,833,224
225	1,427,016	7,420,484	-4,208,516	-124,516	3,479,484	3,674,484
235	1,414,805	7,356,988	-4,272,012	-188,012	3,415,988	3,610,988
250	1,396,489	7,261,743	-4,367,257	-283,257	3,320,743	3,515,743
265	1,378,174	7,166,503	-4,462,497	-378,497	3,225,503	3,420,503
275	1,365,962	7,103,003	-4,525,997	-441,997	3,162,003	3,357,003
300	1,335,436	6,944,267	-4,684,733	-600,733	3,003,267	3,198,267

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,123,062	11,039,920	-599,080	3,494,920	7,098,920	7,293,920
95	1,973,112	10,260,184	-1,368,816	2,715,184	6,319,184	6,514,184
100	1,967,006	10,228,434	-1,400,566	2,683,434	6,287,434	6,482,434
125	1,936,480	10,069,698	-1,559,302	2,524,698	6,128,698	6,323,698
135	1,924,270	10,006,203	-1,622,797	2,461,203	6,065,203	6,260,203
150	1,905,953	9,910,958	-1,718,042	2,365,958	5,969,958	6,164,958
165	1,887,637	9,815,713	-1,813,287	2,270,713	5,874,713	6,069,713
175	1,875,426	9,752,217	-1,876,783	2,207,217	5,811,217	6,006,217
190	1,857,111	9,656,977	-1,972,023	2,111,977	5,715,977	5,910,977
200	1,844,900	9,593,482	-2,035,518	2,048,482	5,652,482	5,847,482
225	1,814,373	9,434,742	-2,194,258	1,889,742	5,493,742	5,688,742
235	1,802,163	9,371,246	-2,257,754	1,826,246	5,430,246	5,625,246
250	1,783,846	9,276,001	-2,352,999	1,731,001	5,335,001	5,530,001
265	1,765,530	9,180,756	-2,448,244	1,635,756	5,239,756	5,434,756
275	1,753,319	9,117,261	-2,511,739	1,572,261	5,176,261	5,371,261
300	1,722,793	8,958,525	-2,670,475	1,413,525	5,017,525	5,212,525

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	505,590	1,769,564	-9,859,436	-5,775,436	-2,171,436	-1,976,436
95	280,742	982,598	-10,646,402	-6,562,402	-2,958,402	-2,763,402
100	269,333	942,666	-10,686,334	-6,602,334	-2,998,334	-2,803,334
125	212,290	743,017	-10,885,983	-6,801,983	-3,197,983	-3,002,983
135	189,474	663,157	-10,965,843	-6,881,843	-3,277,843	-3,082,843
150	155,248	543,367	-11,085,633	-7,001,633	-3,397,633	-3,202,633
165	121,022	423,576	-11,205,424	-7,121,424	-3,517,424	-3,322,424
175	98,205	343,717	-11,285,283	-7,201,283	-3,597,283	-3,402,283
190	63,979	223,926	-11,405,074	-7,321,074	-3,717,074	-3,522,074
200	41,162	144,067	-11,484,933	-7,400,933	-3,796,933	-3,601,933
225	-16,124	-56,433	-11,685,433	-7,601,433	-3,997,433	-3,802,433
235	-39,288	-137,509	-11,766,509	-7,682,509	-4,078,509	-3,883,509
250	-74,036	-259,127	-11,888,127	-7,804,127	-4,200,127	-4,005,127
265	-108,785	-380,746	-12,009,746	-7,925,746	-4,321,746	-4,126,746
275	-131,950	-461,825	-12,090,825	-8,006,825	-4,402,825	-4,207,825
300	-189,863	-664,520	-12,293,520	-8,209,520	-4,605,520	-4,410,520

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,760,347	6,161,214	-5,467,786	-1,383,786	2,220,214	2,415,214
95	1,515,436	5,304,025	-6,324,975	-2,240,975	1,363,025	1,558,025
100	1,504,027	5,264,094	-6,364,906	-2,280,906	1,323,094	1,518,094
125	1,446,984	5,064,444	-6,564,556	-2,480,556	1,123,444	1,318,444
135	1,424,167	4,984,585	-6,644,415	-2,560,415	1,043,585	1,238,585
150	1,389,941	4,864,794	-6,764,206	-2,680,206	923,794	1,118,794
165	1,355,715	4,745,003	-6,883,997	-2,799,997	804,003	999,003
175	1,332,898	4,665,144	-6,963,856	-2,879,856	724,144	919,144
190	1,298,672	4,545,354	-7,083,646	-2,999,646	604,354	799,354
200	1,275,856	4,465,494	-7,163,506	-3,079,506	524,494	719,494
225	1,218,813	4,265,845	-7,363,155	-3,279,155	324,845	519,845
235	1,195,996	4,185,985	-7,443,015	-3,359,015	244,985	439,985
250	1,161,770	4,066,195	-7,562,805	-3,478,805	125,195	320,195
265	1,127,544	3,946,404	-7,682,596	-3,598,596	5,404	200,404
275	1,104,727	3,866,545	-7,762,455	-3,678,455	-74,455	120,545
300	1,047,684	3,666,895	-7,962,105	-3,878,105	-274,105	-79,105

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£265	£275

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,873,295	10,056,534	-1,572,466	2,511,534	6,115,534	6,310,534
95	2,610,589	9,137,060	-2,491,940	1,592,060	5,196,060	5,391,060
100	2,599,180	9,097,129	-2,531,871	1,552,129	5,156,129	5,351,129
125	2,542,137	8,897,479	-2,731,521	1,352,479	4,956,479	5,151,479
135	2,519,320	8,817,620	-2,811,380	1,272,620	4,876,620	5,071,620
150	2,485,094	8,697,829	-2,931,171	1,152,829	4,756,829	4,951,829
165	2,450,868	8,578,039	-3,050,961	1,033,039	4,637,039	4,832,039
175	2,428,051	8,498,179	-3,130,821	953,179	4,557,179	4,752,179
190	2,393,825	8,378,389	-3,250,611	833,389	4,437,389	4,632,389
200	2,371,008	8,298,530	-3,330,470	753,530	4,357,530	4,552,530
225	2,313,966	8,098,880	-3,530,120	553,880	4,157,880	4,352,880
235	2,291,149	8,019,021	-3,609,979	474,021	4,078,021	4,273,021
250	2,256,923	7,899,230	-3,729,770	354,230	3,958,230	4,153,230
265	2,222,697	7,779,440	-3,849,560	234,440	3,838,440	4,033,440
275	2,199,880	7,699,580	-3,929,420	154,580	3,758,580	3,953,580
300	2,142,837	7,499,931	-4,129,069	-45,069	3,558,931	3,753,931

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,613,204	12,646,216	1,017,216	5,101,216	8,705,216	8,900,216
95	3,338,665	11,685,328	56,328	4,140,328	7,744,328	7,939,328
100	3,327,257	11,645,400	16,400	4,100,400	7,704,400	7,899,400
125	3,270,214	11,445,750	-183,250	3,900,750	7,504,750	7,699,750
135	3,247,396	11,365,888	-263,112	3,820,888	7,424,888	7,619,888
150	3,213,172	11,246,101	-382,899	3,701,101	7,305,101	7,500,101
165	3,178,946	11,126,310	-502,690	3,581,310	7,185,310	7,380,310
175	3,156,129	11,046,451	-582,549	3,501,451	7,105,451	7,300,451
190	3,121,903	10,926,660	-702,340	3,381,660	6,985,660	7,180,660
200	3,099,085	10,846,798	-782,202	3,301,798	6,905,798	7,100,798
225	3,042,042	10,647,148	-981,852	3,102,148	6,706,148	6,901,148
235	3,019,225	10,567,289	-1,061,711	3,022,289	6,626,289	6,821,289
250	2,984,999	10,447,498	-1,181,502	2,902,498	6,506,498	6,701,498
265	2,950,774	10,327,707	-1,301,293	2,782,707	6,386,707	6,581,707
275	2,927,957	10,247,848	-1,381,152	2,702,848	6,306,848	6,501,848
300	2,870,914	10,048,198	-1,580,802	2,503,198	6,107,198	6,302,198

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,349,881	15,224,584	3,595,584	7,679,584	11,283,584	11,478,584
95	4,063,563	14,222,470	2,593,470	6,677,470	10,281,470	10,476,470
100	4,052,154	14,182,539	2,553,539	6,637,539	10,241,539	10,436,539
125	3,995,111	13,982,889	2,353,889	6,437,889	10,041,889	10,236,889
135	3,972,294	13,903,030	2,274,030	6,358,030	9,962,030	10,157,030
150	3,938,068	13,783,239	2,154,239	6,238,239	9,842,239	10,037,239
165	3,903,842	13,663,448	2,034,448	6,118,448	9,722,448	9,917,448
175	3,881,026	13,583,589	1,954,589	6,038,589	9,642,589	9,837,589
190	3,846,800	13,463,799	1,834,799	5,918,799	9,522,799	9,717,799
200	3,823,983	13,383,940	1,754,940	5,838,940	9,442,940	9,637,940
225	3,766,940	13,184,290	1,555,290	5,639,290	9,243,290	9,438,290
235	3,744,123	13,104,431	1,475,431	5,559,431	9,163,431	9,358,431
250	3,709,897	12,984,640	1,355,640	5,439,640	9,043,640	9,238,640
265	3,675,671	12,864,849	1,235,849	5,319,849	8,923,849	9,118,849
275	3,652,854	12,784,990	1,155,990	5,239,990	8,843,990	9,038,990
300	3,595,812	12,585,340	956,340	5,040,340	8,644,340	8,839,340

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,511,936	3,511,936	-8,117,064	-4,033,064	-429,064	-234,064
95	2,820,355	2,820,355	-8,808,645	-4,724,645	-1,120,645	-925,645
100	2,786,911	2,786,911	-8,842,089	-4,758,089	-1,154,089	-959,089
125	2,619,694	2,619,694	-9,009,306	-4,925,306	-1,321,306	-1,126,306
135	2,552,808	2,552,808	-9,076,192	-4,992,192	-1,388,192	-1,193,192
150	2,452,478	2,452,478	-9,176,522	-5,092,522	-1,488,522	-1,293,522
165	2,352,147	2,352,147	-9,276,853	-5,192,853	-1,588,853	-1,393,853
175	2,284,244	2,284,244	-9,344,756	-5,260,756	-1,656,756	-1,461,756
190	2,182,383	2,182,383	-9,446,617	-5,362,617	-1,758,617	-1,563,617
200	2,114,476	2,114,476	-9,514,524	-5,430,524	-1,826,524	-1,631,524
225	1,944,707	1,944,707	-9,684,293	-5,600,293	-1,996,293	-1,801,293
235	1,876,800	1,876,800	-9,752,200	-5,668,200	-2,064,200	-1,869,200
250	1,774,939	1,774,939	-9,854,061	-5,770,061	-2,166,061	-1,971,061
265	1,673,078	1,673,078	-9,955,922	-5,871,922	-2,267,922	-2,072,922
275	1,605,171	1,605,171	-10,023,829	-5,939,829	-2,335,829	-2,140,829
300	1,435,402	1,435,402	-10,193,598	-6,109,598	-2,505,598	-2,310,598

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,302,573	7,302,573	-4,326,427	-242,427	3,361,573	3,556,573
95	6,550,379	6,550,379	-5,078,621	-994,621	2,609,379	2,804,379
100	6,516,935	6,516,935	-5,112,065	-1,028,065	2,575,935	2,770,935
125	6,349,719	6,349,719	-5,279,281	-1,195,281	2,408,719	2,603,719
135	6,282,832	6,282,832	-5,346,168	-1,262,168	2,341,832	2,536,832
150	6,182,502	6,182,502	-5,446,498	-1,362,498	2,241,502	2,436,502
165	6,082,171	6,082,171	-5,546,829	-1,462,829	2,141,171	2,336,171
175	6,015,285	6,015,285	-5,613,715	-1,529,715	2,074,285	2,269,285
190	5,914,955	5,914,955	-5,714,045	-1,630,045	1,973,955	2,168,955
200	5,848,068	5,848,068	-5,780,932	-1,696,932	1,907,068	2,102,068
225	5,680,850	5,680,850	-5,948,150	-1,864,150	1,739,850	1,934,850
235	5,613,963	5,613,963	-6,015,037	-1,931,037	1,672,963	1,867,963
250	5,513,634	5,513,634	-6,115,366	-2,031,366	1,572,634	1,767,634
265	5,413,303	5,413,303	-6,215,697	-2,131,697	1,472,303	1,667,303
275	5,346,416	5,346,416	-6,282,584	-2,198,584	1,405,416	1,600,416
300	5,179,200	5,179,200	-6,449,800	-2,365,800	1,238,200	1,433,200

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,664,965	10,664,965	-964,035	3,119,965	6,723,965	6,918,965
95	9,859,005	9,859,005	-1,769,995	2,314,005	5,918,005	6,113,005
100	9,825,562	9,825,562	-1,803,438	2,280,562	5,884,562	6,079,562
125	9,658,345	9,658,345	-1,970,655	2,113,345	5,717,345	5,912,345
135	9,591,458	9,591,458	-2,037,542	2,046,458	5,650,458	5,845,458
150	9,491,128	9,491,128	-2,137,872	1,946,128	5,550,128	5,745,128
165	9,390,797	9,390,797	-2,238,203	1,845,797	5,449,797	5,644,797
175	9,323,911	9,323,911	-2,305,089	1,778,911	5,382,911	5,577,911
190	9,223,581	9,223,581	-2,405,419	1,678,581	5,282,581	5,477,581
200	9,156,694	9,156,694	-2,472,306	1,611,694	5,215,694	5,410,694
225	8,989,477	8,989,477	-2,639,523	1,444,477	5,048,477	5,243,477
235	8,922,591	8,922,591	-2,706,409	1,377,591	4,981,591	5,176,591
250	8,822,260	8,822,260	-2,806,740	1,277,260	4,881,260	5,076,260
265	8,721,930	8,721,930	-2,907,070	1,176,930	4,780,930	4,975,930
275	8,655,043	8,655,043	-2,973,957	1,110,043	4,714,043	4,909,043
300	8,487,826	8,487,826	-3,141,174	942,826	4,546,826	4,741,826

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,900,286	12,900,286	1,271,286	5,355,286	8,959,286	9,154,286
95	12,058,584	12,058,584	429,584	4,513,584	8,117,584	8,312,584
100	12,025,140	12,025,140	396,140	4,480,140	8,084,140	8,279,140
125	11,857,924	11,857,924	228,924	4,312,924	7,916,924	8,111,924
135	11,791,037	11,791,037	162,037	4,246,037	7,850,037	8,045,037
150	11,690,706	11,690,706	61,706	4,145,706	7,749,706	7,944,706
165	11,590,376	11,590,376	-38,624	4,045,376	7,649,376	7,844,376
175	11,523,489	11,523,489	-105,511	3,978,489	7,582,489	7,777,489
190	11,423,160	11,423,160	-205,840	3,878,160	7,482,160	7,677,160
200	11,356,273	11,356,273	-272,727	3,811,273	7,415,273	7,610,273
225	11,189,055	11,189,055	-439,945	3,644,055	7,248,055	7,443,055
235	11,122,168	11,122,168	-506,832	3,577,168	7,181,168	7,376,168
250	11,021,839	11,021,839	-607,161	3,476,839	7,080,839	7,275,839
265	10,921,508	10,921,508	-707,492	3,376,508	6,980,508	7,175,508
275	10,854,621	10,854,621	-774,379	3,309,621	6,913,621	7,108,621
300	10,687,404	10,687,404	-941,596	3,142,404	6,746,404	6,941,404

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,125,758	15,125,758	3,496,758	7,580,758	11,184,758	11,379,758
95	14,248,469	14,248,469	2,619,469	6,703,469	10,307,469	10,502,469
100	14,215,026	14,215,026	2,586,026	6,670,026	10,274,026	10,469,026
125	14,047,809	14,047,809	2,418,809	6,502,809	10,106,809	10,301,809
135	13,980,922	13,980,922	2,351,922	6,435,922	10,039,922	10,234,922
150	13,880,592	13,880,592	2,251,592	6,335,592	9,939,592	10,134,592
165	13,780,261	13,780,261	2,151,261	6,235,261	9,839,261	10,034,261
175	13,713,374	13,713,374	2,084,374	6,168,374	9,772,374	9,967,374
190	13,613,045	13,613,045	1,984,045	6,068,045	9,672,045	9,867,045
200	13,546,158	13,546,158	1,917,158	6,001,158	9,605,158	9,800,158
225	13,378,941	13,378,941	1,749,941	5,833,941	9,437,941	9,632,941
235	13,312,054	13,312,054	1,683,054	5,767,054	9,371,054	9,566,054
250	13,211,724	13,211,724	1,582,724	5,666,724	9,270,724	9,465,724
265	13,111,394	13,111,394	1,482,394	5,566,394	9,170,394	9,365,394
275	13,044,507	13,044,507	1,415,507	5,499,507	9,103,507	9,298,507
300	12,877,289	12,877,289	1,248,289	5,332,289	8,936,289	9,131,289

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,371,629	-13,371,629	-25,000,629	-20,916,629	-17,312,629	-17,117,629
95	-14,304,812	-14,304,812	-25,933,812	-21,849,812	-18,245,812	-18,050,812
100	-14,365,181	-14,365,181	-25,994,181	-21,910,181	-18,306,181	-18,111,181
125	-14,667,022	-14,667,022	-26,296,022	-22,212,022	-18,608,022	-18,413,022
135	-14,787,759	-14,787,759	-26,416,759	-22,332,759	-18,728,759	-18,533,759
150	-14,968,864	-14,968,864	-26,597,864	-22,513,864	-18,909,864	-18,714,864
165	-15,149,968	-15,149,968	-26,778,968	-22,694,968	-19,090,968	-18,895,968
175	-15,270,705	-15,270,705	-26,899,705	-22,815,705	-19,211,705	-19,016,705
190	-15,451,811	-15,451,811	-27,080,811	-22,996,811	-19,392,811	-19,197,811
200	-15,572,547	-15,572,547	-27,201,547	-23,117,547	-19,513,547	-19,318,547
225	-15,874,389	-15,874,389	-27,503,389	-23,419,389	-19,815,389	-19,620,389
235	-15,995,125	-15,995,125	-27,624,125	-23,540,125	-19,936,125	-19,741,125
250	-16,176,230	-16,176,230	-27,805,230	-23,721,230	-20,117,230	-19,922,230
265	-16,357,335	-16,357,335	-27,986,335	-23,902,335	-20,298,335	-20,103,335
275	-16,478,072	-16,478,072	-28,107,072	-24,023,072	-20,419,072	-20,224,072
300	-16,779,913	-16,779,913	-28,408,913	-24,324,913	-20,720,913	-20,525,913

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,384,098	-7,384,098	-19,013,098	-14,929,098	-11,325,098	-11,130,098
95	-8,413,023	-8,413,023	-20,042,023	-15,958,023	-12,354,023	-12,159,023
100	-8,473,392	-8,473,392	-20,102,392	-16,018,392	-12,414,392	-12,219,392
125	-8,775,233	-8,775,233	-20,404,233	-16,320,233	-12,716,233	-12,521,233
135	-8,895,970	-8,895,970	-20,524,970	-16,440,970	-12,836,970	-12,641,970
150	-9,077,075	-9,077,075	-20,706,075	-16,622,075	-13,018,075	-12,823,075
165	-9,258,179	-9,258,179	-20,887,179	-16,803,179	-13,199,179	-13,004,179
175	-9,378,916	-9,378,916	-21,007,916	-16,923,916	-13,319,916	-13,124,916
190	-9,560,022	-9,560,022	-21,189,022	-17,105,022	-13,501,022	-13,306,022
200	-9,680,759	-9,680,759	-21,309,759	-17,225,759	-13,621,759	-13,426,759
225	-9,982,600	-9,982,600	-21,611,600	-17,527,600	-13,923,600	-13,728,600
235	-10,103,337	-10,103,337	-21,732,337	-17,648,337	-14,044,337	-13,849,337
250	-10,284,441	-10,284,441	-21,913,441	-17,829,441	-14,225,441	-14,030,441
265	-10,465,546	-10,465,546	-22,094,546	-18,010,546	-14,406,546	-14,211,546
275	-10,586,283	-10,586,283	-22,215,283	-18,131,283	-14,527,283	-14,332,283
300	-10,888,124	-10,888,124	-22,517,124	-18,433,124	-14,829,124	-14,634,124

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,072,464	-2,072,464	-13,701,464	-9,617,464	-6,013,464	-5,818,464
95	-3,186,323	-3,186,323	-14,815,323	-10,731,323	-7,127,323	-6,932,323
100	-3,246,692	-3,246,692	-14,875,692	-10,791,692	-7,187,692	-6,992,692
125	-3,548,533	-3,548,533	-15,177,533	-11,093,533	-7,489,533	-7,294,533
135	-3,669,270	-3,669,270	-15,298,270	-11,214,270	-7,610,270	-7,415,270
150	-3,850,375	-3,850,375	-15,479,375	-11,395,375	-7,791,375	-7,596,375
165	-4,031,480	-4,031,480	-15,660,480	-11,576,480	-7,972,480	-7,777,480
175	-4,152,217	-4,152,217	-15,781,217	-11,697,217	-8,093,217	-7,898,217
190	-4,333,322	-4,333,322	-15,962,322	-11,878,322	-8,274,322	-8,079,322
200	-4,454,058	-4,454,058	-16,083,058	-11,999,058	-8,395,058	-8,200,058
225	-4,755,900	-4,755,900	-16,384,900	-12,300,900	-8,696,900	-8,501,900
235	-4,876,636	-4,876,636	-16,505,636	-12,421,636	-8,817,636	-8,622,636
250	-5,057,741	-5,057,741	-16,686,741	-12,602,741	-8,998,741	-8,803,741
265	-5,238,847	-5,238,847	-16,867,847	-12,783,847	-9,179,847	-8,984,847
275	-5,359,582	-5,359,582	-16,988,582	-12,904,582	-9,300,582	-9,105,582
300	-5,661,425	-5,661,425	-17,290,425	-13,206,425	-9,602,425	-9,407,425

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,401,392	1,401,392	-10,227,608	-6,143,608	-2,539,608	-2,344,608
95	266,202	266,202	-11,362,798	-7,278,798	-3,674,798	-3,479,798
100	207,636	207,636	-11,421,364	-7,337,364	-3,733,364	-3,538,364
125	-86,502	-86,502	-11,715,502	-7,631,502	-4,027,502	-3,832,502
135	-205,424	-205,424	-11,834,424	-7,750,424	-4,146,424	-3,951,424
150	-383,807	-383,807	-12,012,807	-7,928,807	-4,324,807	-4,129,807
165	-562,190	-562,190	-12,191,190	-8,107,190	-4,503,190	-4,308,190
175	-681,112	-681,112	-12,310,112	-8,226,112	-4,622,112	-4,427,112
190	-859,495	-859,495	-12,488,495	-8,404,495	-4,800,495	-4,605,495
200	-979,530	-979,530	-12,608,530	-8,524,530	-4,920,530	-4,725,530
225	-1,281,372	-1,281,372	-12,910,372	-8,826,372	-5,222,372	-5,027,372
235	-1,402,108	-1,402,108	-13,031,108	-8,947,108	-5,343,108	-5,148,108
250	-1,583,214	-1,583,214	-13,212,214	-9,128,214	-5,524,214	-5,329,214
265	-1,764,319	-1,764,319	-13,393,319	-9,309,319	-5,705,319	-5,510,319
275	-1,885,055	-1,885,055	-13,514,055	-9,430,055	-5,826,055	-5,631,055
300	-2,186,897	-2,186,897	-13,815,897	-9,731,897	-6,127,897	-5,932,897

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,810,855	4,810,855	-6,818,145	-2,734,145	869,855	1,064,855
95	3,621,148	3,621,148	-8,007,852	-3,923,852	-319,852	-124,852
100	3,562,581	3,562,581	-8,066,419	-3,982,419	-378,419	-183,419
125	3,269,744	3,269,744	-8,359,256	-4,275,256	-671,256	-476,256
135	3,152,609	3,152,609	-8,476,391	-4,392,391	-788,391	-593,391
150	2,976,907	2,976,907	-8,652,093	-4,568,093	-964,093	-769,093
165	2,801,204	2,801,204	-8,827,796	-4,743,796	-1,139,796	-944,796
175	2,684,070	2,684,070	-8,944,930	-4,860,930	-1,256,930	-1,061,930
190	2,508,367	2,508,367	-9,120,633	-5,036,633	-1,432,633	-1,237,633
200	2,391,232	2,391,232	-9,237,768	-5,153,768	-1,549,768	-1,354,768
225	2,098,395	2,098,395	-9,530,605	-5,446,605	-1,842,605	-1,647,605
235	1,981,260	1,981,260	-9,647,740	-5,563,740	-1,959,740	-1,764,740
250	1,805,558	1,805,558	-9,823,442	-5,739,442	-2,135,442	-1,940,442
265	1,629,856	1,629,856	-9,999,144	-5,915,144	-2,311,144	-2,116,144
275	1,512,722	1,512,722	-10,116,278	-6,032,278	-2,428,278	-2,233,278
300	1,219,885	1,219,885	-10,409,115	-6,325,115	-2,721,115	-2,526,115

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,616,423	-23,616,423	-35,245,423	-31,161,423	-27,557,423	-27,362,423
95	-25,408,053	-25,408,053	-37,037,053	-32,953,053	-29,349,053	-29,154,053
100	-25,522,223	-25,522,223	-37,151,223	-33,067,223	-29,463,223	-29,268,223
125	-26,093,082	-26,093,082	-37,722,082	-33,638,082	-30,034,082	-29,839,082
135	-26,321,425	-26,321,425	-37,950,425	-33,866,425	-30,262,425	-30,067,425
150	-26,663,939	-26,663,939	-38,292,939	-34,208,939	-30,604,939	-30,409,939
165	-27,006,454	-27,006,454	-38,635,454	-34,551,454	-30,947,454	-30,752,454
175	-27,234,797	-27,234,797	-38,863,797	-34,779,797	-31,175,797	-30,980,797
190	-27,577,311	-27,577,311	-39,206,311	-35,122,311	-31,518,311	-31,323,311
200	-27,805,654	-27,805,654	-39,434,654	-35,350,654	-31,746,654	-31,551,654
225	-28,376,513	-28,376,513	-40,005,513	-35,921,513	-32,317,513	-32,122,513
235	-28,604,855	-28,604,855	-40,233,855	-36,149,855	-32,545,855	-32,350,855
250	-28,947,370	-28,947,370	-40,576,370	-36,492,370	-32,888,370	-32,693,370
265	-29,289,885	-29,289,885	-40,918,885	-36,834,885	-33,230,885	-33,035,885
275	-29,518,228	-29,518,228	-41,147,228	-37,063,228	-33,459,228	-33,264,228
300	-30,089,085	-30,089,085	-41,718,085	-37,634,085	-34,030,085	-33,835,085

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,679,149	-12,679,149	-24,308,149	-20,224,149	-16,620,149	-16,425,149
95	-14,645,666	-14,645,666	-26,274,666	-22,190,666	-18,586,666	-18,391,666
100	-14,759,838	-14,759,838	-26,388,838	-22,304,838	-18,700,838	-18,505,838
125	-15,330,695	-15,330,695	-26,959,695	-22,875,695	-19,271,695	-19,076,695
135	-15,559,038	-15,559,038	-27,188,038	-23,104,038	-19,500,038	-19,305,038
150	-15,901,553	-15,901,553	-27,530,553	-23,446,553	-19,842,553	-19,647,553
165	-16,244,068	-16,244,068	-27,873,068	-23,789,068	-20,185,068	-19,990,068
175	-16,472,410	-16,472,410	-28,101,410	-24,017,410	-20,413,410	-20,218,410
190	-16,814,925	-16,814,925	-28,443,925	-24,359,925	-20,755,925	-20,560,925
200	-17,043,269	-17,043,269	-28,672,269	-24,588,269	-20,984,269	-20,789,269
225	-17,614,126	-17,614,126	-29,243,126	-25,159,126	-21,555,126	-21,360,126
235	-17,842,469	-17,842,469	-29,471,469	-25,387,469	-21,783,469	-21,588,469
250	-18,184,984	-18,184,984	-29,813,984	-25,729,984	-22,125,984	-21,930,984
265	-18,527,498	-18,527,498	-30,156,498	-26,072,498	-22,468,498	-22,273,498
275	-18,755,841	-18,755,841	-30,384,841	-26,300,841	-22,696,841	-22,501,841
300	-19,326,699	-19,326,699	-30,955,699	-26,871,699	-23,267,699	-23,072,699

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,093,683	-3,093,683	-14,722,683	-10,638,683	-7,034,683	-6,839,683
95	-5,180,872	-5,180,872	-16,809,872	-12,725,872	-9,121,872	-8,926,872
100	-5,293,328	-5,293,328	-16,922,328	-12,838,328	-9,234,328	-9,039,328
125	-5,855,606	-5,855,606	-17,484,606	-13,400,606	-9,796,606	-9,601,606
135	-6,080,517	-6,080,517	-17,709,517	-13,625,517	-10,021,517	-9,826,517
150	-6,417,884	-6,417,884	-18,046,884	-13,962,884	-10,358,884	-10,163,884
165	-6,755,252	-6,755,252	-18,384,252	-14,300,252	-10,696,252	-10,501,252
175	-6,980,163	-6,980,163	-18,609,163	-14,525,163	-10,921,163	-10,726,163
190	-7,317,530	-7,317,530	-18,946,530	-14,862,530	-11,258,530	-11,063,530
200	-7,542,441	-7,542,441	-19,171,441	-15,087,441	-11,483,441	-11,288,441
225	-8,104,720	-8,104,720	-19,733,720	-15,649,720	-12,045,720	-11,850,720
235	-8,329,631	-8,329,631	-19,958,631	-15,874,631	-12,270,631	-12,075,631
250	-8,666,998	-8,666,998	-20,295,998	-16,211,998	-12,607,998	-12,412,998
265	-9,004,365	-9,004,365	-20,633,365	-16,549,365	-12,945,365	-12,750,365
275	-9,229,276	-9,229,276	-20,858,276	-16,774,276	-13,170,276	-12,975,276
300	-9,791,555	-9,791,555	-21,420,555	-17,336,555	-13,732,555	-13,537,555

**Maximum CIL rates (per square metre)**

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



Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,129,169	3,129,169	-8,499,831	-4,415,831	-811,831	-616,831
95	1,006,216	1,006,216	-10,622,784	-6,538,784	-2,934,784	-2,739,784
100	897,115	897,115	-10,731,885	-6,647,885	-3,043,885	-2,848,885
125	351,611	351,611	-11,277,389	-7,193,389	-3,589,389	-3,394,389
135	133,408	133,408	-11,495,592	-7,411,592	-3,807,592	-3,612,592
150	-196,852	-196,852	-11,825,852	-7,741,852	-4,137,852	-3,942,852
165	-529,150	-529,150	-12,158,150	-8,074,150	-4,470,150	-4,275,150
175	-750,680	-750,680	-12,379,680	-8,295,680	-4,691,680	-4,496,680
190	-1,082,977	-1,082,977	-12,711,977	-8,627,977	-5,023,977	-4,828,977
200	-1,304,508	-1,304,508	-12,933,508	-8,849,508	-5,245,508	-5,050,508
225	-1,862,831	-1,862,831	-13,491,831	-9,407,831	-5,803,831	-5,608,831
235	-2,087,742	-2,087,742	-13,716,742	-9,632,742	-6,028,742	-5,833,742
250	-2,425,109	-2,425,109	-14,054,109	-9,970,109	-6,366,109	-6,171,109
265	-2,762,476	-2,762,476	-14,391,476	-10,307,476	-6,703,476	-6,508,476
275	-2,987,387	-2,987,387	-14,616,387	-10,532,387	-6,928,387	-6,733,387
300	-3,549,666	-3,549,666	-15,178,666	-11,094,666	-7,490,666	-7,295,666

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,245,618	9,245,618	-2,383,382	1,700,618	5,304,618	5,499,618
95	7,032,436	7,032,436	-4,596,564	-512,564	3,091,436	3,286,436
100	6,923,334	6,923,334	-4,705,666	-621,666	2,982,334	3,177,334
125	6,377,830	6,377,830	-5,251,170	-1,167,170	2,436,830	2,631,830
135	6,159,628	6,159,628	-5,469,372	-1,385,372	2,218,628	2,413,628
150	5,832,326	5,832,326	-5,796,674	-1,712,674	1,891,326	2,086,326
165	5,505,023	5,505,023	-6,123,977	-2,039,977	1,564,023	1,759,023
175	5,286,821	5,286,821	-6,342,179	-2,258,179	1,345,821	1,540,821
190	4,959,519	4,959,519	-6,669,481	-2,585,481	1,018,519	1,213,519
200	4,741,317	4,741,317	-6,887,683	-2,803,683	800,317	995,317
225	4,195,812	4,195,812	-7,433,188	-3,349,188	254,812	449,812
235	3,977,610	3,977,610	-7,651,390	-3,567,390	36,610	231,610
250	3,650,308	3,650,308	-7,978,692	-3,894,692	-290,692	-95,692
265	3,323,005	3,323,005	-8,305,995	-4,221,995	-617,995	-422,995
275	3,104,803	3,104,803	-8,524,197	-4,440,197	-836,197	-641,197
300	2,559,299	2,559,299	-9,069,701	-4,985,701	-1,381,701	-1,186,701

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£235	£235

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,217,951	13,532,786	1,903,786	5,987,786	9,591,786	9,786,786
95	1,145,892	12,732,138	1,103,138	5,187,138	8,791,138	8,986,138
100	1,143,125	12,701,389	1,072,389	5,156,389	8,760,389	8,955,389
125	1,129,288	12,547,643	918,643	5,002,643	8,606,643	8,801,643
135	1,123,752	12,486,133	857,133	4,941,133	8,545,133	8,740,133
150	1,115,450	12,393,886	764,886	4,848,886	8,452,886	8,647,886
165	1,107,147	12,301,638	672,638	4,756,638	8,360,638	8,555,638
175	1,101,613	12,240,140	611,140	4,695,140	8,299,140	8,494,140
190	1,093,310	12,147,892	518,892	4,602,892	8,206,892	8,401,892
200	1,087,774	12,086,383	457,383	4,541,383	8,145,383	8,340,383
225	1,073,937	11,932,637	303,637	4,387,637	7,991,637	8,186,637
235	1,068,402	11,871,138	242,138	4,326,138	7,930,138	8,125,138
250	1,060,100	11,778,891	149,891	4,233,891	7,837,891	8,032,891
265	1,051,797	11,686,632	57,632	4,141,632	7,745,632	7,940,632
275	1,046,262	11,625,134	-3,866	4,080,134	7,684,134	7,879,134
300	1,032,425	11,471,388	-157,612	3,926,388	7,530,388	7,725,388

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,594,486	17,716,506	6,087,506	10,171,506	13,775,506	13,970,506
95	1,516,407	16,848,967	5,219,967	9,303,967	12,907,967	13,102,967
100	1,513,640	16,818,218	5,189,218	9,273,218	12,877,218	13,072,218
125	1,499,802	16,664,461	5,035,461	9,119,461	12,723,461	12,918,461
135	1,494,267	16,602,963	4,973,963	9,057,963	12,661,963	12,856,963
150	1,485,964	16,510,715	4,881,715	8,965,715	12,569,715	12,764,715
165	1,477,662	16,418,468	4,789,468	8,873,468	12,477,468	12,672,468
175	1,472,127	16,356,969	4,727,969	8,811,969	12,415,969	12,610,969
190	1,463,824	16,264,711	4,635,711	8,719,711	12,323,711	12,518,711
200	1,458,289	16,203,212	4,574,212	8,658,212	12,262,212	12,457,212
225	1,444,452	16,049,466	4,420,466	8,504,466	12,108,466	12,303,466
235	1,438,917	15,987,968	4,358,968	8,442,968	12,046,968	12,241,968
250	1,430,614	15,895,709	4,266,709	8,350,709	11,954,709	12,149,709
265	1,422,312	15,803,461	4,174,461	8,258,461	11,862,461	12,057,461
275	1,416,777	15,741,963	4,112,963	8,196,963	11,800,963	11,995,963
300	1,402,940	15,588,217	3,959,217	8,043,217	11,647,217	11,842,217

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,928,095	21,423,278	9,794,278	13,878,278	17,482,278	17,677,278
95	1,844,682	20,496,465	8,867,465	12,951,465	16,555,465	16,750,465
100	1,841,913	20,465,705	8,836,705	12,920,705	16,524,705	16,719,705
125	1,828,076	20,311,959	8,682,959	12,766,959	16,370,959	16,565,959
135	1,822,541	20,250,461	8,621,461	12,705,461	16,309,461	16,504,461
150	1,814,239	20,158,213	8,529,213	12,613,213	16,217,213	16,412,213
165	1,805,936	20,065,954	8,436,954	12,520,954	16,124,954	16,319,954
175	1,800,401	20,004,456	8,375,456	12,459,456	16,063,456	16,258,456
190	1,792,099	19,912,208	8,283,208	12,367,208	15,971,208	16,166,208
200	1,786,564	19,850,710	8,221,710	12,305,710	15,909,710	16,104,710
225	1,772,726	19,696,953	8,067,953	12,151,953	15,755,953	15,950,953
235	1,767,191	19,635,454	8,006,454	12,090,454	15,694,454	15,889,454
250	1,758,889	19,543,207	7,914,207	11,998,207	15,602,207	15,797,207
265	1,750,586	19,450,959	7,821,959	11,905,959	15,509,959	15,704,959
275	1,745,051	19,389,461	7,760,461	11,844,461	15,448,461	15,643,461
300	1,731,213	19,235,704	7,606,704	11,690,704	15,294,704	15,489,704

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,150,015	23,889,052	12,260,052	16,344,052	19,948,052	20,143,052
95	2,063,053	22,922,812	11,293,812	15,377,812	18,981,812	19,176,812
100	2,060,286	22,892,063	11,263,063	15,347,063	18,951,063	19,146,063
125	2,046,448	22,738,306	11,109,306	15,193,306	18,797,306	18,992,306
135	2,040,913	22,676,807	11,047,807	15,131,807	18,735,807	18,930,807
150	2,032,610	22,584,560	10,955,560	15,039,560	18,643,560	18,838,560
165	2,024,308	22,492,312	10,863,312	14,947,312	18,551,312	18,746,312
175	2,018,773	22,430,814	10,801,814	14,885,814	18,489,814	18,684,814
190	2,010,470	22,338,555	10,709,555	14,793,555	18,397,555	18,592,555
200	2,004,935	22,277,057	10,648,057	14,732,057	18,336,057	18,531,057
225	1,991,098	22,123,311	10,494,311	14,578,311	18,182,311	18,377,311
235	1,985,563	22,061,812	10,432,812	14,516,812	18,120,812	18,315,812
250	1,977,260	21,969,554	10,340,554	14,424,554	18,028,554	18,223,554
265	1,968,958	21,877,306	10,248,306	14,332,306	17,936,306	18,131,306
275	1,963,423	21,815,808	10,186,808	14,270,808	17,874,808	18,069,808
300	1,949,586	21,662,062	10,033,062	14,117,062	17,721,062	17,916,062

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,371,172	26,346,351	14,717,351	18,801,351	22,405,351	22,600,351
95	2,280,674	25,340,819	13,711,819	17,795,819	21,399,819	21,594,819
100	2,277,906	25,310,070	13,681,070	17,765,070	21,369,070	21,564,070
125	2,264,068	25,156,313	13,527,313	17,611,313	21,215,313	21,410,313
135	2,258,533	25,094,814	13,465,814	17,549,814	21,153,814	21,348,814
150	2,250,231	25,002,567	13,373,567	17,457,567	21,061,567	21,256,567
165	2,241,929	24,910,319	13,281,319	17,365,319	20,969,319	21,164,319
175	2,236,394	24,848,821	13,219,821	17,303,821	20,907,821	21,102,821
190	2,228,091	24,756,562	13,127,562	17,211,562	20,815,562	21,010,562
200	2,222,556	24,695,064	13,066,064	17,150,064	20,754,064	20,949,064
225	2,208,719	24,541,318	12,912,318	16,996,318	20,600,318	20,795,318
235	2,203,184	24,479,819	12,850,819	16,934,819	20,538,819	20,733,819
250	2,194,880	24,387,561	12,758,561	16,842,561	20,446,561	20,641,561
265	2,186,578	24,295,313	12,666,313	16,750,313	20,354,313	20,549,313
275	2,181,043	24,233,815	12,604,815	16,688,815	20,292,815	20,487,815
300	2,167,206	24,080,069	12,451,069	16,535,069	20,139,069	20,334,069

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	378,485	1,968,120	-9,660,880	-5,576,880	-1,972,880	-1,777,880
95	248,145	1,290,356	-10,338,644	-6,254,644	-2,650,644	-2,455,644
100	241,604	1,256,339	-10,372,661	-6,288,661	-2,684,661	-2,489,661
125	208,897	1,086,264	-10,542,736	-6,458,736	-2,854,736	-2,659,736
135	195,814	1,018,230	-10,610,770	-6,526,770	-2,922,770	-2,727,770
150	176,189	916,185	-10,712,815	-6,628,815	-3,024,815	-2,829,815
165	156,565	814,139	-10,814,861	-6,730,861	-3,126,861	-2,931,861
175	143,482	746,105	-10,882,895	-6,798,895	-3,194,895	-2,999,895
190	123,858	644,060	-10,984,940	-6,900,940	-3,296,940	-3,101,940
200	110,775	576,031	-11,052,969	-6,968,969	-3,364,969	-3,169,969
225	78,068	405,952	-11,223,048	-7,139,048	-3,535,048	-3,340,048
235	64,985	337,923	-11,291,077	-7,207,077	-3,603,077	-3,408,077
250	45,360	235,872	-11,393,128	-7,309,128	-3,705,128	-3,510,128
265	25,736	133,827	-11,495,173	-7,411,173	-3,807,173	-3,612,173
275	12,653	65,798	-11,563,202	-7,479,202	-3,875,202	-3,680,202
300	-20,360	-105,874	-11,734,874	-7,650,874	-4,046,874	-3,851,874

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,095,942	5,698,899	-5,930,101	-1,846,101	1,757,899	1,952,899
95	954,130	4,961,474	-6,667,526	-2,583,526	1,020,474	1,215,474
100	947,589	4,927,462	-6,701,538	-2,617,538	986,462	1,181,462
125	914,881	4,757,383	-6,871,617	-2,787,617	816,383	1,011,383
135	901,799	4,689,354	-6,939,646	-2,855,646	748,354	943,354
150	882,174	4,587,303	-7,041,697	-2,957,697	646,303	841,303
165	862,550	4,485,258	-7,143,742	-3,059,742	544,258	739,258
175	849,467	4,417,229	-7,211,771	-3,127,771	476,229	671,229
190	829,843	4,315,184	-7,313,816	-3,229,816	374,184	569,184
200	816,760	4,247,150	-7,381,850	-3,297,850	306,150	501,150
225	784,052	4,077,070	-7,551,930	-3,467,930	136,070	331,070
235	770,970	4,009,042	-7,619,958	-3,535,958	68,042	263,042
250	751,345	3,906,996	-7,722,004	-3,638,004	-34,004	160,996
265	731,721	3,804,950	-7,824,050	-3,740,050	-136,050	58,950
275	718,638	3,736,916	-7,892,084	-3,808,084	-204,084	-9,084
300	685,931	3,566,842	-8,062,158	-3,978,158	-374,158	-179,158

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£235	£265

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,731,657	9,004,616	-2,624,384	1,459,616	5,063,616	5,258,616
95	1,579,680	8,214,333	-3,414,667	669,333	4,273,333	4,468,333
100	1,573,139	8,180,322	-3,448,678	635,322	4,239,322	4,434,322
125	1,540,431	8,010,242	-3,618,758	465,242	4,069,242	4,264,242
135	1,527,349	7,942,214	-3,686,786	397,214	4,001,214	4,196,214
150	1,507,724	7,840,163	-3,788,837	295,163	3,899,163	4,094,163
165	1,488,099	7,738,117	-3,890,883	193,117	3,797,117	3,992,117
175	1,475,017	7,670,089	-3,958,911	125,089	3,729,089	3,924,089
190	1,455,393	7,568,043	-4,060,957	23,043	3,627,043	3,822,043
200	1,442,309	7,500,009	-4,128,991	-44,991	3,559,009	3,754,009
225	1,409,602	7,329,930	-4,299,070	-215,070	3,388,930	3,583,930
235	1,396,519	7,261,901	-4,367,099	-283,099	3,320,901	3,515,901
250	1,376,895	7,159,855	-4,469,145	-385,145	3,218,855	3,413,855
265	1,357,271	7,057,810	-4,571,190	-487,190	3,116,810	3,311,810
275	1,344,188	6,989,776	-4,639,224	-555,224	3,048,776	3,243,776
300	1,311,481	6,819,702	-4,809,298	-725,298	2,878,702	3,073,702

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,154,523	11,203,520	-425,480	3,658,520	7,262,520	7,457,520
95	1,995,785	10,378,080	-1,250,920	2,833,080	6,437,080	6,632,080
100	1,989,243	10,344,063	-1,284,937	2,799,063	6,403,063	6,598,063
125	1,956,535	10,173,984	-1,455,016	2,628,984	6,232,984	6,427,984
135	1,943,453	10,105,955	-1,523,045	2,560,955	6,164,955	6,359,955
150	1,923,829	10,003,909	-1,625,091	2,458,909	6,062,909	6,257,909
165	1,904,205	9,901,864	-1,727,136	2,356,864	5,960,864	6,155,864
175	1,891,121	9,833,830	-1,795,170	2,288,830	5,892,830	6,087,830
190	1,871,497	9,731,784	-1,897,216	2,186,784	5,790,784	5,985,784
200	1,858,415	9,663,756	-1,965,244	2,118,756	5,722,756	5,917,756
225	1,825,707	9,493,676	-2,135,324	1,948,676	5,552,676	5,747,676
235	1,812,624	9,425,642	-2,203,358	1,880,642	5,484,642	5,679,642
250	1,792,999	9,323,597	-2,305,403	1,778,597	5,382,597	5,577,597
265	1,773,375	9,221,551	-2,407,449	1,676,551	5,280,551	5,475,551
275	1,760,293	9,153,522	-2,475,478	1,608,522	5,212,522	5,407,522
300	1,727,585	8,983,443	-2,645,557	1,438,443	5,042,443	5,237,443

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,675,907	13,394,717	1,765,717	5,849,717	9,453,717	9,648,717
95	2,410,431	12,534,241	905,241	4,989,241	8,593,241	8,788,241
100	2,403,889	12,500,224	871,224	4,955,224	8,559,224	8,754,224
125	2,371,182	12,330,145	701,145	4,785,145	8,389,145	8,584,145
135	2,358,099	12,262,116	633,116	4,717,116	8,321,116	8,516,116
150	2,338,475	12,160,071	531,071	4,615,071	8,219,071	8,414,071
165	2,318,850	12,058,020	429,020	4,513,020	8,117,020	8,312,020
175	2,305,768	11,989,991	360,991	4,444,991	8,048,991	8,243,991
190	2,286,143	11,887,946	258,946	4,342,946	7,946,946	8,141,946
200	2,273,060	11,819,912	190,912	4,274,912	7,878,912	8,073,912
225	2,240,353	11,649,837	20,837	4,104,837	7,708,837	7,903,837
235	2,227,270	11,581,804	-47,196	4,036,804	7,640,804	7,835,804
250	2,207,646	11,479,758	-149,242	3,934,758	7,538,758	7,733,758
265	2,188,022	11,377,712	-251,288	3,832,712	7,436,712	7,631,712
275	2,174,938	11,309,678	-319,322	3,764,678	7,368,678	7,563,678
300	2,142,232	11,139,604	-489,396	3,594,604	7,198,604	7,393,604

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,036,199	3,626,697	-8,002,303	-3,918,303	-314,303	-119,303
95	787,384	2,755,846	-8,873,154	-4,789,154	-1,185,154	-990,154
100	775,161	2,713,064	-8,915,936	-4,831,936	-1,227,936	-1,032,936
125	714,044	2,499,152	-9,129,848	-5,045,848	-1,441,848	-1,246,848
135	689,597	2,413,589	-9,215,411	-5,131,411	-1,527,411	-1,332,411
150	652,927	2,285,244	-9,343,756	-5,259,756	-1,655,756	-1,460,756
165	616,256	2,156,896	-9,472,104	-5,388,104	-1,784,104	-1,589,104
175	591,809	2,071,333	-9,557,667	-5,473,667	-1,869,667	-1,674,667
190	555,138	1,942,985	-9,686,015	-5,602,015	-1,998,015	-1,803,015
200	530,692	1,857,422	-9,771,578	-5,687,578	-2,083,578	-1,888,578
225	469,574	1,643,510	-9,985,490	-5,901,490	-2,297,490	-2,102,490
235	445,128	1,557,947	-10,071,053	-5,987,053	-2,383,053	-2,188,053
250	408,457	1,429,599	-10,199,401	-6,115,401	-2,511,401	-2,316,401
265	371,787	1,301,254	-10,327,746	-6,243,746	-2,639,746	-2,444,746
275	347,340	1,215,691	-10,413,309	-6,329,309	-2,725,309	-2,530,309
300	286,223	1,001,779	-10,627,221	-6,543,221	-2,939,221	-2,744,221

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,378,819	8,325,865	-3,303,135	780,865	4,384,865	4,579,865
95	2,108,535	7,379,871	-4,249,129	-165,129	3,438,871	3,633,871
100	2,096,311	7,337,090	-4,291,910	-207,910	3,396,090	3,591,090
125	2,035,194	7,123,178	-4,505,822	-421,822	3,182,178	3,377,178
135	2,010,747	7,037,615	-4,591,385	-507,385	3,096,615	3,291,615
150	1,974,077	6,909,270	-4,719,730	-635,730	2,968,270	3,163,270
165	1,937,406	6,780,922	-4,848,078	-764,078	2,839,922	3,034,922
175	1,912,960	6,695,359	-4,933,641	-849,641	2,754,359	2,949,359
190	1,876,289	6,567,010	-5,061,990	-977,990	2,626,010	2,821,010
200	1,851,842	6,481,447	-5,147,553	-1,063,553	2,540,447	2,735,447
225	1,790,724	6,267,536	-5,361,464	-1,277,464	2,326,536	2,521,536
235	1,766,278	6,181,973	-5,447,027	-1,363,027	2,240,973	2,435,973
250	1,729,607	6,053,624	-5,575,376	-1,491,376	2,112,624	2,307,624
265	1,692,937	5,925,279	-5,703,721	-1,619,721	1,984,279	2,179,279
275	1,668,490	5,839,716	-5,789,284	-1,705,284	1,898,716	2,093,716
300	1,607,373	5,625,805	-6,003,195	-1,919,195	1,684,805	1,879,805

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,568,324	12,489,135	860,135	4,944,135	8,548,135	8,743,135
95	3,279,020	11,476,571	-152,429	3,931,571	7,535,571	7,730,571
100	3,266,797	11,433,789	-195,211	3,888,789	7,492,789	7,687,789
125	3,205,679	11,219,878	-409,122	3,674,878	7,278,878	7,473,878
135	3,181,233	11,134,315	-494,685	3,589,315	7,193,315	7,388,315
150	3,144,562	11,005,966	-623,034	3,460,966	7,064,966	7,259,966
165	3,107,892	10,877,622	-751,378	3,332,622	6,936,622	7,131,622
175	3,083,445	10,792,059	-836,941	3,247,059	6,851,059	7,046,059
190	3,046,774	10,663,710	-965,290	3,118,710	6,722,710	6,917,710
200	3,022,328	10,578,147	-1,050,853	3,033,147	6,637,147	6,832,147
225	2,961,210	10,364,236	-1,264,764	2,819,236	6,423,236	6,618,236
235	2,936,764	10,278,672	-1,350,328	2,733,672	6,337,672	6,532,672
250	2,900,093	10,150,324	-1,478,676	2,605,324	6,209,324	6,404,324
265	2,863,423	10,021,979	-1,607,021	2,476,979	6,080,979	6,275,979
275	2,838,975	9,936,413	-1,692,587	2,391,413	5,995,413	6,190,413
300	2,777,858	9,722,505	-1,906,495	2,177,505	5,781,505	5,976,505

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,359,614	15,258,649	3,629,649	7,713,649	11,317,649	11,512,649
95	4,057,657	14,201,799	2,572,799	6,656,799	10,260,799	10,455,799
100	4,045,434	14,159,017	2,530,017	6,614,017	10,218,017	10,413,017
125	3,984,316	13,945,106	2,316,106	6,400,106	10,004,106	10,199,106
135	3,959,869	13,859,543	2,230,543	6,314,543	9,918,543	10,113,543
150	3,923,198	13,731,194	2,102,194	6,186,194	9,790,194	9,985,194
165	3,886,528	13,602,850	1,973,850	6,057,850	9,661,850	9,856,850
175	3,862,081	13,517,283	1,888,283	5,972,283	9,576,283	9,771,283
190	3,825,411	13,388,938	1,759,938	5,843,938	9,447,938	9,642,938
200	3,800,963	13,303,371	1,674,371	5,758,371	9,362,371	9,557,371
225	3,739,847	13,089,463	1,460,463	5,544,463	9,148,463	9,343,463
235	3,715,399	13,003,897	1,374,897	5,458,897	9,062,897	9,257,897
250	3,678,729	12,875,552	1,246,552	5,330,552	8,934,552	9,129,552
265	3,642,058	12,747,204	1,118,204	5,202,204	8,806,204	9,001,204
275	3,617,612	12,661,640	1,032,640	5,116,640	8,720,640	8,915,640
300	3,556,494	12,447,729	818,729	4,902,729	8,506,729	8,701,729

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,148,210	18,018,735	6,389,735	10,473,735	14,077,735	14,272,735
95	4,833,643	16,917,751	5,288,751	9,372,751	12,976,751	13,171,751
100	4,821,420	16,874,969	5,245,969	9,329,969	12,933,969	13,128,969
125	4,760,302	16,661,058	5,032,058	9,116,058	12,720,058	12,915,058
135	4,735,856	16,575,495	4,946,495	9,030,495	12,634,495	12,829,495
150	4,699,185	16,447,146	4,818,146	8,902,146	12,506,146	12,701,146
165	4,662,515	16,318,802	4,689,802	8,773,802	12,377,802	12,572,802
175	4,638,067	16,233,235	4,604,235	8,688,235	12,292,235	12,487,235
190	4,601,397	16,104,890	4,475,890	8,559,890	12,163,890	12,358,890
200	4,576,950	16,019,323	4,390,323	8,474,323	12,078,323	12,273,323
225	4,515,833	15,805,415	4,176,415	8,260,415	11,864,415	12,059,415
235	4,491,385	15,719,849	4,090,849	8,174,849	11,778,849	11,973,849
250	4,454,715	15,591,504	3,962,504	8,046,504	11,650,504	11,845,504
265	4,418,044	15,463,156	3,834,156	7,918,156	11,522,156	11,717,156
275	4,393,598	15,377,592	3,748,592	7,832,592	11,436,592	11,631,592
300	4,332,480	15,163,681	3,534,681	7,618,681	11,222,681	11,417,681

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,067,280	5,067,280	-6,561,720	-2,477,720	1,126,280	1,321,280
95	4,305,441	4,305,441	-7,323,559	-3,239,559	364,441	559,441
100	4,269,608	4,269,608	-7,359,392	-3,275,392	328,608	523,608
125	4,090,447	4,090,447	-7,538,553	-3,454,553	149,447	344,447
135	4,018,783	4,018,783	-7,610,217	-3,526,217	77,783	272,783
150	3,911,286	3,911,286	-7,717,714	-3,633,714	-29,714	165,286
165	3,803,790	3,803,790	-7,825,210	-3,741,210	-137,210	57,790
175	3,732,125	3,732,125	-7,896,875	-3,812,875	-208,875	-13,875
190	3,624,629	3,624,629	-8,004,371	-3,920,371	-316,371	-121,371
200	3,552,964	3,552,964	-8,076,036	-3,992,036	-388,036	-193,036
225	3,373,803	3,373,803	-8,255,197	-4,171,197	-567,197	-372,197
235	3,302,138	3,302,138	-8,326,862	-4,242,862	-638,862	-443,862
250	3,194,642	3,194,642	-8,434,358	-4,350,358	-746,358	-551,358
265	3,087,146	3,087,146	-8,541,854	-4,457,854	-853,854	-658,854
275	3,015,480	3,015,480	-8,613,520	-4,529,520	-925,520	-730,520
300	2,836,319	2,836,319	-8,792,681	-4,708,681	-1,104,681	-909,681

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£165

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,123,300	9,123,300	-2,505,700	1,578,300	5,182,300	5,377,300
95	8,296,604	8,296,604	-3,332,396	751,604	4,355,604	4,550,604
100	8,260,773	8,260,773	-3,368,227	715,773	4,319,773	4,514,773
125	8,081,612	8,081,612	-3,547,388	536,612	4,140,612	4,335,612
135	8,009,947	8,009,947	-3,619,053	464,947	4,068,947	4,263,947
150	7,902,450	7,902,450	-3,726,550	357,450	3,961,450	4,156,450
165	7,794,953	7,794,953	-3,834,047	249,953	3,853,953	4,048,953
175	7,723,289	7,723,289	-3,905,711	178,289	3,782,289	3,977,289
190	7,615,792	7,615,792	-4,013,208	70,792	3,674,792	3,869,792
200	7,544,128	7,544,128	-4,084,872	-872	3,603,128	3,798,128
225	7,364,967	7,364,967	-4,264,033	-180,033	3,423,967	3,618,967
235	7,293,303	7,293,303	-4,335,697	-251,697	3,352,303	3,547,303
250	7,185,806	7,185,806	-4,443,194	-359,194	3,244,806	3,439,806
265	7,078,309	7,078,309	-4,550,691	-466,691	3,137,309	3,332,309
275	7,006,645	7,006,645	-4,622,355	-538,355	3,065,645	3,260,645
300	6,827,483	6,827,483	-4,801,517	-717,517	2,886,483	3,081,483

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,716,901	12,716,901	1,087,901	5,171,901	8,775,901	8,970,901
95	11,832,744	11,832,744	203,744	4,287,744	7,891,744	8,086,744
100	11,796,911	11,796,911	167,911	4,251,911	7,855,911	8,050,911
125	11,617,750	11,617,750	-11,250	4,072,750	7,676,750	7,871,750
135	11,546,086	11,546,086	-82,914	4,001,086	7,605,086	7,800,086
150	11,438,589	11,438,589	-190,411	3,893,589	7,497,589	7,692,589
165	11,331,093	11,331,093	-297,907	3,786,093	7,390,093	7,585,093
175	11,259,428	11,259,428	-369,572	3,714,428	7,318,428	7,513,428
190	11,151,932	11,151,932	-477,068	3,606,932	7,210,932	7,405,932
200	11,080,267	11,080,267	-548,733	3,535,267	7,139,267	7,334,267
225	10,901,105	10,901,105	-727,895	3,356,105	6,960,105	7,155,105
235	10,829,441	10,829,441	-799,559	3,284,441	6,888,441	7,083,441
250	10,721,944	10,721,944	-907,056	3,176,944	6,780,944	6,975,944
265	10,614,448	10,614,448	-1,014,552	3,069,448	6,673,448	6,868,448
275	10,542,783	10,542,783	-1,086,217	2,997,783	6,601,783	6,796,783
300	10,363,622	10,363,622	-1,265,378	2,818,622	6,422,622	6,617,622

**Maximum CIL rates (per square metre)**

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



Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,107,408	15,107,408	3,478,408	7,562,408	11,166,408	11,361,408
95	14,185,026	14,185,026	2,556,026	6,640,026	10,244,026	10,439,026
100	14,149,193	14,149,193	2,520,193	6,604,193	10,208,193	10,403,193
125	13,970,032	13,970,032	2,341,032	6,425,032	10,029,032	10,224,032
135	13,898,368	13,898,368	2,269,368	6,353,368	9,957,368	10,152,368
150	13,790,871	13,790,871	2,161,871	6,245,871	9,849,871	10,044,871
165	13,683,374	13,683,374	2,054,374	6,138,374	9,742,374	9,937,374
175	13,611,710	13,611,710	1,982,710	6,066,710	9,670,710	9,865,710
190	13,504,213	13,504,213	1,875,213	5,959,213	9,563,213	9,758,213
200	13,432,549	13,432,549	1,803,549	5,887,549	9,491,549	9,686,549
225	13,253,388	13,253,388	1,624,388	5,708,388	9,312,388	9,507,388
235	13,181,723	13,181,723	1,552,723	5,636,723	9,240,723	9,435,723
250	13,074,226	13,074,226	1,445,226	5,529,226	9,133,226	9,328,226
265	12,966,730	12,966,730	1,337,730	5,421,730	9,025,730	9,220,730
275	12,895,065	12,895,065	1,266,065	5,350,065	8,954,065	9,149,065
300	12,715,904	12,715,904	1,086,904	5,170,904	8,774,904	8,969,904

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,474,118	17,474,118	5,845,118	9,929,118	13,533,118	13,728,118
95	16,524,124	16,524,124	4,895,124	8,979,124	12,583,124	12,778,124
100	16,488,830	16,488,830	4,859,830	8,943,830	12,547,830	12,742,830
125	16,312,362	16,312,362	4,683,362	8,767,362	12,371,362	12,566,362
135	16,241,775	16,241,775	4,612,775	8,696,775	12,300,775	12,495,775
150	16,135,076	16,135,076	4,506,076	8,590,076	12,194,076	12,389,076
165	16,027,579	16,027,579	4,398,579	8,482,579	12,086,579	12,281,579
175	15,955,915	15,955,915	4,326,915	8,410,915	12,014,915	12,209,915
190	15,848,418	15,848,418	4,219,418	8,303,418	11,907,418	12,102,418
200	15,776,753	15,776,753	4,147,753	8,231,753	11,835,753	12,030,753
225	15,597,592	15,597,592	3,968,592	8,052,592	11,656,592	11,851,592
235	15,525,928	15,525,928	3,896,928	7,980,928	11,584,928	11,779,928
250	15,418,431	15,418,431	3,789,431	7,873,431	11,477,431	11,672,431
265	15,310,934	15,310,934	3,681,934	7,765,934	11,369,934	11,564,934
275	15,239,270	15,239,270	3,610,270	7,694,270	11,298,270	11,493,270
300	15,060,109	15,060,109	3,431,109	7,515,109	11,119,109	11,314,109

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,592,358	-10,592,358	-22,221,358	-18,137,358	-14,533,358	-14,338,358
95	-11,651,912	-11,651,912	-23,280,912	-19,196,912	-15,592,912	-15,397,912
100	-11,716,591	-11,716,591	-23,345,591	-19,261,591	-15,657,591	-15,462,591
125	-12,039,994	-12,039,994	-23,668,994	-19,584,994	-15,980,994	-15,785,994
135	-12,169,354	-12,169,354	-23,798,354	-19,714,354	-16,110,354	-15,915,354
150	-12,363,395	-12,363,395	-23,992,395	-19,908,395	-16,304,395	-16,109,395
165	-12,557,436	-12,557,436	-24,186,436	-20,102,436	-16,498,436	-16,303,436
175	-12,686,797	-12,686,797	-24,315,797	-20,231,797	-16,627,797	-16,432,797
190	-12,880,837	-12,880,837	-24,509,837	-20,425,837	-16,821,837	-16,626,837
200	-13,010,198	-13,010,198	-24,639,198	-20,555,198	-16,951,198	-16,756,198
225	-13,333,600	-13,333,600	-24,962,600	-20,878,600	-17,274,600	-17,079,600
235	-13,462,961	-13,462,961	-25,091,961	-21,007,961	-17,403,961	-17,208,961
250	-13,657,001	-13,657,001	-25,286,001	-21,202,001	-17,598,001	-17,403,001
265	-13,851,043	-13,851,043	-25,480,043	-21,396,043	-17,792,043	-17,597,043
275	-13,980,404	-13,980,404	-25,609,404	-21,525,404	-17,921,404	-17,726,404
300	-14,303,806	-14,303,806	-25,932,806	-21,848,806	-18,244,806	-18,049,806

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,185,805	-4,185,805	-15,814,805	-11,730,805	-8,126,805	-7,931,805
95	-5,347,799	-5,347,799	-16,976,799	-12,892,799	-9,288,799	-9,093,799
100	-5,412,480	-5,412,480	-17,041,480	-12,957,480	-9,353,480	-9,158,480
125	-5,735,881	-5,735,881	-17,364,881	-13,280,881	-9,676,881	-9,481,881
135	-5,865,242	-5,865,242	-17,494,242	-13,410,242	-9,806,242	-9,611,242
150	-6,059,283	-6,059,283	-17,688,283	-13,604,283	-10,000,283	-9,805,283
165	-6,253,324	-6,253,324	-17,882,324	-13,798,324	-10,194,324	-9,999,324
175	-6,382,685	-6,382,685	-18,011,685	-13,927,685	-10,323,685	-10,128,685
190	-6,576,726	-6,576,726	-18,205,726	-14,121,726	-10,517,726	-10,322,726
200	-6,706,087	-6,706,087	-18,335,087	-14,251,087	-10,647,087	-10,452,087
225	-7,029,489	-7,029,489	-18,658,489	-14,574,489	-10,970,489	-10,775,489
235	-7,158,850	-7,158,850	-18,787,850	-14,703,850	-11,099,850	-10,904,850
250	-7,352,890	-7,352,890	-18,981,890	-14,897,890	-11,293,890	-11,098,890
265	-7,546,932	-7,546,932	-19,175,932	-15,091,932	-11,487,932	-11,292,932
275	-7,676,292	-7,676,292	-19,305,292	-15,221,292	-11,617,292	-11,422,292
300	-7,999,693	-7,999,693	-19,628,693	-15,544,693	-11,940,693	-11,745,693

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,432,593	1,432,593	-10,196,407	-6,112,407	-2,508,407	-2,313,407
95	217,420	217,420	-11,411,580	-7,327,580	-3,723,580	-3,528,580
100	154,669	154,669	-11,474,331	-7,390,331	-3,786,331	-3,591,331
125	-161,512	-161,512	-11,790,512	-7,706,512	-4,102,512	-3,907,512
135	-288,928	-288,928	-11,917,928	-7,833,928	-4,229,928	-4,034,928
150	-480,054	-480,054	-12,109,054	-8,025,054	-4,421,054	-4,226,054
165	-671,178	-671,178	-12,300,178	-8,216,178	-4,612,178	-4,417,178
175	-798,594	-798,594	-12,427,594	-8,343,594	-4,739,594	-4,544,594
190	-990,888	-990,888	-12,619,888	-8,535,888	-4,931,888	-4,736,888
200	-1,120,249	-1,120,249	-12,749,249	-8,665,249	-5,061,249	-4,866,249
225	-1,443,651	-1,443,651	-13,072,651	-8,988,651	-5,384,651	-5,189,651
235	-1,573,012	-1,573,012	-13,202,012	-9,118,012	-5,514,012	-5,319,012
250	-1,767,052	-1,767,052	-13,396,052	-9,312,052	-5,708,052	-5,513,052
265	-1,961,094	-1,961,094	-13,590,094	-9,506,094	-5,902,094	-5,707,094
275	-2,090,455	-2,090,455	-13,719,455	-9,635,455	-6,031,455	-5,836,455
300	-2,413,857	-2,413,857	-14,042,857	-9,958,857	-6,354,857	-6,159,857

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,095,077	5,095,077	-6,533,923	-2,449,923	1,154,077	1,349,077
95	3,821,341	3,821,341	-7,807,659	-3,723,659	-119,659	75,341
100	3,758,590	3,758,590	-7,870,410	-3,786,410	-182,410	12,590
125	3,444,836	3,444,836	-8,184,164	-4,100,164	-496,164	-301,164
135	3,319,334	3,319,334	-8,309,666	-4,225,666	-621,666	-426,666
150	3,131,082	3,131,082	-8,497,918	-4,413,918	-809,918	-614,918
165	2,942,829	2,942,829	-8,686,171	-4,602,171	-998,171	-803,171
175	2,817,328	2,817,328	-8,811,672	-4,727,672	-1,123,672	-928,672
190	2,629,075	2,629,075	-8,999,925	-4,915,925	-1,311,925	-1,116,925
200	2,503,574	2,503,574	-9,125,426	-5,041,426	-1,437,426	-1,242,426
225	2,189,820	2,189,820	-9,439,180	-5,355,180	-1,751,180	-1,556,180
235	2,064,319	2,064,319	-9,564,681	-5,480,681	-1,876,681	-1,681,681
250	1,876,066	1,876,066	-9,752,934	-5,668,934	-2,064,934	-1,869,934
265	1,687,813	1,687,813	-9,941,187	-5,857,187	-2,253,187	-2,058,187
275	1,562,312	1,562,312	-10,066,688	-5,982,688	-2,378,688	-2,183,688
300	1,248,558	1,248,558	-10,380,442	-6,296,442	-2,692,442	-2,497,442

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,744,738	8,744,738	-2,884,262	1,199,738	4,803,738	4,998,738
95	7,412,643	7,412,643	-4,216,357	-132,357	3,471,643	3,666,643
100	7,349,892	7,349,892	-4,279,108	-195,108	3,408,892	3,603,892
125	7,036,138	7,036,138	-4,592,862	-508,862	3,095,138	3,290,138
135	6,910,636	6,910,636	-4,718,364	-634,364	2,969,636	3,164,636
150	6,722,384	6,722,384	-4,906,616	-822,616	2,781,384	2,976,384
165	6,534,132	6,534,132	-5,094,868	-1,010,868	2,593,132	2,788,132
175	6,408,630	6,408,630	-5,220,370	-1,136,370	2,467,630	2,662,630
190	6,220,378	6,220,378	-5,408,622	-1,324,622	2,279,378	2,474,378
200	6,094,876	6,094,876	-5,534,124	-1,450,124	2,153,876	2,348,876
225	5,781,122	5,781,122	-5,847,878	-1,763,878	1,840,122	2,035,122
235	5,655,620	5,655,620	-5,973,380	-1,889,380	1,714,620	1,909,620
250	5,467,368	5,467,368	-6,161,632	-2,077,632	1,526,368	1,721,368
265	5,279,115	5,279,115	-6,349,885	-2,265,885	1,338,115	1,533,115
275	5,153,614	5,153,614	-6,475,386	-2,391,386	1,212,614	1,407,614
300	4,839,860	4,839,860	-6,789,140	-2,705,140	898,860	1,093,860

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,506,939	-18,506,939	-30,135,939	-26,051,939	-22,447,939	-22,252,939
95	-20,535,216	-20,535,216	-32,164,216	-28,080,216	-24,476,216	-24,281,216
100	-20,657,543	-20,657,543	-32,286,543	-28,202,543	-24,598,543	-24,403,543
125	-21,269,176	-21,269,176	-32,898,176	-28,814,176	-25,210,176	-25,015,176
135	-21,513,829	-21,513,829	-33,142,829	-29,058,829	-25,454,829	-25,259,829
150	-21,880,809	-21,880,809	-33,509,809	-29,425,809	-25,821,809	-25,626,809
165	-22,247,790	-22,247,790	-33,876,790	-29,792,790	-26,188,790	-25,993,790
175	-22,492,442	-22,492,442	-34,121,442	-30,037,442	-26,433,442	-26,238,442
190	-22,859,422	-22,859,422	-34,488,422	-30,404,422	-26,800,422	-26,605,422
200	-23,104,076	-23,104,076	-34,733,076	-30,649,076	-27,045,076	-26,850,076
225	-23,715,709	-23,715,709	-35,344,709	-31,260,709	-27,656,709	-27,461,709
235	-23,960,362	-23,960,362	-35,589,362	-31,505,362	-27,901,362	-27,706,362
250	-24,327,343	-24,327,343	-35,956,343	-31,872,343	-28,268,343	-28,073,343
265	-24,694,322	-24,694,322	-36,323,322	-32,239,322	-28,635,322	-28,440,322
275	-24,938,975	-24,938,975	-36,567,975	-32,483,975	-28,879,975	-28,684,975
300	-25,550,608	-25,550,608	-37,179,608	-33,095,608	-29,491,608	-29,296,608

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,861,242	-6,861,242	-18,490,242	-14,406,242	-10,802,242	-10,607,242
95	-9,040,805	-9,040,805	-20,669,805	-16,585,805	-12,981,805	-12,786,805
100	-9,161,293	-9,161,293	-20,790,293	-16,706,293	-13,102,293	-12,907,293
125	-9,763,734	-9,763,734	-21,392,734	-17,308,734	-13,704,734	-13,509,734
135	-10,004,712	-10,004,712	-21,633,712	-17,549,712	-13,945,712	-13,750,712
150	-10,366,176	-10,366,176	-21,995,176	-17,911,176	-14,307,176	-14,112,176
165	-10,732,713	-10,732,713	-22,361,713	-18,277,713	-14,673,713	-14,478,713
175	-10,977,365	-10,977,365	-22,606,365	-18,522,365	-14,918,365	-14,723,365
190	-11,344,345	-11,344,345	-22,973,345	-18,889,345	-15,285,345	-15,090,345
200	-11,588,999	-11,588,999	-23,217,999	-19,133,999	-15,529,999	-15,334,999
225	-12,200,632	-12,200,632	-23,829,632	-19,745,632	-16,141,632	-15,946,632
235	-12,445,285	-12,445,285	-24,074,285	-19,990,285	-16,386,285	-16,191,285
250	-12,812,266	-12,812,266	-24,441,266	-20,357,266	-16,753,266	-16,558,266
265	-13,179,245	-13,179,245	-24,808,245	-20,724,245	-17,120,245	-16,925,245
275	-13,423,898	-13,423,898	-25,052,898	-20,968,898	-17,364,898	-17,169,898
300	-14,035,531	-14,035,531	-25,664,531	-21,580,531	-17,976,531	-17,781,531

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,213,462	3,213,462	-8,415,538	-4,331,538	-727,538	-532,538
95	941,096	941,096	-10,687,904	-6,603,904	-2,999,904	-2,804,904
100	824,202	824,202	-10,804,798	-6,720,798	-3,116,798	-2,921,798
125	239,733	239,733	-11,389,267	-7,305,267	-3,701,267	-3,506,267
135	5,945	5,945	-11,623,055	-7,539,055	-3,935,055	-3,740,055
150	-349,996	-349,996	-11,978,996	-7,894,996	-4,290,996	-4,095,996
165	-706,028	-706,028	-12,335,028	-8,251,028	-4,647,028	-4,452,028
175	-943,382	-943,382	-12,572,382	-8,488,382	-4,884,382	-4,689,382
190	-1,299,415	-1,299,415	-12,928,415	-8,844,415	-5,240,415	-5,045,415
200	-1,536,770	-1,536,770	-13,165,770	-9,081,770	-5,477,770	-5,282,770
225	-2,138,599	-2,138,599	-13,767,599	-9,683,599	-6,079,599	-5,884,599
235	-2,379,575	-2,379,575	-14,008,575	-9,924,575	-6,320,575	-6,125,575
250	-2,741,040	-2,741,040	-14,370,040	-10,286,040	-6,682,040	-6,487,040
265	-3,102,504	-3,102,504	-14,731,504	-10,647,504	-7,043,504	-6,848,504
275	-3,343,481	-3,343,481	-14,972,481	-10,888,481	-7,284,481	-7,089,481
300	-3,945,922	-3,945,922	-15,574,922	-11,490,922	-7,886,922	-7,691,922

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,778,415	9,778,415	-1,850,585	2,233,415	5,837,415	6,032,415
95	7,415,085	7,415,085	-4,213,915	-129,915	3,474,085	3,669,085
100	7,298,191	7,298,191	-4,330,809	-246,809	3,357,191	3,552,191
125	6,713,723	6,713,723	-4,915,277	-831,277	2,772,723	2,967,723
135	6,479,935	6,479,935	-5,149,065	-1,065,065	2,538,935	2,733,935
150	6,129,253	6,129,253	-5,499,747	-1,415,747	2,188,253	2,383,253
165	5,778,571	5,778,571	-5,850,429	-1,766,429	1,837,571	2,032,571
175	5,544,784	5,544,784	-6,084,216	-2,000,216	1,603,784	1,798,784
190	5,194,103	5,194,103	-6,434,897	-2,350,897	1,253,103	1,448,103
200	4,960,315	4,960,315	-6,668,685	-2,584,685	1,019,315	1,214,315
225	4,375,846	4,375,846	-7,253,154	-3,169,154	434,846	629,846
235	4,142,059	4,142,059	-7,486,941	-3,402,941	201,059	396,059
250	3,791,377	3,791,377	-7,837,623	-3,753,623	-149,623	45,377
265	3,440,695	3,440,695	-8,188,305	-4,104,305	-500,305	-305,305
275	3,206,908	3,206,908	-8,422,092	-4,338,092	-734,092	-539,092
300	2,622,438	2,622,438	-9,006,562	-4,922,562	-1,318,562	-1,123,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£235	£250

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,216,599	16,216,599	4,587,599	8,671,599	12,275,599	12,470,599
95	13,795,776	13,795,776	2,166,776	6,250,776	9,854,776	10,049,776
100	13,680,639	13,680,639	2,051,639	6,135,639	9,739,639	9,934,639
125	13,104,954	13,104,954	1,475,954	5,559,954	9,163,954	9,358,954
135	12,874,680	12,874,680	1,245,680	5,329,680	8,933,680	9,128,680
150	12,529,268	12,529,268	900,268	4,984,268	8,588,268	8,783,268
165	12,183,857	12,183,857	554,857	4,638,857	8,242,857	8,437,857
175	11,953,583	11,953,583	324,583	4,408,583	8,012,583	8,207,583
190	11,608,173	11,608,173	-20,827	4,063,173	7,667,173	7,862,173
200	11,377,898	11,377,898	-251,102	3,832,898	7,436,898	7,631,898
225	10,802,213	10,802,213	-826,787	3,257,213	6,861,213	7,056,213
235	10,571,939	10,571,939	-1,057,061	3,026,939	6,630,939	6,825,939
250	10,226,528	10,226,528	-1,402,472	2,681,528	6,285,528	6,480,528
265	9,881,117	9,881,117	-1,747,883	2,336,117	5,940,117	6,135,117
275	9,650,843	9,650,843	-1,978,157	2,105,843	5,709,843	5,904,843
300	9,073,012	9,073,012	-2,555,988	1,528,012	5,132,012	5,327,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,350,217	15,002,413	3,373,413	7,457,413	11,061,413	11,256,413
95	1,272,539	14,139,325	2,510,325	6,594,325	10,198,325	10,393,325
100	1,269,587	14,106,521	2,477,521	6,561,521	10,165,521	10,360,521
125	1,254,827	13,942,522	2,313,522	6,397,522	10,001,522	10,196,522
135	1,248,923	13,876,924	2,247,924	6,331,924	9,935,924	10,130,924
150	1,240,067	13,778,522	2,149,522	6,233,522	9,837,522	10,032,522
165	1,231,211	13,680,120	2,051,120	6,135,120	9,739,120	9,934,120
175	1,225,307	13,614,523	1,985,523	6,069,523	9,673,523	9,868,523
190	1,216,451	13,516,121	1,887,121	5,971,121	9,575,121	9,770,121
200	1,210,547	13,450,523	1,821,523	5,905,523	9,509,523	9,704,523
225	1,195,787	13,286,524	1,657,524	5,741,524	9,345,524	9,540,524
235	1,189,883	13,220,926	1,591,926	5,675,926	9,279,926	9,474,926
250	1,181,027	13,122,525	1,493,525	5,577,525	9,181,525	9,376,525
265	1,172,171	13,024,123	1,395,123	5,479,123	9,083,123	9,278,123
275	1,166,267	12,958,525	1,329,525	5,413,525	9,017,525	9,212,525
300	1,151,506	12,794,515	1,165,515	5,249,515	8,853,515	9,048,515

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,751,388	19,459,870	7,830,870	11,914,870	15,518,870	15,713,870
95	1,667,296	18,525,507	6,896,507	10,980,507	14,584,507	14,779,507
100	1,664,343	18,492,703	6,863,703	10,947,703	14,551,703	14,746,703
125	1,649,583	18,328,703	6,699,703	10,783,703	14,387,703	14,582,703
135	1,643,680	18,263,106	6,634,106	10,718,106	14,322,106	14,517,106
150	1,634,823	18,164,704	6,535,704	10,619,704	14,223,704	14,418,704
165	1,625,967	18,066,302	6,437,302	10,521,302	14,125,302	14,320,302
175	1,620,063	18,000,705	6,371,705	10,455,705	14,059,705	14,254,705
190	1,611,207	17,902,303	6,273,303	10,357,303	13,961,303	14,156,303
200	1,605,303	17,836,705	6,207,705	10,291,705	13,895,705	14,090,705
225	1,590,544	17,672,706	6,043,706	10,127,706	13,731,706	13,926,706
235	1,584,640	17,607,108	5,978,108	10,062,108	13,666,108	13,861,108
250	1,575,784	17,508,706	5,879,706	9,963,706	13,567,706	13,762,706
265	1,566,927	17,410,304	5,781,304	9,865,304	13,469,304	13,664,304
275	1,561,024	17,344,707	5,715,707	9,799,707	13,403,707	13,598,707
300	1,546,264	17,180,707	5,551,707	9,635,707	13,239,707	13,434,707

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,106,461	23,405,122	11,776,122	15,860,122	19,464,122	19,659,122
95	2,016,690	22,407,671	10,778,671	14,862,671	18,466,671	18,661,671
100	2,013,738	22,374,867	10,745,867	14,829,867	18,433,867	18,628,867
125	1,998,978	22,210,867	10,581,867	14,665,867	18,269,867	18,464,867
135	1,993,074	22,145,270	10,516,270	14,600,270	18,204,270	18,399,270
150	1,984,218	22,046,868	10,417,868	14,501,868	18,105,868	18,300,868
165	1,975,362	21,948,466	10,319,466	14,403,466	18,007,466	18,202,466
175	1,969,458	21,882,868	10,253,868	14,337,868	17,941,868	18,136,868
190	1,960,602	21,784,466	10,155,466	14,239,466	17,843,466	18,038,466
200	1,954,698	21,718,869	10,089,869	14,173,869	17,777,869	17,972,869
225	1,939,937	21,554,858	9,925,858	14,009,858	17,613,858	17,808,858
235	1,934,033	21,489,261	9,860,261	13,944,261	17,548,261	17,743,261
250	1,925,177	21,390,859	9,761,859	13,845,859	17,449,859	17,644,859
265	1,916,322	21,292,468	9,663,468	13,747,468	17,351,468	17,546,468
275	1,910,417	21,226,859	9,597,859	13,681,859	17,285,859	17,480,859
300	1,895,657	21,062,860	9,433,860	13,517,860	17,121,860	17,316,860

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,342,787	26,030,963	14,401,963	18,485,963	22,089,963	22,284,963
95	2,249,237	24,991,527	13,362,527	17,446,527	21,050,527	21,245,527
100	2,246,285	24,958,723	13,329,723	17,413,723	21,017,723	21,212,723
125	2,231,525	24,794,724	13,165,724	17,249,724	20,853,724	21,048,724
135	2,225,621	24,729,126	13,100,126	17,184,126	20,788,126	20,983,126
150	2,216,765	24,630,724	13,001,724	17,085,724	20,689,724	20,884,724
165	2,207,909	24,532,322	12,903,322	16,987,322	20,591,322	20,786,322
175	2,202,005	24,466,725	12,837,725	16,921,725	20,525,725	20,720,725
190	2,193,149	24,368,323	12,739,323	16,823,323	20,427,323	20,622,323
200	2,187,245	24,302,725	12,673,725	16,757,725	20,361,725	20,556,725
225	2,172,485	24,138,726	12,509,726	16,593,726	20,197,726	20,392,726
235	2,166,581	24,073,117	12,444,117	16,528,117	20,132,117	20,327,117
250	2,157,724	23,974,715	12,345,715	16,429,715	20,033,715	20,228,715
265	2,148,869	23,876,325	12,247,325	16,331,325	19,935,325	20,130,325
275	2,142,964	23,810,716	12,181,716	16,265,716	19,869,716	20,064,716
300	2,128,204	23,646,717	12,017,717	16,101,717	19,705,717	19,900,717

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,578,502	28,650,027	17,021,027	21,105,027	24,709,027	24,904,027
95	2,481,183	27,568,701	15,939,701	20,023,701	23,627,701	23,822,701
100	2,478,232	27,535,908	15,906,908	19,990,908	23,594,908	23,789,908
125	2,463,472	27,371,908	15,742,908	19,826,908	23,430,908	23,625,908
135	2,457,568	27,306,311	15,677,311	19,761,311	23,365,311	23,560,311
150	2,448,712	27,207,909	15,578,909	19,662,909	23,266,909	23,461,909
165	2,439,856	27,109,507	15,480,507	19,564,507	23,168,507	23,363,507
175	2,433,952	27,043,910	15,414,910	19,498,910	23,102,910	23,297,910
190	2,425,096	26,945,508	15,316,508	19,400,508	23,004,508	23,199,508
200	2,419,191	26,879,899	15,250,899	19,334,899	22,938,899	23,133,899
225	2,404,431	26,715,900	15,086,900	19,170,900	22,774,900	22,969,900
235	2,398,527	26,650,302	15,021,302	19,105,302	22,709,302	22,904,302
250	2,389,671	26,551,900	14,922,900	19,006,900	22,610,900	22,805,900
265	2,380,815	26,453,498	14,824,498	18,908,498	22,512,498	22,707,498
275	2,374,911	26,387,901	14,758,901	18,842,901	22,446,901	22,641,901
300	2,360,151	26,223,901	14,594,901	18,678,901	22,282,901	22,477,901

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	691,170	3,594,083	-8,034,917	-3,950,917	-346,917	-151,917
95	547,544	2,847,231	-8,781,769	-4,697,769	-1,093,769	-898,769
100	540,567	2,810,947	-8,818,053	-4,734,053	-1,130,053	-935,053
125	505,680	2,629,534	-8,999,466	-4,915,466	-1,311,466	-1,116,466
135	491,724	2,556,967	-9,072,033	-4,988,033	-1,384,033	-1,189,033
150	470,791	2,448,116	-9,180,884	-5,096,884	-1,492,884	-1,297,884
165	449,860	2,339,270	-9,289,730	-5,205,730	-1,601,730	-1,406,730
175	435,904	2,266,702	-9,362,298	-5,278,298	-1,674,298	-1,479,298
190	414,971	2,157,851	-9,471,149	-5,387,149	-1,783,149	-1,588,149
200	401,016	2,085,284	-9,543,716	-5,459,716	-1,855,716	-1,660,716
225	366,129	1,903,871	-9,725,129	-5,641,129	-2,037,129	-1,842,129
235	352,174	1,831,303	-9,797,697	-5,713,697	-2,109,697	-1,914,697
250	331,241	1,722,452	-9,906,548	-5,822,548	-2,218,548	-2,023,548
265	310,308	1,613,601	-10,015,399	-5,931,399	-2,327,399	-2,132,399
275	296,354	1,541,039	-10,087,961	-6,003,961	-2,399,961	-2,204,961
300	261,465	1,359,620	-10,269,380	-6,185,380	-2,581,380	-2,386,380

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,455,551	7,568,867	-4,060,133	23,867	3,627,867	3,822,867
95	1,299,704	6,758,460	-4,870,540	-786,540	2,817,460	3,012,460
100	1,292,726	6,722,176	-4,906,824	-822,824	2,781,176	2,976,176
125	1,257,838	6,540,757	-5,088,243	-1,004,243	2,599,757	2,794,757
135	1,243,884	6,468,195	-5,160,805	-1,076,805	2,527,195	2,722,195
150	1,222,951	6,359,344	-5,269,656	-1,185,656	2,418,344	2,613,344
165	1,202,018	6,250,493	-5,378,507	-1,294,507	2,309,493	2,504,493
175	1,188,063	6,177,926	-5,451,074	-1,367,074	2,236,926	2,431,926
190	1,167,131	6,069,080	-5,559,920	-1,475,920	2,128,080	2,323,080
200	1,153,175	5,996,513	-5,632,487	-1,548,487	2,055,513	2,250,513
225	1,118,287	5,815,094	-5,813,906	-1,729,906	1,874,094	2,069,094
235	1,104,332	5,742,527	-5,886,473	-1,802,473	1,801,527	1,996,527
250	1,083,400	5,633,681	-5,995,319	-1,911,319	1,692,681	1,887,681
265	1,062,467	5,524,830	-6,104,170	-2,020,170	1,583,830	1,778,830
275	1,048,512	5,452,262	-6,176,738	-2,092,738	1,511,262	1,706,262
300	1,013,625	5,270,849	-6,358,151	-2,274,151	1,329,849	1,524,849

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,132,137	11,087,113	-541,887	3,542,113	7,146,113	7,341,113
95	1,965,471	10,220,451	-1,408,549	2,675,451	6,279,451	6,474,451
100	1,958,494	10,184,167	-1,444,833	2,639,167	6,243,167	6,438,167
125	1,923,606	10,002,749	-1,626,251	2,457,749	6,061,749	6,256,749
135	1,909,650	9,930,182	-1,698,818	2,385,182	5,989,182	6,184,182
150	1,888,718	9,821,336	-1,807,664	2,276,336	5,880,336	6,075,336
165	1,867,786	9,712,485	-1,916,515	2,167,485	5,771,485	5,966,485
175	1,853,830	9,639,917	-1,989,083	2,094,917	5,698,917	5,893,917
190	1,832,897	9,531,066	-2,097,934	1,986,066	5,590,066	5,785,066
200	1,818,942	9,458,499	-2,170,501	1,913,499	5,517,499	5,712,499
225	1,784,055	9,277,086	-2,351,914	1,732,086	5,336,086	5,531,086
235	1,770,100	9,204,518	-2,424,482	1,659,518	5,263,518	5,458,518
250	1,749,167	9,095,667	-2,533,333	1,550,667	5,154,667	5,349,667
265	1,728,235	8,986,821	-2,642,179	1,441,821	5,045,821	5,240,821
275	1,714,280	8,914,254	-2,714,746	1,369,254	4,973,254	5,168,254
300	1,679,391	8,732,835	-2,896,165	1,187,835	4,791,835	4,986,835

**Maximum CIL rates (per square metre)**

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



Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,582,440	13,428,689	1,799,689	5,883,689	9,487,689	9,682,689
95	2,408,573	12,524,578	895,578	4,979,578	8,583,578	8,778,578
100	2,401,595	12,488,294	859,294	4,943,294	8,547,294	8,742,294
125	2,366,708	12,306,881	677,881	4,761,881	8,365,881	8,560,881
135	2,352,753	12,234,313	605,313	4,689,313	8,293,313	8,488,313
150	2,331,820	12,125,462	496,462	4,580,462	8,184,462	8,379,462
165	2,310,887	12,016,611	387,611	4,471,611	8,075,611	8,270,611
175	2,296,932	11,944,049	315,049	4,399,049	8,003,049	8,198,049
190	2,276,000	11,835,198	206,198	4,290,198	7,894,198	8,089,198
200	2,262,044	11,762,631	133,631	4,217,631	7,821,631	8,016,631
225	2,227,157	11,581,217	-47,783	4,036,217	7,640,217	7,835,217
235	2,213,202	11,508,650	-120,350	3,963,650	7,567,650	7,762,650
250	2,192,269	11,399,799	-229,201	3,854,799	7,458,799	7,653,799
265	2,171,336	11,290,948	-338,052	3,745,948	7,349,948	7,544,948
275	2,157,381	11,218,380	-410,620	3,673,380	7,277,380	7,472,380
300	2,122,494	11,036,967	-592,033	3,491,967	7,095,967	7,290,967

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,031,556	15,764,091	4,135,091	8,219,091	11,823,091	12,018,091
95	2,850,508	14,822,642	3,193,642	7,277,642	10,881,642	11,076,642
100	2,843,530	14,786,358	3,157,358	7,241,358	10,845,358	11,040,358
125	2,808,643	14,604,945	2,975,945	7,059,945	10,663,945	10,858,945
135	2,794,688	14,532,378	2,903,378	6,987,378	10,591,378	10,786,378
150	2,773,755	14,423,527	2,794,527	6,878,527	10,482,527	10,677,527
165	2,752,822	14,314,675	2,685,675	6,769,675	10,373,675	10,568,675
175	2,738,867	14,242,108	2,613,108	6,697,108	10,301,108	10,496,108
190	2,717,935	14,133,262	2,504,262	6,588,262	10,192,262	10,387,262
200	2,703,980	14,060,695	2,431,695	6,515,695	10,119,695	10,314,695
225	2,669,092	13,879,276	2,250,276	6,334,276	9,938,276	10,133,276
235	2,655,137	13,806,714	2,177,714	6,261,714	9,865,714	10,060,714
250	2,634,204	13,697,863	2,068,863	6,152,863	9,756,863	9,951,863
265	2,613,272	13,589,012	1,960,012	6,044,012	9,648,012	9,843,012
275	2,599,316	13,516,445	1,887,445	5,971,445	9,575,445	9,770,445
300	2,564,429	13,335,031	1,706,031	5,790,031	9,394,031	9,589,031

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,566,796	5,483,785	-6,145,215	-2,061,215	1,542,785	1,737,785
95	1,294,014	4,529,048	-7,099,952	-3,015,952	588,048	783,048
100	1,280,975	4,483,413	-7,145,587	-3,061,587	542,413	737,413
125	1,215,784	4,255,243	-7,373,757	-3,289,757	314,243	509,243
135	1,189,706	4,163,972	-7,465,028	-3,381,028	222,972	417,972
150	1,150,591	4,027,070	-7,601,930	-3,517,930	86,070	281,070
165	1,111,476	3,890,167	-7,738,833	-3,654,833	-50,833	144,167
175	1,085,400	3,798,900	-7,830,100	-3,746,100	-142,100	52,900
190	1,046,285	3,661,998	-7,967,002	-3,883,002	-279,002	-84,002
200	1,020,208	3,570,727	-8,058,273	-3,974,273	-370,273	-175,273
225	955,016	3,342,557	-8,286,443	-4,202,443	-598,443	-403,443
235	928,939	3,251,287	-8,377,713	-4,293,713	-689,713	-494,713
250	889,824	3,114,384	-8,514,616	-4,430,616	-826,616	-631,616
265	850,709	2,977,482	-8,651,518	-4,567,518	-963,518	-768,518
275	824,633	2,886,215	-8,742,785	-4,658,785	-1,054,785	-859,785
300	759,440	2,658,041	-8,970,959	-4,886,959	-1,282,959	-1,087,959

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£175

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,997,277	10,490,470	-1,138,530	2,945,470	6,549,470	6,744,470
95	2,701,621	9,455,672	-2,173,328	1,910,672	5,514,672	5,709,672
100	2,688,582	9,410,037	-2,218,963	1,865,037	5,469,037	5,664,037
125	2,623,391	9,181,867	-2,447,133	1,636,867	5,240,867	5,435,867
135	2,597,313	9,090,597	-2,538,403	1,545,597	5,149,597	5,344,597
150	2,558,198	8,953,694	-2,675,306	1,408,694	5,012,694	5,207,694
165	2,519,083	8,816,792	-2,812,208	1,271,792	4,875,792	5,070,792
175	2,493,007	8,725,524	-2,903,476	1,180,524	4,784,524	4,979,524
190	2,453,892	8,588,622	-3,040,378	1,043,622	4,647,622	4,842,622
200	2,427,815	8,497,351	-3,131,649	952,351	4,556,351	4,751,351
225	2,362,623	8,269,182	-3,359,818	724,182	4,328,182	4,523,182
235	2,336,546	8,177,911	-3,451,089	632,911	4,236,911	4,431,911
250	2,297,431	8,041,008	-3,587,992	496,008	4,100,008	4,295,008
265	2,258,316	7,904,106	-3,724,894	359,106	3,963,106	4,158,106
275	2,232,240	7,812,839	-3,816,161	267,839	3,871,839	4,066,839
300	2,167,047	7,584,666	-4,044,334	39,666	3,643,666	3,838,666

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,263,339	14,921,687	3,292,687	7,376,687	10,980,687	11,175,687
95	3,947,438	13,816,033	2,187,033	6,271,033	9,875,033	10,070,033
100	3,934,400	13,770,401	2,141,401	6,225,401	9,829,401	10,024,401
125	3,869,208	13,542,228	1,913,228	5,997,228	9,601,228	9,796,228
135	3,843,132	13,450,961	1,821,961	5,905,961	9,509,961	9,704,961
150	3,804,017	13,314,059	1,685,059	5,769,059	9,373,059	9,568,059
165	3,764,902	13,177,156	1,548,156	5,632,156	9,236,156	9,431,156
175	3,738,824	13,085,885	1,456,885	5,540,885	9,144,885	9,339,885
190	3,699,709	12,948,983	1,319,983	5,403,983	9,007,983	9,202,983
200	3,673,633	12,857,716	1,228,716	5,312,716	8,916,716	9,111,716
225	3,608,441	12,629,543	1,000,543	5,084,543	8,688,543	8,883,543
235	3,582,364	12,538,275	909,275	4,993,275	8,597,275	8,792,275
250	3,543,249	12,401,373	772,373	4,856,373	8,460,373	8,655,373
265	3,504,134	12,264,470	635,470	4,719,470	8,323,470	8,518,470
275	3,478,057	12,173,200	544,200	4,628,200	8,232,200	8,427,200
300	3,412,866	11,945,030	316,030	4,400,030	8,004,030	8,199,030

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,106,009	17,871,032	6,242,032	10,326,032	13,930,032	14,125,032
95	4,776,634	16,718,217	5,089,217	9,173,217	12,777,217	12,972,217
100	4,763,596	16,672,586	5,043,586	9,127,586	12,731,586	12,926,586
125	4,698,404	16,444,412	4,815,412	8,899,412	12,503,412	12,698,412
135	4,672,327	16,353,145	4,724,145	8,808,145	12,412,145	12,607,145
150	4,633,212	16,216,243	4,587,243	8,671,243	12,275,243	12,470,243
165	4,594,096	16,079,337	4,450,337	8,534,337	12,138,337	12,333,337
175	4,568,020	15,988,070	4,359,070	8,443,070	12,047,070	12,242,070
190	4,528,905	15,851,167	4,222,167	8,306,167	11,910,167	12,105,167
200	4,502,828	15,759,896	4,130,896	8,214,896	11,818,896	12,013,896
225	4,437,636	15,531,727	3,902,727	7,986,727	11,590,727	11,785,727
235	4,411,560	15,440,460	3,811,460	7,895,460	11,499,460	11,694,460
250	4,372,444	15,303,554	3,674,554	7,758,554	11,362,554	11,557,554
265	4,333,329	15,166,651	3,537,651	7,621,651	11,225,651	11,420,651
275	4,307,253	15,075,384	3,446,384	7,530,384	11,134,384	11,329,384
300	4,242,060	14,847,211	3,218,211	7,302,211	10,906,211	11,101,211

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,944,872	20,807,052	9,178,052	13,262,052	16,866,052	17,061,052
95	5,603,709	19,612,983	7,983,983	12,067,983	15,671,983	15,866,983
100	5,590,671	19,567,348	7,938,348	12,022,348	15,626,348	15,821,348
125	5,525,478	19,339,175	7,710,175	11,794,175	15,398,175	15,593,175
135	5,499,402	19,247,907	7,618,907	11,702,907	15,306,907	15,501,907
150	5,460,287	19,111,005	7,482,005	11,566,005	15,170,005	15,365,005
165	5,421,172	18,974,102	7,345,102	11,429,102	15,033,102	15,228,102
175	5,395,095	18,882,832	7,253,832	11,337,832	14,941,832	15,136,832
190	5,355,980	18,745,929	7,116,929	11,200,929	14,804,929	14,999,929
200	5,329,903	18,654,662	7,025,662	11,109,662	14,713,662	14,908,662
225	5,264,711	18,426,489	6,797,489	10,881,489	14,485,489	14,680,489
235	5,238,635	18,335,222	6,706,222	10,790,222	14,394,222	14,589,222
250	5,199,520	18,198,319	6,569,319	10,653,319	14,257,319	14,452,319
265	5,160,405	18,061,417	6,432,417	10,516,417	14,120,417	14,315,417
275	5,134,327	17,970,146	6,341,146	10,425,146	14,029,146	14,224,146
300	5,069,136	17,741,976	6,112,976	10,196,976	13,800,976	13,995,976

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,622,602	6,622,602	-5,006,398	-922,398	2,681,602	2,876,602
95	5,790,506	5,790,506	-5,838,494	-1,754,494	1,849,506	2,044,506
100	5,752,284	5,752,284	-5,876,716	-1,792,716	1,811,284	2,006,284
125	5,561,180	5,561,180	-6,067,820	-1,983,820	1,620,180	1,815,180
135	5,484,737	5,484,737	-6,144,263	-2,060,263	1,543,737	1,738,737
150	5,370,074	5,370,074	-6,258,926	-2,174,926	1,429,074	1,624,074
165	5,255,411	5,255,411	-6,373,589	-2,289,589	1,314,411	1,509,411
175	5,178,969	5,178,969	-6,450,031	-2,366,031	1,237,969	1,432,969
190	5,064,306	5,064,306	-6,564,694	-2,480,694	1,123,306	1,318,306
200	4,987,864	4,987,864	-6,641,136	-2,557,136	1,046,864	1,241,864
225	4,796,759	4,796,759	-6,832,241	-2,748,241	855,759	1,050,759
235	4,720,316	4,720,316	-6,908,684	-2,824,684	779,316	974,316
250	4,605,653	4,605,653	-7,023,347	-2,939,347	664,653	859,653
265	4,490,990	4,490,990	-7,138,010	-3,054,010	549,990	744,990
275	4,414,549	4,414,549	-7,214,451	-3,130,451	473,549	668,549
300	4,223,443	4,223,443	-7,405,557	-3,321,557	282,443	477,443

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,944,005	10,944,005	-684,995	3,399,005	7,003,005	7,198,005
95	10,042,809	10,042,809	-1,586,191	2,497,809	6,101,809	6,296,809
100	10,004,588	10,004,588	-1,624,412	2,459,588	6,063,588	6,258,588
125	9,813,483	9,813,483	-1,815,517	2,268,483	5,872,483	6,067,483
135	9,737,040	9,737,040	-1,891,960	2,192,040	5,796,040	5,991,040
150	9,622,377	9,622,377	-2,006,623	2,077,377	5,681,377	5,876,377
165	9,507,714	9,507,714	-2,121,286	1,962,714	5,566,714	5,761,714
175	9,431,272	9,431,272	-2,197,728	1,886,272	5,490,272	5,685,272
190	9,316,609	9,316,609	-2,312,391	1,771,609	5,375,609	5,570,609
200	9,240,167	9,240,167	-2,388,833	1,695,167	5,299,167	5,494,167
225	9,049,062	9,049,062	-2,579,938	1,504,062	5,108,062	5,303,062
235	8,972,619	8,972,619	-2,656,381	1,427,619	5,031,619	5,226,619
250	8,857,956	8,857,956	-2,771,044	1,312,956	4,916,956	5,111,956
265	8,743,293	8,743,293	-2,885,707	1,198,293	4,802,293	4,997,293
275	8,666,852	8,666,852	-2,962,148	1,121,852	4,725,852	4,920,852
300	8,475,746	8,475,746	-3,153,254	930,746	4,534,746	4,729,746

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,768,816	14,768,816	3,139,816	7,223,816	10,827,816	11,022,816
95	13,806,461	13,806,461	2,177,461	6,261,461	9,865,461	10,060,461
100	13,768,239	13,768,239	2,139,239	6,223,239	9,827,239	10,022,239
125	13,577,134	13,577,134	1,948,134	6,032,134	9,636,134	9,831,134
135	13,500,692	13,500,692	1,871,692	5,955,692	9,559,692	9,754,692
150	13,386,029	13,386,029	1,757,029	5,841,029	9,445,029	9,640,029
165	13,271,366	13,271,366	1,642,366	5,726,366	9,330,366	9,525,366
175	13,194,923	13,194,923	1,565,923	5,649,923	9,253,923	9,448,923
190	13,080,260	13,080,260	1,451,260	5,535,260	9,139,260	9,334,260
200	13,003,819	13,003,819	1,374,819	5,458,819	9,062,819	9,257,819
225	12,812,713	12,812,713	1,183,713	5,267,713	8,871,713	9,066,713
235	12,736,271	12,736,271	1,107,271	5,191,271	8,795,271	8,990,271
250	12,621,608	12,621,608	992,608	5,076,608	8,680,608	8,875,608
265	12,506,945	12,506,945	877,945	4,961,945	8,565,945	8,760,945
275	12,430,502	12,430,502	801,502	4,885,502	8,489,502	8,684,502
300	12,239,398	12,239,398	610,398	4,694,398	8,298,398	8,493,398

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,303,385	17,303,385	5,674,385	9,758,385	13,362,385	13,557,385
95	16,311,416	16,311,416	4,682,416	8,766,416	12,370,416	12,565,416
100	16,273,225	16,273,225	4,644,225	8,728,225	12,332,225	12,527,225
125	16,082,119	16,082,119	4,453,119	8,537,119	12,141,119	12,336,119
135	16,005,678	16,005,678	4,376,678	8,460,678	12,064,678	12,259,678
150	15,891,015	15,891,015	4,262,015	8,346,015	11,950,015	12,145,015
165	15,776,352	15,776,352	4,147,352	8,231,352	11,835,352	12,030,352
175	15,699,909	15,699,909	4,070,909	8,154,909	11,758,909	11,953,909
190	15,585,246	15,585,246	3,956,246	8,040,246	11,644,246	11,839,246
200	15,508,804	15,508,804	3,879,804	7,963,804	11,567,804	11,762,804
225	15,317,699	15,317,699	3,688,699	7,772,699	11,376,699	11,571,699
235	15,241,257	15,241,257	3,612,257	7,696,257	11,300,257	11,495,257
250	15,126,594	15,126,594	3,497,594	7,581,594	11,185,594	11,380,594
265	15,011,931	15,011,931	3,382,931	7,466,931	11,070,931	11,265,931
275	14,935,488	14,935,488	3,306,488	7,390,488	10,994,488	11,189,488
300	14,744,384	14,744,384	3,115,384	7,199,384	10,803,384	10,998,384

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,819,002	19,819,002	8,190,002	12,274,002	15,878,002	16,073,002
95	18,786,808	18,786,808	7,157,808	11,241,808	14,845,808	15,040,808
100	18,749,161	18,749,161	7,120,161	11,204,161	14,808,161	15,003,161
125	18,560,928	18,560,928	6,931,928	11,015,928	14,619,928	14,814,928
135	18,485,635	18,485,635	6,856,635	10,940,635	14,544,635	14,739,635
150	18,372,695	18,372,695	6,743,695	10,827,695	14,431,695	14,626,695
165	18,259,755	18,259,755	6,630,755	10,714,755	14,318,755	14,513,755
175	18,184,462	18,184,462	6,555,462	10,639,462	14,243,462	14,438,462
190	18,071,522	18,071,522	6,442,522	10,526,522	14,130,522	14,325,522
200	17,996,228	17,996,228	6,367,228	10,451,228	14,055,228	14,250,228
225	17,807,995	17,807,995	6,178,995	10,262,995	13,866,995	14,061,995
235	17,732,703	17,732,703	6,103,703	10,187,703	13,791,703	13,986,703
250	17,619,762	17,619,762	5,990,762	10,074,762	13,678,762	13,873,762
265	17,506,822	17,506,822	5,877,822	9,961,822	13,565,822	13,760,822
275	17,431,530	17,431,530	5,802,530	9,886,530	13,490,530	13,685,530
300	17,242,907	17,242,907	5,613,907	9,697,907	13,301,907	13,496,907

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,762,260	-7,762,260	-19,391,260	-15,307,260	-11,703,260	-11,508,260
95	-8,948,996	-8,948,996	-20,577,996	-16,493,996	-12,889,996	-12,694,996
100	-9,017,988	-9,017,988	-20,646,988	-16,562,988	-12,958,988	-12,763,988
125	-9,362,949	-9,362,949	-20,991,949	-16,907,949	-13,303,949	-13,108,949
135	-9,500,935	-9,500,935	-21,129,935	-17,045,935	-13,441,935	-13,246,935
150	-9,707,911	-9,707,911	-21,336,911	-17,252,911	-13,648,911	-13,453,911
165	-9,914,889	-9,914,889	-21,543,889	-17,459,889	-13,855,889	-13,660,889
175	-10,052,874	-10,052,874	-21,681,874	-17,597,874	-13,993,874	-13,798,874
190	-10,259,850	-10,259,850	-21,888,850	-17,804,850	-14,200,850	-14,005,850
200	-10,397,836	-10,397,836	-22,026,836	-17,942,836	-14,338,836	-14,143,836
225	-10,742,797	-10,742,797	-22,371,797	-18,287,797	-14,683,797	-14,488,797
235	-10,880,782	-10,880,782	-22,509,782	-18,425,782	-14,821,782	-14,626,782
250	-11,087,759	-11,087,759	-22,716,759	-18,632,759	-15,028,759	-14,833,759
265	-11,294,736	-11,294,736	-22,923,736	-18,839,736	-15,235,736	-15,040,736
275	-11,432,721	-11,432,721	-23,061,721	-18,977,721	-15,373,721	-15,178,721
300	-11,777,682	-11,777,682	-23,406,682	-19,322,682	-15,718,682	-15,523,682

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-936,683	-936,683	-12,565,683	-8,481,683	-4,877,683	-4,682,683
95	-2,232,561	-2,232,561	-13,861,561	-9,777,561	-6,173,561	-5,978,561
100	-2,301,554	-2,301,554	-13,930,554	-9,846,554	-6,242,554	-6,047,554
125	-2,646,516	-2,646,516	-14,275,516	-10,191,516	-6,587,516	-6,392,516
135	-2,784,500	-2,784,500	-14,413,500	-10,329,500	-6,725,500	-6,530,500
150	-2,991,477	-2,991,477	-14,620,477	-10,536,477	-6,932,477	-6,737,477
165	-3,198,454	-3,198,454	-14,827,454	-10,743,454	-7,139,454	-6,944,454
175	-3,336,439	-3,336,439	-14,965,439	-10,881,439	-7,277,439	-7,082,439
190	-3,543,416	-3,543,416	-15,172,416	-11,088,416	-7,484,416	-7,289,416
200	-3,681,401	-3,681,401	-15,310,401	-11,226,401	-7,622,401	-7,427,401
225	-4,026,362	-4,026,362	-15,655,362	-11,571,362	-7,967,362	-7,772,362
235	-4,164,348	-4,164,348	-15,793,348	-11,709,348	-8,105,348	-7,910,348
250	-4,371,324	-4,371,324	-16,000,324	-11,916,324	-8,312,324	-8,117,324
265	-4,578,302	-4,578,302	-16,207,302	-12,123,302	-8,519,302	-8,324,302
275	-4,716,286	-4,716,286	-16,345,286	-12,261,286	-8,657,286	-8,462,286
300	-5,061,248	-5,061,248	-16,690,248	-12,606,248	-9,002,248	-8,807,248

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,937,956	4,937,956	-6,691,044	-2,607,044	996,956	1,191,956
95	3,587,247	3,587,247	-8,041,753	-3,957,753	-353,753	-158,753
100	3,520,313	3,520,313	-8,108,687	-4,024,687	-420,687	-225,687
125	3,185,642	3,185,642	-8,443,358	-4,359,358	-755,358	-660,358
135	3,051,774	3,051,774	-8,577,226	-4,493,226	-889,226	-694,226
150	2,850,971	2,850,971	-8,778,029	-4,694,029	-1,090,029	-895,029
165	2,650,169	2,650,169	-8,978,831	-4,894,831	-1,290,831	-1,095,831
175	2,516,300	2,516,300	-9,112,700	-5,028,700	-1,424,700	-1,229,700
190	2,315,498	2,315,498	-9,313,502	-5,229,502	-1,625,502	-1,430,502
200	2,181,629	2,181,629	-9,447,371	-5,363,371	-1,759,371	-1,564,371
225	1,846,958	1,846,958	-9,782,042	-5,698,042	-2,094,042	-1,899,042
235	1,713,090	1,713,090	-9,915,910	-5,831,910	-2,227,910	-2,032,910
250	1,512,287	1,512,287	-10,116,713	-6,032,713	-2,428,713	-2,233,713
265	1,311,485	1,311,485	-10,317,515	-6,233,515	-2,629,515	-2,434,515
275	1,177,616	1,177,616	-10,451,384	-6,367,384	-2,763,384	-2,568,384
300	842,946	842,946	-10,786,054	-6,702,054	-3,098,054	-2,903,054

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,838,073	8,838,073	-2,790,927	1,293,073	4,897,073	5,092,073
95	7,425,001	7,425,001	-4,203,999	-119,999	3,484,001	3,679,001
100	7,358,066	7,358,066	-4,270,934	-186,934	3,417,066	3,612,066
125	7,023,395	7,023,395	-4,605,605	-521,605	3,082,395	3,277,395
135	6,889,528	6,889,528	-4,739,472	-655,472	2,948,528	3,143,528
150	6,688,724	6,688,724	-4,940,276	-856,276	2,747,724	2,942,724
165	6,487,922	6,487,922	-5,141,078	-1,057,078	2,546,922	2,741,922
175	6,354,054	6,354,054	-5,274,946	-1,190,946	2,413,054	2,608,054
190	6,153,251	6,153,251	-5,475,749	-1,391,749	2,212,251	2,407,251
200	6,019,383	6,019,383	-5,609,617	-1,525,617	2,078,383	2,273,383
225	5,684,712	5,684,712	-5,944,288	-1,860,288	1,743,712	1,938,712
235	5,550,844	5,550,844	-6,078,156	-1,994,156	1,609,844	1,804,844
250	5,350,041	5,350,041	-6,278,959	-2,194,959	1,409,041	1,604,041
265	5,149,238	5,149,238	-6,479,762	-2,395,762	1,208,238	1,403,238
275	5,015,370	5,015,370	-6,613,630	-2,529,630	1,074,370	1,269,370
300	4,680,699	4,680,699	-6,948,301	-2,864,301	739,699	934,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,727,001	12,727,001	1,098,001	5,182,001	8,786,001	8,981,001
95	11,252,659	11,252,659	-376,341	3,707,659	7,311,659	7,506,659
100	11,185,726	11,185,726	-443,274	3,640,726	7,244,726	7,439,726
125	10,851,055	10,851,055	-777,945	3,306,055	6,910,055	7,105,055
135	10,717,186	10,717,186	-911,814	3,172,186	6,776,186	6,971,186
150	10,516,384	10,516,384	-1,112,616	2,971,384	6,575,384	6,770,384
165	10,315,581	10,315,581	-1,313,419	2,770,581	6,374,581	6,569,581
175	10,181,713	10,181,713	-1,447,287	2,636,713	6,240,713	6,435,713
190	9,980,910	9,980,910	-1,648,090	2,435,910	6,039,910	6,234,910
200	9,847,042	9,847,042	-1,781,958	2,302,042	5,906,042	6,101,042
225	9,512,370	9,512,370	-2,116,630	1,967,370	5,571,370	5,766,370
235	9,378,503	9,378,503	-2,250,497	1,833,503	5,437,503	5,632,503
250	9,177,699	9,177,699	-2,451,301	1,632,699	5,236,699	5,431,699
265	8,976,897	8,976,897	-2,652,103	1,431,897	5,035,897	5,230,897
275	8,843,028	8,843,028	-2,785,972	1,298,028	4,902,028	5,097,028
300	8,508,358	8,508,358	-3,120,642	963,358	4,567,358	4,762,358

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,316,831	-13,316,831	-24,945,831	-20,861,831	-17,257,831	-17,062,831
95	-15,583,046	-15,583,046	-27,212,046	-23,128,046	-19,524,046	-19,329,046
100	-15,713,527	-15,713,527	-27,342,527	-23,258,527	-19,654,527	-19,459,527
125	-16,365,936	-16,365,936	-27,994,936	-23,910,936	-20,306,936	-20,111,936
135	-16,626,900	-16,626,900	-28,255,900	-24,171,900	-20,567,900	-20,372,900
150	-17,018,345	-17,018,345	-28,647,345	-24,563,345	-20,959,345	-20,764,345
165	-17,409,790	-17,409,790	-29,038,790	-24,954,790	-21,350,790	-21,155,790
175	-17,670,754	-17,670,754	-29,299,754	-25,215,754	-21,611,754	-21,416,754
190	-18,062,199	-18,062,199	-29,691,199	-25,607,199	-22,003,199	-21,808,199
200	-18,323,163	-18,323,163	-29,952,163	-25,868,163	-22,264,163	-22,069,163
225	-18,975,571	-18,975,571	-30,604,571	-26,520,571	-22,916,571	-22,721,571
235	-19,236,535	-19,236,535	-30,865,535	-26,781,535	-23,177,535	-22,982,535
250	-19,627,980	-19,627,980	-31,256,980	-27,172,980	-23,568,980	-23,373,980
265	-20,019,425	-20,019,425	-31,648,425	-27,564,425	-23,960,425	-23,765,425
275	-20,280,389	-20,280,389	-31,909,389	-27,825,389	-24,221,389	-24,026,389
300	-20,932,797	-20,932,797	-32,561,797	-28,477,797	-24,873,797	-24,678,797

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,014,451	-1,014,451	-12,643,451	-8,559,451	-4,955,451	-4,760,451
95	-3,432,097	-3,432,097	-15,061,097	-10,977,097	-7,373,097	-7,178,097
100	-3,560,617	-3,560,617	-15,189,617	-11,105,617	-7,501,617	-7,306,617
125	-4,203,221	-4,203,221	-15,832,221	-11,748,221	-8,144,221	-7,949,221
135	-4,460,263	-4,460,263	-16,089,263	-12,005,263	-8,401,263	-8,206,263
150	-4,845,825	-4,845,825	-16,474,825	-12,390,825	-8,786,825	-8,591,825
165	-5,231,388	-5,231,388	-16,860,388	-12,776,388	-9,172,388	-8,977,388
175	-5,488,429	-5,488,429	-17,117,429	-13,033,429	-9,429,429	-9,234,429
190	-5,873,992	-5,873,992	-17,502,992	-13,418,992	-9,814,992	-9,619,992
200	-6,131,033	-6,131,033	-17,760,033	-13,676,033	-10,072,033	-9,877,033
225	-6,773,637	-6,773,637	-18,402,637	-14,318,637	-10,714,637	-10,519,637
235	-7,030,678	-7,030,678	-18,659,678	-14,575,678	-10,971,678	-10,776,678
250	-7,416,241	-7,416,241	-19,045,241	-14,961,241	-11,357,241	-11,162,241
265	-7,801,803	-7,801,803	-19,430,803	-15,346,803	-11,742,803	-11,547,803
275	-8,058,845	-8,058,845	-19,687,845	-15,603,845	-11,999,845	-11,804,845
300	-8,701,448	-8,701,448	-20,330,448	-16,246,448	-12,642,448	-12,447,448

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,517,769	9,517,769	-2,111,231	1,972,769	5,576,769	5,771,769
95	7,006,107	7,006,107	-4,622,893	-538,893	3,065,107	3,260,107
100	6,881,420	6,881,420	-4,747,580	-663,580	2,940,420	3,135,420
125	6,257,987	6,257,987	-5,371,013	-1,287,013	2,316,987	2,511,987
135	6,008,613	6,008,613	-5,620,387	-1,536,387	2,067,613	2,262,613
150	5,634,552	5,634,552	-5,994,448	-1,910,448	1,693,552	1,888,552
165	5,260,492	5,260,492	-6,368,508	-2,284,508	1,319,492	1,514,492
175	5,011,119	5,011,119	-6,617,881	-2,533,881	1,070,119	1,265,119
190	4,637,059	4,637,059	-6,991,941	-2,907,941	696,059	891,059
200	4,387,685	4,387,685	-7,241,315	-3,157,315	446,685	641,685
225	3,764,252	3,764,252	-7,864,748	-3,780,748	-176,748	18,252
235	3,514,879	3,514,879	-8,114,121	-4,030,121	-426,121	-231,121
250	3,140,818	3,140,818	-8,488,182	-4,404,182	-800,182	-605,182
265	2,766,758	2,766,758	-8,862,242	-4,778,242	-1,174,242	-979,242
275	2,517,384	2,517,384	-9,111,616	-5,027,616	-1,423,616	-1,228,616
300	1,893,951	1,893,951	-9,735,049	-5,651,049	-2,047,049	-1,852,049

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£200	£225



Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,400,617	16,400,617	4,771,617	8,855,617	12,459,617	12,654,617
95	13,830,397	13,830,397	2,201,397	6,285,397	9,889,397	10,084,397
100	13,707,585	13,707,585	2,078,585	6,162,585	9,766,585	9,961,585
125	13,093,520	13,093,520	1,464,520	5,548,520	9,152,520	9,347,520
135	12,847,895	12,847,895	1,218,895	5,302,895	8,906,895	9,101,895
150	12,479,456	12,479,456	850,456	4,934,456	8,538,456	8,733,456
165	12,111,018	12,111,018	482,018	4,566,018	8,170,018	8,365,018
175	11,865,392	11,865,392	236,392	4,320,392	7,924,392	8,119,392
190	11,496,953	11,496,953	-132,047	3,951,953	7,555,953	7,750,953
200	11,251,328	11,251,328	-377,672	3,706,328	7,310,328	7,505,328
225	10,637,264	10,637,264	-991,736	3,092,264	6,696,264	6,891,264
235	10,391,638	10,391,638	-1,237,362	2,846,638	6,450,638	6,645,638
250	10,023,200	10,023,200	-1,605,800	2,478,200	6,082,200	6,277,200
265	9,654,761	9,654,761	-1,974,239	2,109,761	5,713,761	5,908,761
275	9,409,136	9,409,136	-2,219,864	1,864,136	5,468,136	5,663,136
300	8,787,610	8,787,610	-2,841,390	1,242,610	4,846,610	5,041,610

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,191,916	23,191,916	11,562,916	15,646,916	19,250,916	19,445,916
95	20,535,884	20,535,884	8,906,884	12,990,884	16,594,884	16,789,884
100	20,414,917	20,414,917	8,785,917	12,869,917	16,473,917	16,668,917
125	19,810,081	19,810,081	8,181,081	12,265,081	15,869,081	16,064,081
135	19,568,147	19,568,147	7,939,147	12,023,147	15,627,147	15,822,147
150	19,205,246	19,205,246	7,576,246	11,660,246	15,264,246	15,459,246
165	18,842,345	18,842,345	7,213,345	11,297,345	14,901,345	15,096,345
175	18,600,411	18,600,411	6,971,411	11,055,411	14,659,411	14,854,411
190	18,237,509	18,237,509	6,608,509	10,692,509	14,296,509	14,491,509
200	17,995,575	17,995,575	6,366,575	10,450,575	14,054,575	14,249,575
225	17,390,740	17,390,740	5,761,740	9,845,740	13,449,740	13,644,740
235	17,148,806	17,148,806	5,519,806	9,603,806	13,207,806	13,402,806
250	16,785,904	16,785,904	5,156,904	9,240,904	12,844,904	13,039,904
265	16,423,003	16,423,003	4,794,003	8,878,003	12,482,003	12,677,003
275	16,181,069	16,181,069	4,552,069	8,636,069	12,240,069	12,435,069
300	15,574,882	15,574,882	3,945,882	8,029,882	11,633,882	11,828,882

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,614,752	17,941,689	6,312,689	10,396,689	14,000,689	14,195,689
95	1,525,832	16,953,689	5,324,689	9,408,689	13,012,689	13,207,689
100	1,522,511	16,916,786	5,287,786	9,371,786	12,975,786	13,170,786
125	1,505,906	16,732,291	5,103,291	9,187,291	12,791,291	12,986,291
135	1,499,265	16,658,495	5,029,495	9,113,495	12,717,495	12,912,495
150	1,489,302	16,547,795	4,918,795	9,002,795	12,606,795	12,801,795
165	1,479,338	16,437,085	4,808,085	8,892,085	12,496,085	12,691,085
175	1,472,696	16,363,289	4,734,289	8,818,289	12,422,289	12,617,289
190	1,462,733	16,252,590	4,623,590	8,707,590	12,311,590	12,506,590
200	1,456,091	16,178,794	4,549,794	8,633,794	12,237,794	12,432,794
225	1,439,486	15,994,288	4,365,288	8,449,288	12,053,288	12,248,288
235	1,432,844	15,920,492	4,291,492	8,375,492	11,979,492	12,174,492
250	1,422,881	15,809,792	4,180,792	8,264,792	11,868,792	12,063,792
265	1,412,918	15,699,093	4,070,093	8,154,093	11,758,093	11,953,093
275	1,406,276	15,625,286	3,996,286	8,080,286	11,684,286	11,879,286
300	1,389,671	15,440,791	3,811,791	7,895,791	11,499,791	11,694,791

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,065,195	22,946,610	11,317,610	15,401,610	19,005,610	19,200,610
95	1,969,073	21,878,587	10,249,587	14,333,587	17,937,587	18,132,587
100	1,965,751	21,841,683	10,212,683	14,296,683	17,900,683	18,095,683
125	1,949,147	21,657,188	10,028,188	14,112,188	17,716,188	17,911,188
135	1,942,504	21,583,381	9,954,381	14,038,381	17,642,381	17,837,381
150	1,932,541	21,472,682	9,843,682	13,927,682	17,531,682	17,726,682
165	1,922,578	21,361,982	9,732,982	13,816,982	17,420,982	17,615,982
175	1,915,937	21,288,186	9,659,186	13,743,186	17,347,186	17,542,186
190	1,905,974	21,177,487	9,548,487	13,632,487	17,236,487	17,431,487
200	1,899,331	21,103,680	9,474,680	13,558,680	17,162,680	17,357,680
225	1,882,727	20,919,185	9,290,185	13,374,185	16,978,185	17,173,185
235	1,876,084	20,845,378	9,216,378	13,300,378	16,904,378	17,099,378
250	1,866,121	20,734,679	9,105,679	13,189,679	16,793,679	16,988,679
265	1,856,158	20,623,979	8,994,979	13,078,979	16,682,979	16,877,979
275	1,849,517	20,550,183	8,921,183	13,005,183	16,609,183	16,804,183
300	1,832,911	20,365,677	8,736,677	12,820,677	16,424,677	16,619,677

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,463,193	27,368,810	15,739,810	19,823,810	23,427,810	23,622,810
95	2,360,707	26,230,082	14,601,082	18,685,082	22,289,082	22,484,082
100	2,357,386	26,193,178	14,564,178	18,648,178	22,252,178	22,447,178
125	2,340,780	26,008,672	14,379,672	18,463,672	22,067,672	22,262,672
135	2,334,139	25,934,876	14,305,876	18,389,876	21,993,876	22,188,876
150	2,324,176	25,824,177	14,195,177	18,279,177	21,883,177	22,078,177
165	2,314,213	25,713,478	14,084,478	18,168,478	21,772,478	21,967,478
175	2,307,570	25,639,671	14,010,671	18,094,671	21,698,671	21,893,671
190	2,297,607	25,528,971	13,899,971	17,983,971	21,587,971	21,782,971
200	2,290,966	25,455,175	13,826,175	17,910,175	21,514,175	21,709,175
225	2,274,361	25,270,680	13,641,680	17,725,680	21,329,680	21,524,680
235	2,267,719	25,196,873	13,567,873	17,651,873	21,255,873	21,450,873
250	2,257,756	25,086,174	13,457,174	17,541,174	21,145,174	21,340,174
265	2,247,793	24,975,475	13,346,475	17,430,475	21,034,475	21,229,475
275	2,241,151	24,901,679	13,272,679	17,356,679	20,960,679	21,155,679
300	2,224,546	24,717,172	13,088,172	17,172,172	20,776,172	20,971,172

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,728,331	30,314,785	18,685,785	22,769,785	26,373,785	26,568,785
95	2,621,605	29,128,947	17,499,947	21,583,947	25,187,947	25,382,947
100	2,618,284	29,092,043	17,463,043	21,547,043	25,151,043	25,346,043
125	2,601,679	28,907,548	17,278,548	21,362,548	24,966,548	25,161,548
135	2,595,038	28,833,752	17,204,752	21,288,752	24,892,752	25,087,752
150	2,585,074	28,723,042	17,094,042	21,178,042	24,782,042	24,977,042
165	2,575,111	28,612,343	16,983,343	21,067,343	24,671,343	24,866,343
175	2,568,469	28,538,547	16,909,547	20,993,547	24,597,547	24,792,547
190	2,558,506	28,427,847	16,798,847	20,882,847	24,486,847	24,681,847
200	2,551,864	28,354,040	16,725,040	20,809,040	24,413,040	24,608,040
225	2,535,259	28,169,545	16,540,545	20,624,545	24,228,545	24,423,545
235	2,528,617	28,095,749	16,466,749	20,550,749	24,154,749	24,349,749
250	2,518,655	27,985,050	16,356,050	20,440,050	24,044,050	24,239,050
265	2,508,691	27,874,340	16,245,340	20,329,340	23,933,340	24,128,340
275	2,502,049	27,800,544	16,171,544	20,255,544	23,859,544	24,054,544
300	2,485,444	27,616,049	15,987,049	20,071,049	23,675,049	23,870,049

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,164	33,257,378	21,628,378	25,712,378	29,316,378	29,511,378
95	2,882,203	32,024,476	20,395,476	24,479,476	28,083,476	28,278,476
100	2,878,883	31,987,584	20,358,584	24,442,584	28,046,584	28,241,584
125	2,862,277	31,803,077	20,174,077	24,258,077	27,862,077	28,057,077
135	2,855,635	31,729,282	20,100,282	24,184,282	27,788,282	27,983,282
150	2,845,672	31,618,582	19,989,582	24,073,582	27,677,582	27,872,582
165	2,835,709	31,507,883	19,878,883	23,962,883	27,566,883	27,761,883
175	2,829,067	31,434,076	19,805,076	23,889,076	27,493,076	27,688,076
190	2,819,104	31,323,377	19,694,377	23,778,377	27,382,377	27,577,377
200	2,812,462	31,249,581	19,620,581	23,704,581	27,308,581	27,503,581
225	2,795,857	31,065,074	19,436,074	23,520,074	27,124,074	27,319,074
235	2,789,215	30,991,279	19,362,279	23,446,279	27,050,279	27,245,279
250	2,779,252	30,880,579	19,251,579	23,335,579	26,939,579	27,134,579
265	2,769,289	30,769,880	19,140,880	23,224,880	26,828,880	27,023,880
275	2,762,647	30,696,073	19,067,073	23,151,073	26,755,073	26,950,073
300	2,746,042	30,511,578	18,882,578	22,966,578	26,570,578	26,765,578

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,324,952	6,889,749	-4,739,251	-655,251	2,948,749	3,143,749
95	1,154,620	6,004,024	-5,624,976	-1,540,976	2,063,024	2,258,024
100	1,146,771	5,963,207	-5,665,793	-1,581,793	2,022,207	2,217,207
125	1,107,522	5,759,116	-5,869,884	-1,785,884	1,818,116	2,013,116
135	1,091,822	5,677,476	-5,951,524	-1,867,524	1,736,476	1,931,476
150	1,068,273	5,555,020	-6,073,980	-1,989,980	1,614,020	1,809,020
165	1,044,724	5,432,563	-6,196,437	-2,112,437	1,491,563	1,686,563
175	1,029,025	5,350,928	-6,278,072	-2,194,072	1,409,928	1,604,928
190	1,005,475	5,228,472	-6,400,528	-2,316,528	1,287,472	1,482,472
200	989,776	5,146,837	-6,482,163	-2,398,163	1,205,837	1,400,837
225	950,527	4,942,741	-6,686,259	-2,602,259	1,001,741	1,196,741
235	934,828	4,861,106	-6,767,894	-2,683,894	920,106	1,115,106
250	911,279	4,738,650	-6,890,350	-2,806,350	797,650	992,650
265	887,729	4,616,193	-7,012,807	-2,928,807	675,193	870,193
275	872,029	4,534,553	-7,094,447	-3,010,447	593,553	788,553
300	832,781	4,330,462	-7,298,538	-3,214,538	389,462	584,462

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,183,182	11,352,545	-276,455	3,807,545	7,411,545	7,606,545
95	1,999,128	10,395,463	-1,233,537	2,850,463	6,454,463	6,649,463
100	1,991,278	10,354,646	-1,274,354	2,809,646	6,413,646	6,608,646
125	1,952,029	10,150,549	-1,478,451	2,605,549	6,209,549	6,404,549
135	1,936,330	10,068,915	-1,560,085	2,523,915	6,127,915	6,322,915
150	1,912,780	9,946,458	-1,682,542	2,401,458	6,005,458	6,200,458
165	1,889,231	9,824,001	-1,804,999	2,279,001	5,883,001	6,078,001
175	1,873,532	9,742,367	-1,886,633	2,197,367	5,801,367	5,996,367
190	1,849,983	9,619,910	-2,009,090	2,074,910	5,678,910	5,873,910
200	1,834,283	9,538,271	-2,090,729	1,993,271	5,597,271	5,792,271
225	1,795,034	9,334,179	-2,294,821	1,789,179	5,393,179	5,588,179
235	1,779,335	9,252,640	-2,376,460	1,707,540	5,311,540	5,506,540
250	1,755,785	9,130,083	-2,498,917	1,585,083	5,189,083	5,384,083
265	1,732,237	9,007,631	-2,621,369	1,462,631	5,066,631	5,261,631
275	1,716,537	8,925,992	-2,703,008	1,380,992	4,984,992	5,179,992
300	1,677,289	8,721,901	-2,907,099	1,176,901	4,780,901	4,975,901

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,941,509	15,295,848	3,666,848	7,750,848	11,354,848	11,549,848
95	2,745,330	14,275,714	2,646,714	6,730,714	10,334,714	10,529,714
100	2,737,480	14,234,897	2,605,897	6,689,897	10,293,897	10,488,897
125	2,698,231	14,030,800	2,401,800	6,485,800	10,089,800	10,284,800
135	2,682,532	13,949,166	2,320,166	6,404,166	10,008,166	10,203,166
150	2,658,982	13,826,709	2,197,709	6,281,709	9,885,709	10,080,709
165	2,635,433	13,704,252	2,075,252	6,159,252	9,763,252	9,958,252
175	2,619,734	13,622,618	1,993,618	6,077,618	9,681,618	9,876,618
190	2,596,185	13,500,161	1,871,161	5,955,161	9,559,161	9,754,161
200	2,580,485	13,418,521	1,789,521	5,873,521	9,477,521	9,672,521
225	2,541,237	13,214,430	1,585,430	5,669,430	9,273,430	9,468,430
235	2,525,537	13,132,791	1,503,791	5,587,791	9,191,791	9,386,791
250	2,501,988	13,010,339	1,381,339	5,465,339	9,069,339	9,264,339
265	2,478,439	12,887,882	1,258,882	5,342,882	8,946,882	9,141,882
275	2,462,739	12,806,242	1,177,242	5,261,242	8,865,242	9,060,242
300	2,423,491	12,602,151	973,151	5,057,151	8,661,151	8,856,151

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,446,684	17,922,757	6,293,757	10,377,757	13,981,757	14,176,757
95	3,242,426	16,860,615	5,231,615	9,315,615	12,919,615	13,114,615
100	3,234,577	16,819,798	5,190,798	9,274,798	12,878,798	13,073,798
125	3,195,327	16,615,702	4,986,702	9,070,702	12,674,702	12,869,702
135	3,179,628	16,534,067	4,905,067	8,989,067	12,593,067	12,788,067
150	3,156,079	16,411,611	4,782,611	8,866,611	12,470,611	12,665,611
165	3,132,530	16,289,154	4,660,154	8,744,154	12,348,154	12,543,154
175	3,116,831	16,207,519	4,578,519	8,662,519	12,266,519	12,461,519
190	3,093,281	16,085,063	4,456,063	8,540,063	12,144,063	12,339,063
200	3,077,581	16,003,423	4,374,423	8,458,423	12,062,423	12,257,423
225	3,038,333	15,799,332	4,170,332	8,254,332	11,858,332	12,053,332
235	3,022,634	15,717,697	4,088,697	8,172,697	11,776,697	11,971,697
250	2,999,085	15,595,241	3,966,241	8,050,241	11,654,241	11,849,241
265	2,975,535	15,472,784	3,843,784	7,927,784	11,531,784	11,726,784
275	2,959,835	15,391,144	3,762,144	7,846,144	11,450,144	11,645,144
300	2,920,587	15,187,053	3,558,053	7,642,053	11,246,053	11,441,053

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,951,266	20,546,581	8,917,581	13,001,581	16,605,581	16,800,581
95	3,738,940	19,442,486	7,813,486	11,897,486	15,501,486	15,696,486
100	3,731,090	19,401,669	7,772,669	11,856,669	15,460,669	15,655,669
125	3,691,841	19,197,572	7,568,572	11,652,572	15,256,572	15,451,572
135	3,676,142	19,115,938	7,486,938	11,570,938	15,174,938	15,369,938
150	3,652,593	18,993,481	7,364,481	11,448,481	15,052,481	15,247,481
165	3,629,043	18,871,024	7,242,024	11,326,024	14,930,024	15,125,024
175	3,613,343	18,789,385	7,160,385	11,244,385	14,848,385	15,043,385
190	3,589,795	18,666,933	7,037,933	11,121,933	14,725,933	14,920,933
200	3,574,095	18,585,294	6,956,294	11,040,294	14,644,294	14,839,294
225	3,534,847	18,381,202	6,752,202	10,836,202	14,440,202	14,635,202
235	3,519,147	18,299,563	6,670,563	10,754,563	14,358,563	14,553,563
250	3,495,597	18,177,106	6,548,106	10,632,106	14,236,106	14,431,106
265	3,472,049	18,054,654	6,425,654	10,509,654	14,113,654	14,308,654
275	3,456,349	17,973,015	6,344,015	10,428,015	14,032,015	14,227,015
300	3,417,101	17,768,923	6,139,923	10,223,923	13,827,923	14,022,923

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,627,947	9,197,814	-2,431,186	1,652,814	5,256,814	5,451,814
95	2,307,231	8,075,307	-3,553,693	530,307	4,134,307	4,329,307
100	2,292,562	8,023,967	-3,605,033	478,967	4,082,967	4,277,967
125	2,219,222	7,767,278	-3,861,722	222,278	3,826,278	4,021,278
135	2,189,886	7,664,599	-3,964,401	119,599	3,723,599	3,918,599
150	2,145,881	7,510,585	-4,118,415	-34,415	3,569,585	3,764,585
165	2,101,876	7,356,567	-4,272,433	-188,433	3,415,567	3,610,567
175	2,072,541	7,253,892	-4,375,108	-291,108	3,312,892	3,507,892
190	2,028,535	7,099,874	-4,529,126	-445,126	3,158,874	3,353,874
200	1,999,200	6,997,199	-4,631,801	-547,801	3,056,199	3,251,199
225	1,925,859	6,740,506	-4,888,494	-804,494	2,799,506	2,994,506
235	1,896,522	6,637,827	-4,991,173	-907,173	2,696,827	2,891,827
250	1,852,518	6,483,813	-5,145,187	-1,061,187	2,542,813	2,737,813
265	1,808,513	6,329,795	-5,299,205	-1,215,205	2,388,795	2,583,795
275	1,779,177	6,227,120	-5,401,880	-1,317,880	2,286,120	2,481,120
300	1,705,836	5,970,426	-5,658,574	-1,574,574	2,029,426	2,224,426

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£300	£300

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,234,152	14,819,530	3,190,530	7,274,530	10,878,530	11,073,530
95	3,887,751	13,607,128	1,978,128	6,062,128	9,666,128	9,861,128
100	3,873,083	13,555,792	1,926,792	6,010,792	9,614,792	9,809,792
125	3,799,743	13,299,099	1,670,099	5,754,099	9,358,099	9,553,099
135	3,770,406	13,196,420	1,567,420	5,651,420	9,255,420	9,450,420
150	3,726,402	13,042,406	1,413,406	5,497,406	9,101,406	9,296,406
165	3,682,397	12,888,388	1,259,388	5,343,388	8,947,388	9,142,388
175	3,653,061	12,785,713	1,156,713	5,240,713	8,844,713	9,039,713
190	3,609,056	12,631,695	1,002,695	5,086,695	8,690,695	8,885,695
200	3,579,720	12,529,020	900,020	4,984,020	8,588,020	8,783,020
225	3,506,379	12,272,327	643,327	4,727,327	8,331,327	8,526,327
235	3,477,042	12,169,648	540,648	4,624,648	8,228,648	8,423,648
250	3,433,038	12,015,634	386,634	4,470,634	8,074,634	8,269,634
265	3,389,033	11,861,616	232,616	4,316,616	7,920,616	8,115,616
275	3,359,697	11,758,941	129,941	4,213,941	7,817,941	8,012,941
300	3,286,356	11,502,248	-126,752	3,957,248	7,561,248	7,756,248

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,653,327	19,786,645	8,157,645	12,241,645	15,845,645	16,040,645
95	5,284,234	18,494,818	6,865,818	10,949,818	14,553,818	14,748,818
100	5,269,565	18,443,479	6,814,479	10,898,479	14,502,479	14,697,479
125	5,196,225	18,186,786	6,557,786	10,641,786	14,245,786	14,440,786
135	5,166,889	18,084,111	6,455,111	10,539,111	14,143,111	14,338,111
150	5,122,884	17,930,093	6,301,093	10,385,093	13,989,093	14,184,093
165	5,078,880	17,776,078	6,147,078	10,231,078	13,835,078	14,030,078
175	5,049,543	17,673,400	6,044,400	10,128,400	13,732,400	13,927,400
190	5,005,539	17,519,385	5,890,385	9,974,385	13,578,385	13,773,385
200	4,976,202	17,416,707	5,787,707	9,871,707	13,475,707	13,670,707
225	4,902,861	17,160,014	5,531,014	9,615,014	13,219,014	13,414,014
235	4,873,525	17,057,338	5,428,338	9,512,338	13,116,338	13,311,338
250	4,829,521	16,903,324	5,274,324	9,358,324	12,962,324	13,157,324
265	4,785,516	16,749,306	5,120,306	9,204,306	12,808,306	13,003,306
275	4,756,180	16,646,631	5,017,631	9,101,631	12,705,631	12,900,631
300	4,682,839	16,389,938	4,760,938	8,844,938	12,448,938	12,643,938

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,592,785	23,074,749	11,445,749	15,529,749	19,133,749	19,328,749
95	6,212,859	21,745,007	10,116,007	14,200,007	17,804,007	17,999,007
100	6,198,411	21,694,439	10,065,439	14,149,439	17,753,439	17,948,439
125	6,126,173	21,441,606	9,812,606	13,896,606	17,500,606	17,695,606
135	6,097,202	21,340,208	9,711,208	13,795,208	17,399,208	17,594,208
150	6,053,197	21,186,190	9,557,190	13,641,190	17,245,190	17,440,190
165	6,009,193	21,032,175	9,403,175	13,487,175	17,091,175	17,286,175
175	5,979,856	20,929,497	9,300,497	13,384,497	16,988,497	17,183,497
190	5,935,852	20,775,482	9,146,482	13,230,482	16,834,482	17,029,482
200	5,906,515	20,672,804	9,043,804	13,127,804	16,731,804	16,926,804
225	5,833,175	20,416,114	8,787,114	12,871,114	16,475,114	16,670,114
235	5,803,839	20,313,435	8,684,435	12,768,435	16,372,435	16,567,435
250	5,759,835	20,159,421	8,530,421	12,614,421	16,218,421	16,413,421
265	5,715,829	20,005,403	8,376,403	12,460,403	16,064,403	16,259,403
275	5,686,494	19,902,728	8,273,728	12,357,728	15,961,728	16,156,728
300	5,613,153	19,646,035	8,017,035	12,101,035	15,705,035	15,900,035

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,528,429	26,349,501	14,720,501	18,804,501	22,408,501	22,603,501
95	7,133,542	24,967,397	13,338,397	17,422,397	21,026,397	21,221,397
100	7,119,094	24,916,829	13,287,829	17,371,829	20,975,829	21,170,829
125	7,046,856	24,663,995	13,034,995	17,118,995	20,722,995	20,917,995
135	7,017,960	24,562,860	12,933,860	17,017,860	20,621,860	20,816,860
150	6,974,617	24,411,158	12,782,158	16,866,158	20,470,158	20,665,158
165	6,931,274	24,259,459	12,630,459	16,714,459	20,318,459	20,513,459
175	6,902,378	24,158,324	12,529,324	16,613,324	20,217,324	20,412,324
190	6,859,035	24,006,622	12,377,622	16,461,622	20,065,622	20,260,622
200	6,830,140	23,905,491	12,276,491	16,360,491	19,964,491	20,159,491
225	6,757,901	23,652,653	12,023,653	16,107,653	19,711,653	19,906,653
235	6,729,006	23,551,522	11,922,522	16,006,522	19,610,522	19,805,522
250	6,685,663	23,399,819	11,770,819	15,854,819	19,458,819	19,653,819
265	6,642,319	23,248,117	11,619,117	15,703,117	19,307,117	19,502,117
275	6,613,424	23,146,986	11,517,986	15,601,986	19,205,986	19,400,986
300	6,541,185	22,894,148	11,265,148	15,349,148	18,953,148	19,148,148

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,733,181	9,733,181	-1,895,819	2,188,181	5,792,181	5,987,181
95	8,760,571	8,760,571	-2,868,429	1,215,571	4,819,571	5,014,571
100	8,717,572	8,717,572	-2,911,428	1,172,572	4,776,572	4,971,572
125	8,502,579	8,502,579	-3,126,421	957,579	4,561,579	4,756,579
135	8,416,582	8,416,582	-3,212,418	871,582	4,475,582	4,670,582
150	8,287,585	8,287,585	-3,341,415	742,585	4,346,585	4,541,585
165	8,158,590	8,158,590	-3,470,410	613,590	4,217,590	4,412,590
175	8,072,593	8,072,593	-3,556,407	527,593	4,131,593	4,326,593
190	7,943,596	7,943,596	-3,685,404	398,596	4,002,596	4,197,596
200	7,857,599	7,857,599	-3,771,401	312,599	3,916,599	4,111,599
225	7,642,606	7,642,606	-3,986,394	97,606	3,701,606	3,896,606
235	7,556,608	7,556,608	-4,072,392	11,608	3,615,608	3,810,608
250	7,427,612	7,427,612	-4,201,388	-117,388	3,486,612	3,681,612
265	7,298,616	7,298,616	-4,330,384	-246,384	3,357,616	3,552,616
275	7,212,618	7,212,618	-4,416,382	-332,382	3,271,618	3,466,618
300	6,997,626	6,997,626	-4,631,374	-547,374	3,056,626	3,251,626

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£235	£300	£300

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,585,351	14,585,351	2,956,351	7,040,351	10,644,351	10,839,351
95	13,535,154	13,535,154	1,906,154	5,990,154	9,594,154	9,789,154
100	13,492,155	13,492,155	1,863,155	5,947,155	9,551,155	9,746,155
125	13,277,161	13,277,161	1,648,161	5,732,161	9,336,161	9,531,161
135	13,191,165	13,191,165	1,562,165	5,646,165	9,250,165	9,445,165
150	13,062,168	13,062,168	1,433,168	5,517,168	9,121,168	9,316,168
165	12,933,172	12,933,172	1,304,172	5,388,172	8,992,172	9,187,172
175	12,847,174	12,847,174	1,218,174	5,302,174	8,906,174	9,101,174
190	12,718,178	12,718,178	1,089,178	5,173,178	8,777,178	8,972,178
200	12,632,182	12,632,182	1,003,182	5,087,182	8,691,182	8,886,182
225	12,417,188	12,417,188	788,188	4,872,188	8,476,188	8,671,188
235	12,331,190	12,331,190	702,190	4,786,190	8,390,190	8,585,190
250	12,202,194	12,202,194	573,194	4,657,194	8,261,194	8,456,194
265	12,073,199	12,073,199	444,199	4,528,199	8,132,199	8,327,199
275	11,987,201	11,987,201	358,201	4,442,201	8,046,201	8,241,201
300	11,772,208	11,772,208	143,208	4,227,208	7,831,208	8,026,208

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,852,695	18,852,695	7,223,695	11,307,695	14,911,695	15,106,695
95	17,746,540	17,746,540	6,117,540	10,201,540	13,805,540	14,000,540
100	17,704,187	17,704,187	6,075,187	10,159,187	13,763,187	13,958,187
125	17,492,426	17,492,426	5,863,426	9,947,426	13,551,426	13,746,426
135	17,407,721	17,407,721	5,778,721	9,862,721	13,466,721	13,661,721
150	17,280,663	17,280,663	5,651,663	9,735,663	13,339,663	13,534,663
165	17,151,849	17,151,849	5,522,849	9,606,849	13,210,849	13,405,849
175	17,065,851	17,065,851	5,436,851	9,520,851	13,124,851	13,319,851
190	16,936,855	16,936,855	5,307,855	9,391,855	12,995,855	13,190,855
200	16,850,857	16,850,857	5,221,857	9,305,857	12,909,857	13,104,857
225	16,635,864	16,635,864	5,006,864	9,090,864	12,694,864	12,889,864
235	16,549,867	16,549,867	4,920,867	9,004,867	12,608,867	12,803,867
250	16,420,871	16,420,871	4,791,871	8,875,871	12,479,871	12,674,871
265	16,291,874	16,291,874	4,662,874	8,746,874	12,350,874	12,545,874
275	16,205,878	16,205,878	4,576,878	8,660,878	12,264,878	12,459,878
300	15,990,884	15,990,884	4,361,884	8,445,884	12,049,884	12,244,884

**Maximum CIL rates (per square metre)**

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



Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,682,317	21,682,317	10,053,317	14,137,317	17,741,317	17,936,317
95	20,530,917	20,530,917	8,901,917	12,985,917	16,589,917	16,784,917
100	20,488,564	20,488,564	8,859,564	12,943,564	16,547,564	16,742,564
125	20,276,803	20,276,803	8,647,803	12,731,803	16,335,803	16,530,803
135	20,192,098	20,192,098	8,563,098	12,647,098	16,251,098	16,446,098
150	20,065,040	20,065,040	8,436,040	12,520,040	16,124,040	16,319,040
165	19,937,982	19,937,982	8,308,982	12,392,982	15,996,982	16,191,982
175	19,853,278	19,853,278	8,224,278	12,308,278	15,912,278	16,107,278
190	19,726,221	19,726,221	8,097,221	12,181,221	15,785,221	15,980,221
200	19,641,515	19,641,515	8,012,515	12,096,515	15,700,515	15,895,515
225	19,429,754	19,429,754	7,800,754	11,884,754	15,488,754	15,683,754
235	19,345,049	19,345,049	7,716,049	11,800,049	15,404,049	15,599,049
250	19,217,991	19,217,991	7,588,991	11,672,991	15,276,991	15,471,991
265	19,090,933	19,090,933	7,461,933	11,545,933	15,149,933	15,344,933
275	19,006,228	19,006,228	7,377,228	11,461,228	15,065,228	15,260,228
300	18,794,467	18,794,467	7,165,467	11,249,467	14,853,467	15,048,467

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,508,706	24,508,706	12,879,706	16,963,706	20,567,706	20,762,706
95	23,312,111	23,312,111	11,683,111	15,767,111	19,371,111	19,566,111
100	23,269,759	23,269,759	11,640,759	15,724,759	19,328,759	19,523,759
125	23,057,997	23,057,997	11,428,997	15,512,997	19,116,997	19,311,997
135	22,973,292	22,973,292	11,344,292	15,428,292	19,032,292	19,227,292
150	22,846,234	22,846,234	11,217,234	15,301,234	18,905,234	19,100,234
165	22,719,177	22,719,177	11,090,177	15,174,177	18,778,177	18,973,177
175	22,634,472	22,634,472	11,005,472	15,089,472	18,693,472	18,888,472
190	22,507,415	22,507,415	10,878,415	14,962,415	18,566,415	18,761,415
200	22,422,710	22,422,710	10,793,710	14,877,710	18,481,710	18,676,710
225	22,210,948	22,210,948	10,581,948	14,665,948	18,269,948	18,464,948
235	22,126,243	22,126,243	10,497,243	14,581,243	18,185,243	18,380,243
250	21,999,185	21,999,185	10,370,185	14,454,185	18,058,185	18,253,185
265	21,872,128	21,872,128	10,243,128	14,327,128	17,931,128	18,126,128
275	21,787,423	21,787,423	10,158,423	14,242,423	17,846,423	18,041,423
300	21,575,661	21,575,661	9,946,661	14,030,661	17,634,661	17,829,661

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,949,602	-1,949,602	-13,578,602	-9,494,602	-5,890,602	-5,695,602
95	-3,393,140	-3,393,140	-15,022,140	-10,938,140	-7,334,140	-7,139,140
100	-3,470,756	-3,470,756	-15,099,756	-11,015,756	-7,411,756	-7,216,756
125	-3,859,838	-3,859,838	-15,487,838	-11,403,838	-7,799,838	-7,604,838
135	-4,014,071	-4,014,071	-15,643,071	-11,559,071	-7,955,071	-7,760,071
150	-4,246,920	-4,246,920	-15,875,920	-11,791,920	-8,187,920	-7,992,920
165	-4,479,769	-4,479,769	-16,108,769	-12,024,769	-8,420,769	-8,225,769
175	-4,635,002	-4,635,002	-16,264,002	-12,180,002	-8,576,002	-8,381,002
190	-4,867,851	-4,867,851	-16,496,851	-12,412,851	-8,808,851	-8,613,851
200	-5,023,084	-5,023,084	-16,652,084	-12,568,084	-8,964,084	-8,769,084
225	-5,411,166	-5,411,166	-17,040,166	-12,956,166	-9,352,166	-9,157,166
235	-5,566,399	-5,566,399	-17,195,399	-13,111,399	-9,507,399	-9,312,399
250	-5,799,248	-5,799,248	-17,428,248	-13,344,248	-9,740,248	-9,545,248
265	-6,032,098	-6,032,098	-17,661,098	-13,577,098	-9,973,098	-9,778,098
275	-6,187,330	-6,187,330	-17,816,330	-13,732,330	-10,128,330	-9,933,330
300	-6,575,413	-6,575,413	-18,204,413	-14,120,413	-10,516,413	-10,321,413

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,528,622	5,528,622	-6,100,378	-2,016,378	1,587,622	1,782,622
95	4,009,500	4,009,500	-7,619,500	-3,535,500	68,500	263,500
100	3,934,199	3,934,199	-7,694,801	-3,610,801	-6,801	188,199
125	3,557,695	3,557,695	-8,071,305	-3,987,305	-383,305	-188,305
135	3,407,093	3,407,093	-8,221,907	-4,137,907	-533,907	-338,907
150	3,181,190	3,181,190	-8,447,810	-4,363,810	-759,810	-564,810
165	2,955,287	2,955,287	-8,673,713	-4,589,713	-985,713	-790,713
175	2,804,685	2,804,685	-8,824,315	-4,740,315	-1,136,315	-941,315
190	2,578,783	2,578,783	-9,050,217	-4,966,217	-1,362,217	-1,167,217
200	2,428,181	2,428,181	-9,200,819	-5,116,819	-1,512,819	-1,317,819
225	2,051,676	2,051,676	-9,577,324	-5,493,324	-1,889,324	-1,694,324
235	1,901,074	1,901,074	-9,727,926	-5,643,926	-2,039,926	-1,844,926
250	1,675,170	1,675,170	-9,953,830	-5,869,830	-2,265,830	-2,070,830
265	1,449,267	1,449,267	-10,179,733	-6,095,733	-2,491,733	-2,296,733
275	1,298,666	1,298,666	-10,330,334	-6,246,334	-2,642,334	-2,447,334
300	922,161	922,161	-10,706,839	-6,622,839	-3,018,839	-2,823,839

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£95	£100

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,096,596	12,096,596	467,596	4,551,596	8,155,596	8,350,596
95	10,472,452	10,472,452	-1,156,548	2,927,452	6,531,452	6,726,452
100	10,397,151	10,397,151	-1,231,849	2,852,151	6,456,151	6,651,151
125	10,020,645	10,020,645	-1,608,355	2,475,645	6,079,645	6,274,645
135	9,870,043	9,870,043	-1,758,957	2,325,043	5,929,043	6,124,043
150	9,644,140	9,644,140	-1,984,860	2,099,140	5,703,140	5,898,140
165	9,418,237	9,418,237	-2,210,763	1,873,237	5,477,237	5,672,237
175	9,267,636	9,267,636	-2,361,364	1,722,636	5,326,636	5,521,636
190	9,041,733	9,041,733	-2,587,267	1,496,733	5,100,733	5,295,733
200	8,891,131	8,891,131	-2,737,869	1,346,131	4,950,131	5,145,131
225	8,514,626	8,514,626	-3,114,374	969,626	4,573,626	4,768,626
235	8,364,024	8,364,024	-3,264,976	819,024	4,423,024	4,618,024
250	8,138,121	8,138,121	-3,490,879	593,121	4,197,121	4,392,121
265	7,912,219	7,912,219	-3,716,781	367,219	3,971,219	4,166,219
275	7,761,617	7,761,617	-3,867,383	216,617	3,820,617	4,015,617
300	7,385,112	7,385,112	-4,243,888	-159,888	3,444,112	3,639,112

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£275	£300	£300

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,426,676	16,426,676	4,797,676	8,881,676	12,485,676	12,680,676
95	14,754,795	14,754,795	3,125,795	7,209,795	10,813,795	11,008,795
100	14,680,625	14,680,625	3,051,625	7,135,625	10,739,625	10,934,625
125	14,309,779	14,309,779	2,680,779	6,764,779	10,368,779	10,563,779
135	14,161,441	14,161,441	2,532,441	6,616,441	10,220,441	10,415,441
150	13,938,933	13,938,933	2,309,933	6,393,933	9,997,933	10,192,933
165	13,716,425	13,716,425	2,087,425	6,171,425	9,775,425	9,970,425
175	13,568,087	13,568,087	1,939,087	6,023,087	9,627,087	9,822,087
190	13,345,578	13,345,578	1,716,578	5,800,578	9,404,578	9,599,578
200	13,196,551	13,196,551	1,567,551	5,651,551	9,255,551	9,450,551
225	12,820,046	12,820,046	1,191,046	5,275,046	8,879,046	9,074,046
235	12,669,444	12,669,444	1,040,444	5,124,444	8,728,444	8,923,444
250	12,443,541	12,443,541	814,541	4,898,541	8,502,541	8,697,541
265	12,217,638	12,217,638	588,638	4,672,638	8,276,638	8,471,638
275	12,067,036	12,067,036	438,036	4,522,036	8,126,036	8,321,036
300	11,690,531	11,690,531	61,531	4,145,531	7,749,531	7,944,531

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,743,147	20,743,147	9,114,147	13,198,147	16,802,147	16,997,147
95	19,002,244	19,002,244	7,373,244	11,457,244	15,061,244	15,256,244
100	18,928,075	18,928,075	7,299,075	11,383,075	14,987,075	15,182,075
125	18,557,229	18,557,229	6,928,229	11,012,229	14,616,229	14,811,229
135	18,408,890	18,408,890	6,779,890	10,863,890	14,467,890	14,662,890
150	18,186,383	18,186,383	6,557,383	10,641,383	14,245,383	14,440,383
165	17,963,874	17,963,874	6,334,874	10,418,874	14,022,874	14,217,874
175	17,815,536	17,815,536	6,186,536	10,270,536	13,874,536	14,069,536
190	17,593,029	17,593,029	5,964,029	10,048,029	13,652,029	13,847,029
200	17,444,689	17,444,689	5,815,689	9,899,689	13,503,689	13,698,689
225	17,073,843	17,073,843	5,444,843	9,528,843	13,132,843	13,327,843
235	16,925,505	16,925,505	5,296,505	9,380,505	12,984,505	13,179,505
250	16,702,996	16,702,996	5,073,996	9,157,996	12,761,996	12,956,996
265	16,480,489	16,480,489	4,851,489	8,935,489	12,539,489	12,734,489
275	16,332,151	16,332,151	4,703,151	8,787,151	12,391,151	12,586,151
300	15,961,304	15,961,304	4,332,304	8,416,304	12,020,304	12,215,304

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,822,455	-2,822,455	-14,451,455	-10,367,455	-6,763,455	-6,568,455
95	-5,524,454	-5,524,454	-17,153,454	-13,069,454	-9,465,454	-9,270,454
100	-5,669,040	-5,669,040	-17,298,040	-13,214,040	-9,610,040	-9,415,040
125	-6,391,969	-6,391,969	-18,020,969	-13,936,969	-10,332,969	-10,137,969
135	-6,681,141	-6,681,141	-18,310,141	-14,226,141	-10,622,141	-10,427,141
150	-7,114,899	-7,114,899	-18,743,899	-14,659,899	-11,055,899	-10,860,899
165	-7,548,657	-7,548,657	-19,177,657	-15,093,657	-11,489,657	-11,294,657
175	-7,837,828	-7,837,828	-19,466,828	-15,382,828	-11,778,828	-11,583,828
190	-8,271,586	-8,271,586	-19,900,586	-15,816,586	-12,212,586	-12,017,586
200	-8,560,757	-8,560,757	-20,189,757	-16,105,757	-12,501,757	-12,306,757
225	-9,283,686	-9,283,686	-20,912,686	-16,828,686	-13,224,686	-13,029,686
235	-9,572,858	-9,572,858	-21,201,858	-17,117,858	-13,513,858	-13,318,858
250	-10,006,616	-10,006,616	-21,635,616	-17,551,616	-13,947,616	-13,752,616
265	-10,440,373	-10,440,373	-22,069,373	-17,985,373	-14,381,373	-14,186,373
275	-10,729,545	-10,729,545	-22,358,545	-18,274,545	-14,670,545	-14,475,545
300	-11,459,198	-11,459,198	-23,088,198	-19,004,198	-15,400,198	-15,205,198

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,566,513	10,566,513	-1,062,487	3,021,513	6,625,513	6,820,513
95	7,755,092	7,755,092	-3,873,908	210,092	3,814,092	4,009,092
100	7,614,819	7,614,819	-4,014,181	69,819	3,673,819	3,868,819
125	6,913,456	6,913,456	-4,715,544	-631,544	2,972,456	3,167,456
135	6,632,911	6,632,911	-4,996,089	-912,089	2,691,911	2,886,911
150	6,212,093	6,212,093	-5,416,907	-1,332,907	2,271,093	2,466,093
165	5,791,276	5,791,276	-5,837,724	-1,753,724	1,850,276	2,045,276
175	5,510,731	5,510,731	-6,118,269	-2,034,269	1,569,731	1,764,731
190	5,089,913	5,089,913	-6,539,087	-2,455,087	1,148,913	1,343,913
200	4,809,368	4,809,368	-6,819,632	-2,735,632	868,368	1,063,368
225	4,108,004	4,108,004	-7,520,996	-3,436,996	167,004	362,004
235	3,827,459	3,827,459	-7,801,541	-3,717,541	-113,541	81,459
250	3,406,642	3,406,642	-8,222,358	-4,138,358	-534,358	-339,358
265	2,985,824	2,985,824	-8,643,176	-4,559,176	-955,176	-760,176
275	2,705,279	2,705,279	-8,923,721	-4,839,721	-1,235,721	-1,040,721
300	2,003,916	2,003,916	-9,625,084	-5,541,084	-1,937,084	-1,742,084

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£225	£235

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,108,363	22,108,363	10,479,363	14,563,363	18,167,363	18,362,363
95	19,169,176	19,169,176	7,540,176	11,624,176	15,228,176	15,423,176
100	19,033,088	19,033,088	7,404,088	11,488,088	15,092,088	15,287,088
125	18,352,648	18,352,648	6,723,648	10,807,648	14,411,648	14,606,648
135	18,080,472	18,080,472	6,451,472	10,535,472	14,139,472	14,334,472
150	17,672,207	17,672,207	6,043,207	10,127,207	13,731,207	13,926,207
165	17,263,944	17,263,944	5,634,944	9,718,944	13,322,944	13,517,944
175	16,991,768	16,991,768	5,362,768	9,446,768	13,050,768	13,245,768
190	16,583,504	16,583,504	4,954,504	9,038,504	12,642,504	12,837,504
200	16,311,328	16,311,328	4,682,328	8,766,328	12,370,328	12,565,328
225	15,627,986	15,627,986	3,998,986	8,082,986	11,686,986	11,881,986
235	15,351,657	15,351,657	3,722,657	7,806,657	11,410,657	11,605,657
250	14,937,163	14,937,163	3,308,163	7,392,163	10,996,163	11,191,163
265	14,522,670	14,522,670	2,893,670	6,977,670	10,581,670	10,776,670
275	14,246,341	14,246,341	2,617,341	6,701,341	10,305,341	10,500,341
300	13,555,519	13,555,519	1,926,519	6,010,519	9,614,519	9,809,519

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,683,412	29,683,412	18,054,412	22,138,412	25,742,412	25,937,412
95	26,661,958	26,661,958	15,032,958	19,116,958	22,720,958	22,915,958
100	26,527,916	26,527,916	14,898,916	18,982,916	22,586,916	22,781,916
125	25,857,702	25,857,702	14,228,702	18,312,702	21,916,702	22,111,702
135	25,589,616	25,589,616	13,960,616	18,044,616	21,648,616	21,843,616
150	25,187,488	25,187,488	13,558,488	17,642,488	21,246,488	21,441,488
165	24,785,360	24,785,360	13,156,360	17,240,360	20,844,360	21,039,360
175	24,517,275	24,517,275	12,888,275	16,972,275	20,576,275	20,771,275
190	24,115,125	24,115,125	12,486,125	16,570,125	20,174,125	20,369,125
200	23,842,950	23,842,950	12,213,950	16,297,950	19,901,950	20,096,950
225	23,162,509	23,162,509	11,533,509	15,617,509	19,221,509	19,416,509
235	22,890,334	22,890,334	11,261,334	15,345,334	18,949,334	19,144,334
250	22,482,069	22,482,069	10,853,069	14,937,069	18,541,069	18,736,069
265	22,073,806	22,073,806	10,444,806	14,528,806	18,132,806	18,327,806
275	21,801,630	21,801,630	10,172,630	14,256,630	17,860,630	18,055,630
300	21,121,190	21,121,190	9,492,190	13,576,190	17,180,190	17,375,190

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,202,633	37,202,633	25,573,633	29,657,633	33,261,633	33,456,633
95	34,099,220	34,099,220	22,470,220	26,554,220	30,158,220	30,353,220
100	33,967,192	33,967,192	22,338,192	26,422,192	30,026,192	30,221,192
125	33,298,390	33,298,390	21,669,390	25,753,390	29,357,390	29,552,390
135	33,030,305	33,030,305	21,401,305	25,485,305	29,089,305	29,284,305
150	32,628,176	32,628,176	20,999,176	25,083,176	28,687,176	28,882,176
165	32,226,048	32,226,048	20,597,048	24,681,048	28,285,048	28,480,048
175	31,957,963	31,957,963	20,328,963	24,412,963	28,016,963	28,211,963
190	31,555,835	31,555,835	19,926,835	24,010,835	27,614,835	27,809,835
200	31,287,750	31,287,750	19,658,750	23,742,750	27,346,750	27,541,750
225	30,617,536	30,617,536	18,988,536	23,072,536	26,676,536	26,871,536
235	30,349,450	30,349,450	18,720,450	22,804,450	26,408,450	26,603,450
250	29,947,322	29,947,322	18,318,322	22,402,322	26,006,322	26,201,322
265	29,545,194	29,545,194	17,916,194	22,000,194	25,604,194	25,799,194
275	29,277,109	29,277,109	17,648,109	21,732,109	25,336,109	25,531,109
300	28,606,895	28,606,895	16,977,895	21,061,895	24,665,895	24,860,895

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

No of units	9 units
Density:	100 dph

Affordable %	0%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,879,286	20,880,954	9,251,954	13,335,954	16,939,954	17,134,954
95	1,779,126	19,768,064	8,139,064	12,223,064	15,827,064	16,022,064
100	1,775,436	19,727,062	8,098,062	12,182,062	15,786,062	15,981,062
125	1,756,985	19,522,060	7,893,060	11,977,060	15,581,060	15,776,060
135	1,749,605	19,440,054	7,811,054	11,895,054	15,499,054	15,694,054
150	1,738,535	19,317,057	7,688,057	11,772,057	15,376,057	15,571,057
165	1,727,465	19,194,061	7,565,061	11,649,061	15,253,061	15,448,061
175	1,720,085	19,112,055	7,483,055	11,567,055	15,171,055	15,366,055
190	1,709,015	18,989,059	7,360,059	11,444,059	15,048,059	15,243,059
200	1,701,635	18,907,053	7,278,053	11,362,053	14,966,053	15,161,053
225	1,683,186	18,702,062	7,073,062	11,157,062	14,761,062	14,956,062
235	1,675,805	18,620,057	6,991,057	11,075,057	14,679,057	14,874,057
250	1,664,735	18,497,060	6,868,060	10,952,060	14,556,060	14,751,060
265	1,653,665	18,374,052	6,745,052	10,829,052	14,433,052	14,628,052
275	1,646,285	18,292,058	6,663,058	10,747,058	14,351,058	14,546,058
300	1,627,835	18,087,056	6,458,056	10,542,056	14,146,056	14,341,056

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,379,001	26,433,339	14,804,339	18,888,339	22,492,339	22,687,339
95	2,270,850	25,231,666	13,602,666	17,686,666	21,290,666	21,485,666
100	2,267,160	25,190,663	13,561,663	17,645,663	21,249,663	21,444,663
125	2,248,710	24,985,661	13,356,661	17,440,661	21,044,661	21,239,661
135	2,241,330	24,903,667	13,274,667	17,358,667	20,962,667	21,157,667
150	2,230,259	24,780,659	13,151,659	17,235,659	20,839,659	21,034,659
165	2,219,189	24,657,662	13,028,662	17,112,662	20,716,662	20,911,662
175	2,211,809	24,575,657	12,946,657	17,030,657	20,634,657	20,829,657
190	2,200,739	24,452,660	12,823,660	16,907,660	20,511,660	20,706,660
200	2,193,359	24,370,655	12,741,655	16,825,655	20,429,655	20,624,655
225	2,174,910	24,165,664	12,536,664	16,620,664	20,224,664	20,419,664
235	2,167,529	24,083,659	12,454,659	16,538,659	20,142,659	20,337,659
250	2,156,460	23,960,662	12,331,662	16,415,662	20,019,662	20,214,662
265	2,145,389	23,837,654	12,208,654	16,292,654	19,896,654	20,091,654
275	2,138,009	23,755,660	12,126,660	16,210,660	19,814,660	20,009,660
300	2,119,559	23,550,658	11,921,658	16,005,658	19,609,658	19,804,658

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,819,925	31,332,498	19,703,498	23,787,498	27,391,498	27,586,498
95	2,704,724	30,052,493	18,423,493	22,507,493	26,111,493	26,306,493
100	2,701,034	30,011,490	18,382,490	22,466,490	26,070,490	26,265,490
125	2,682,584	29,806,488	18,177,488	22,261,488	25,865,488	26,060,488
135	2,675,203	29,724,483	18,095,483	22,179,483	25,783,483	25,978,483
150	2,664,134	29,601,486	17,972,486	22,056,486	25,660,486	25,855,486
165	2,653,064	29,478,489	17,849,489	21,933,489	25,537,489	25,732,489
175	2,645,684	29,396,484	17,767,484	21,851,484	25,455,484	25,650,484
190	2,634,614	29,273,487	17,644,487	21,728,487	25,332,487	25,527,487
200	2,627,233	29,191,482	17,562,482	21,646,482	25,250,482	25,445,482
225	2,608,784	28,986,491	17,357,491	21,441,491	25,045,491	25,240,491
235	2,601,404	28,904,486	17,275,486	21,359,486	24,963,486	25,158,486
250	2,590,334	28,781,489	17,152,489	21,236,489	24,840,489	25,035,489
265	2,579,263	28,658,481	17,029,481	21,113,481	24,717,481	24,912,481
275	2,571,884	28,576,487	16,947,487	21,031,487	24,635,487	24,830,487
300	2,553,434	28,371,485	16,742,485	20,826,485	24,430,485	24,625,485

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,113,875	34,598,608	22,969,608	27,053,608	30,657,608	30,852,608
95	2,993,974	33,266,378	21,637,378	25,721,378	29,325,378	29,520,378
100	2,990,284	33,225,375	21,596,375	25,680,375	29,284,375	29,479,375
125	2,971,834	33,020,373	21,391,373	25,475,373	29,079,373	29,274,373
135	2,964,453	32,938,368	21,309,368	25,393,368	28,997,368	29,192,368
150	2,953,383	32,815,371	21,186,371	25,270,371	28,874,371	29,069,371
165	2,942,314	32,692,374	21,063,374	25,147,374	28,751,374	28,946,374
175	2,934,933	32,610,369	20,981,369	25,065,369	28,669,369	28,864,369
190	2,923,863	32,487,372	20,858,372	24,942,372	28,546,372	28,741,372
200	2,916,483	32,405,367	20,776,367	24,860,367	28,464,367	28,659,367
225	2,898,034	32,200,376	20,571,376	24,655,376	28,259,376	28,454,376
235	2,890,653	32,118,370	20,489,370	24,573,370	28,177,370	28,372,370
250	2,879,584	31,995,374	20,366,374	24,450,374	28,054,374	28,249,374
265	2,868,513	31,872,366	20,243,366	24,327,366	27,931,366	28,126,366
275	2,861,133	31,790,372	20,161,372	24,245,372	27,849,372	28,044,372
300	2,842,683	31,585,370	19,956,370	24,040,370	27,644,370	27,839,370

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,407,825	37,864,717	26,235,717	30,319,717	33,923,717	34,118,717
95	3,283,224	36,480,262	24,851,262	28,935,262	32,539,262	32,734,262
100	3,279,533	36,439,260	24,810,260	28,894,260	32,498,260	32,693,260
125	3,261,083	36,234,257	24,605,257	28,689,257	32,293,257	32,488,257
135	3,253,703	36,152,252	24,523,252	28,607,252	32,211,252	32,406,252
150	3,242,633	36,029,255	24,400,255	28,484,255	32,088,255	32,283,255
165	3,231,563	35,906,259	24,277,259	28,361,259	31,965,259	32,160,259
175	3,224,183	35,824,253	24,195,253	28,279,253	31,883,253	32,078,253
190	3,213,113	35,701,257	24,072,257	28,156,257	31,760,257	31,955,257
200	3,205,733	35,619,251	23,990,251	28,074,251	31,678,251	31,873,251
225	3,187,282	35,414,249	23,785,249	27,869,249	31,473,249	31,668,249
235	3,179,903	35,332,255	23,703,255	27,787,255	31,391,255	31,586,255
250	3,168,833	35,209,258	23,580,258	27,664,258	31,268,258	31,463,258
265	3,157,763	35,086,250	23,457,250	27,541,250	31,145,250	31,340,250
275	3,150,383	35,004,256	23,375,256	27,459,256	31,063,256	31,258,256
300	3,131,933	34,799,254	23,170,254	27,254,254	30,858,254	31,053,254

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	0%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,969,947	10,243,726	-1,385,274	2,698,726	6,302,726	6,497,726
95	1,772,731	9,218,199	-2,410,801	1,673,199	5,277,199	5,472,199
100	1,764,008	9,172,843	-2,456,157	1,627,843	5,231,843	5,426,843
125	1,720,399	8,946,074	-2,682,926	1,401,074	5,005,074	5,200,074
135	1,702,955	8,855,368	-2,773,632	1,310,368	4,914,368	5,109,368
150	1,676,789	8,719,305	-2,909,695	1,174,305	4,778,305	4,973,305
165	1,650,624	8,583,243	-3,045,757	1,038,243	4,642,243	4,837,243
175	1,633,180	8,492,536	-3,136,464	947,536	4,551,536	4,746,536
190	1,607,014	8,356,473	-3,272,527	811,473	4,415,473	4,610,473
200	1,589,571	8,265,767	-3,363,233	720,767	4,324,767	4,519,767
225	1,545,961	8,038,998	-3,590,002	493,998	4,097,998	4,292,998
235	1,528,517	7,948,286	-3,680,714	403,286	4,007,286	4,202,286
250	1,502,351	7,812,223	-3,816,777	267,223	3,871,223	4,066,223
265	1,476,185	7,676,161	-3,952,839	131,161	3,735,161	3,930,161
275	1,458,741	7,585,454	-4,043,546	40,454	3,644,454	3,839,454
300	1,415,132	7,358,685	-4,270,315	-186,315	3,417,685	3,612,685

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,922,026	15,194,537	3,565,537	7,649,537	11,253,537	11,448,537
95	2,709,586	14,089,848	2,460,848	6,544,848	10,148,848	10,343,848
100	2,700,864	14,044,492	2,415,492	6,499,492	10,103,492	10,298,492
125	2,657,254	13,817,723	2,188,723	6,272,723	9,876,723	10,071,723
135	2,639,811	13,727,016	2,098,016	6,182,016	9,786,016	9,981,016
150	2,613,645	13,590,954	1,961,954	6,045,954	9,649,954	9,844,954
165	2,587,479	13,454,891	1,825,891	5,909,891	9,513,891	9,708,891
175	2,570,035	13,364,184	1,735,184	5,819,184	9,423,184	9,618,184
190	2,543,870	13,228,122	1,599,122	5,683,122	9,287,122	9,482,122
200	2,526,426	13,137,415	1,508,415	5,592,415	9,196,415	9,391,415
225	2,482,816	12,910,641	1,281,641	5,365,641	8,969,641	9,164,641
235	2,465,372	12,819,934	1,190,934	5,274,934	8,878,934	9,073,934
250	2,439,206	12,683,872	1,054,872	5,138,872	8,742,872	8,937,872
265	2,413,040	12,547,809	918,809	5,002,809	8,606,809	8,801,809
275	2,395,597	12,457,103	828,103	4,912,103	8,516,103	8,711,103
300	2,351,987	12,230,333	601,333	4,685,333	8,289,333	8,484,333

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,762,096	19,562,898	7,933,898	12,017,898	15,621,898	15,816,898
95	3,536,223	18,388,358	6,759,358	10,843,358	14,447,358	14,642,358
100	3,527,501	18,343,007	6,714,007	10,798,007	14,402,007	14,597,007
125	3,483,891	18,116,233	6,487,233	10,571,233	14,175,233	14,370,233
135	3,466,447	18,025,526	6,396,526	10,480,526	14,084,526	14,279,526
150	3,440,281	17,889,464	6,260,464	10,344,464	13,948,464	14,143,464
165	3,414,116	17,753,401	6,124,401	10,208,401	13,812,401	14,007,401
175	3,396,672	17,662,694	6,033,694	10,117,694	13,721,694	13,916,694
190	3,370,506	17,526,632	5,897,632	9,981,632	13,585,632	13,780,632
200	3,353,063	17,435,925	5,806,925	9,890,925	13,494,925	13,689,925
225	3,309,453	17,209,156	5,580,156	9,664,156	13,268,156	13,463,156
235	3,292,010	17,118,450	5,489,450	9,573,450	13,177,450	13,372,450
250	3,265,844	16,982,387	5,353,387	9,437,387	13,041,387	13,236,387
265	3,239,678	16,846,324	5,217,324	9,301,324	12,905,324	13,100,324
275	3,222,233	16,755,613	5,126,613	9,210,613	12,814,613	13,009,613
300	3,178,624	16,528,843	4,899,843	8,983,843	12,587,843	12,782,843

**Maximum CIL rates (per square metre)**

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



Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,322,143	22,475,144	10,846,144	14,930,144	18,534,144	18,729,144
95	4,087,314	21,254,035	9,625,035	13,709,035	17,313,035	17,508,035
100	4,078,592	21,208,679	9,579,679	13,663,679	17,267,679	17,462,679
125	4,034,983	20,981,910	9,352,910	13,436,910	17,040,910	17,235,910
135	4,017,539	20,891,203	9,262,203	13,346,203	16,950,203	17,145,203
150	3,991,373	20,755,140	9,126,140	13,210,140	16,814,140	17,009,140
165	3,965,207	20,619,078	8,990,078	13,074,078	16,678,078	16,873,078
175	3,947,764	20,528,371	8,899,371	12,983,371	16,587,371	16,782,371
190	3,921,598	20,392,309	8,763,309	12,847,309	16,451,309	16,646,309
200	3,904,154	20,301,602	8,672,602	12,756,602	16,360,602	16,555,602
225	3,860,544	20,074,828	8,445,828	12,529,828	16,133,828	16,328,828
235	3,843,100	19,984,121	8,355,121	12,439,121	16,043,121	16,238,121
250	3,816,934	19,848,059	8,219,059	12,303,059	15,907,059	16,102,059
265	3,790,768	19,711,996	8,082,996	12,166,996	15,770,996	15,965,996
275	3,773,325	19,621,289	7,992,289	12,076,289	15,680,289	15,875,289
300	3,729,715	19,394,520	7,765,520	11,849,520	15,453,520	15,648,520

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,892,189	25,387,385	13,758,385	17,842,385	21,446,385	21,641,385
95	4,638,406	24,119,712	12,490,712	16,574,712	20,178,712	20,373,712
100	4,629,684	24,074,356	12,445,356	16,529,356	20,133,356	20,328,356
125	4,586,074	23,847,586	12,218,586	16,302,586	19,906,586	20,101,586
135	4,568,630	23,756,875	12,127,875	16,211,875	19,815,875	20,010,875
150	4,542,465	23,620,817	11,991,817	16,075,817	19,679,817	19,874,817
165	4,516,299	23,484,755	11,855,755	15,939,755	19,543,755	19,738,755
175	4,498,854	23,394,043	11,765,043	15,849,043	19,453,043	19,648,043
190	4,472,689	23,257,980	11,628,980	15,712,980	19,316,980	19,511,980
200	4,455,245	23,167,274	11,538,274	15,622,274	19,226,274	19,421,274
225	4,411,635	22,940,505	11,311,505	15,395,505	18,999,505	19,194,505
235	4,394,192	22,849,798	11,220,798	15,304,798	18,908,798	19,103,798
250	4,368,026	22,713,735	11,084,735	15,168,735	18,772,735	18,967,735
265	4,341,860	22,577,673	10,948,673	15,032,673	18,636,673	18,831,673
275	4,324,417	22,486,966	10,857,966	14,941,966	18,545,966	18,740,966
300	4,280,806	22,260,192	10,631,192	14,715,192	18,319,192	18,514,192

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	0%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,689,044	12,911,655	1,282,655	5,366,655	8,970,655	9,165,655
95	3,320,394	11,621,380	-7,620	4,076,380	7,680,380	7,875,380
100	3,304,097	11,564,340	-64,660	4,019,340	7,623,340	7,818,340
125	3,222,607	11,279,124	-349,876	3,734,124	7,338,124	7,533,124
135	3,190,011	11,165,037	-463,963	3,620,037	7,224,037	7,419,037
150	3,141,117	10,993,911	-635,089	3,448,911	7,052,911	7,247,911
165	3,092,223	10,822,781	-806,219	3,277,781	6,881,781	7,076,781
175	3,059,627	10,708,694	-920,306	3,163,694	6,767,694	6,962,694
190	3,010,734	10,537,568	-1,091,432	2,992,568	6,596,568	6,791,568
200	2,978,138	10,423,481	-1,205,519	2,878,481	6,482,481	6,677,481
225	2,896,648	10,138,268	-1,490,732	2,593,268	6,197,268	6,392,268
235	2,864,052	10,024,182	-1,604,818	2,479,182	6,083,182	6,278,182
250	2,815,158	9,853,052	-1,775,948	2,308,052	5,912,052	6,107,052
265	2,766,264	9,681,926	-1,947,074	2,136,926	5,740,926	5,935,926
275	2,733,668	9,567,839	-2,061,161	2,022,839	5,626,839	5,821,839
300	2,652,178	9,282,623	-2,346,377	1,737,623	5,341,623	5,536,623

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,470,971	19,148,399	7,519,399	11,603,399	15,207,399	15,402,399
95	5,073,829	17,758,402	6,129,402	10,213,402	13,817,402	14,012,402
100	5,057,531	17,701,358	6,072,358	10,156,358	13,760,358	13,955,358
125	4,976,041	17,416,142	5,787,142	9,871,142	13,475,142	13,670,142
135	4,943,444	17,302,055	5,673,055	9,757,055	13,361,055	13,556,055
150	4,894,551	17,130,929	5,501,929	9,585,929	13,189,929	13,384,929
165	4,845,657	16,959,799	5,330,799	9,414,799	13,018,799	13,213,799
175	4,813,061	16,845,712	5,216,712	9,300,712	12,904,712	13,099,712
190	4,764,167	16,674,586	5,045,586	9,129,586	12,733,586	12,928,586
200	4,731,571	16,560,499	4,931,499	9,015,499	12,619,499	12,814,499
225	4,650,082	16,275,287	4,646,287	8,730,287	12,334,287	12,529,287
235	4,617,486	16,161,200	4,532,200	8,616,200	12,220,200	12,415,200
250	4,568,591	15,990,070	4,361,070	8,445,070	12,049,070	12,244,070
265	4,519,698	15,818,944	4,189,944	8,273,944	11,877,944	12,072,944
275	4,487,102	15,704,857	4,075,857	8,159,857	11,763,857	11,958,857
300	4,405,612	15,419,641	3,790,641	7,874,641	11,478,641	11,673,641

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,034,872	24,622,051	12,993,051	17,077,051	20,681,051	20,876,051
95	6,617,376	23,160,815	11,531,815	15,615,815	19,219,815	19,414,815
100	6,601,322	23,104,628	11,475,628	15,559,628	19,163,628	19,358,628
125	6,521,058	22,823,703	11,194,703	15,278,703	18,882,703	19,077,703
135	6,488,951	22,711,330	11,082,330	15,166,330	18,770,330	18,965,330
150	6,440,793	22,542,774	10,913,774	14,997,774	18,601,774	18,796,774
165	6,392,634	22,374,218	10,745,218	14,829,218	18,433,218	18,628,218
175	6,360,208	22,260,729	10,631,729	14,715,729	18,319,729	18,514,729
190	6,311,315	22,089,602	10,460,602	14,544,602	18,148,602	18,343,602
200	6,278,719	21,975,516	10,346,516	14,430,516	18,034,516	18,229,516
225	6,197,229	21,690,303	10,061,303	14,145,303	17,749,303	17,944,303
235	6,164,633	21,576,216	9,947,216	14,031,216	17,635,216	17,830,216
250	6,115,739	21,405,086	9,776,086	13,860,086	17,464,086	17,659,086
265	6,066,846	21,233,960	9,604,960	13,688,960	17,292,960	17,487,960
275	6,034,249	21,119,873	9,490,873	13,574,873	17,178,873	17,373,873
300	5,952,759	20,834,657	9,205,657	13,289,657	16,893,657	17,088,657

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,073,402	28,256,908	16,627,908	20,711,908	24,315,908	24,510,908
95	7,639,300	26,737,550	15,108,550	19,192,550	22,796,550	22,991,550
100	7,623,247	26,681,364	15,052,364	19,136,364	22,740,364	22,935,364
125	7,542,982	26,400,439	14,771,439	18,855,439	22,459,439	22,654,439
135	7,510,876	26,288,066	14,659,066	18,743,066	22,347,066	22,542,066
150	7,462,717	26,119,510	14,490,510	18,574,510	22,178,510	22,373,510
165	7,414,558	25,950,954	14,321,954	18,405,954	22,009,954	22,204,954
175	7,382,452	25,838,581	14,209,581	18,293,581	21,897,581	22,092,581
190	7,334,293	25,670,025	14,041,025	18,125,025	21,729,025	21,924,025
200	7,302,186	25,557,652	13,928,652	18,012,652	21,616,652	21,811,652
225	7,221,922	25,276,727	13,647,727	17,731,727	21,335,727	21,530,727
235	7,189,815	25,164,354	13,535,354	17,619,354	21,223,354	21,418,354
250	7,141,657	24,995,798	13,366,798	17,450,798	21,054,798	21,249,798
265	7,093,498	24,827,242	13,198,242	17,282,242	20,886,242	21,081,242
275	7,061,391	24,714,869	13,085,869	17,169,869	20,773,869	20,968,869
300	6,981,126	24,433,941	12,804,941	16,888,941	20,492,941	20,687,941

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,111,934	31,891,767	20,262,767	24,346,767	27,950,767	28,145,767
95	8,661,225	30,314,286	18,685,286	22,769,286	26,373,286	26,568,286
100	8,645,171	30,258,100	18,629,100	22,713,100	26,317,100	26,512,100
125	8,564,907	29,977,174	18,348,174	22,432,174	26,036,174	26,231,174
135	8,532,800	29,864,801	18,235,801	22,319,801	25,923,801	26,118,801
150	8,484,642	29,696,245	18,067,245	22,151,245	25,755,245	25,950,245
165	8,436,483	29,527,690	17,898,690	21,982,690	25,586,690	25,781,690
175	8,404,376	29,415,317	17,786,317	21,870,317	25,474,317	25,669,317
190	8,356,217	29,246,761	17,617,761	21,701,761	25,305,761	25,500,761
200	8,324,111	29,134,388	17,505,388	21,589,388	25,193,388	25,388,388
225	8,243,846	28,853,463	17,224,463	21,308,463	24,912,463	25,107,463
235	8,211,740	28,741,090	17,112,090	21,196,090	24,800,090	24,995,090
250	8,163,581	28,572,534	16,943,534	21,027,534	24,631,534	24,826,534
265	8,115,422	28,403,978	16,774,978	20,858,978	24,462,978	24,657,978
275	8,083,316	28,291,605	16,662,605	20,746,605	24,350,605	24,545,605
300	8,003,050	28,010,676	16,381,676	20,465,676	24,069,676	24,264,676

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	0%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,843,674	12,843,674	1,214,674	5,298,674	8,902,674	9,097,674
95	11,730,552	11,730,552	101,552	4,185,552	7,789,552	7,984,552
100	11,682,775	11,682,775	53,775	4,137,775	7,741,775	7,936,775
125	11,443,894	11,443,894	-185,106	3,898,894	7,502,894	7,697,894
135	11,348,341	11,348,341	-280,659	3,803,341	7,407,341	7,602,341
150	11,205,012	11,205,012	-423,988	3,660,012	7,264,012	7,459,012
165	11,061,683	11,061,683	-567,317	3,516,683	7,120,683	7,315,683
175	10,966,130	10,966,130	-662,870	3,421,130	7,025,130	7,220,130
190	10,822,802	10,822,802	-806,198	3,277,802	6,881,802	7,076,802
200	10,727,249	10,727,249	-901,751	3,182,249	6,786,249	6,981,249
225	10,488,367	10,488,367	-1,140,633	2,943,367	6,547,367	6,742,367
235	10,392,815	10,392,815	-1,236,185	2,847,815	6,451,815	6,646,815
250	10,249,486	10,249,486	-1,379,514	2,704,486	6,308,486	6,503,486
265	10,106,157	10,106,157	-1,522,843	2,561,157	6,165,157	6,360,157
275	10,010,605	10,010,605	-1,618,395	2,465,605	6,069,605	6,264,605
300	9,771,723	9,771,723	-1,857,277	2,226,723	5,830,723	6,025,723

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,218,263	18,218,263	6,589,263	10,673,263	14,277,263	14,472,263
95	17,027,413	17,027,413	5,398,413	9,482,413	13,086,413	13,281,413
100	16,979,636	16,979,636	5,350,636	9,434,636	13,038,636	13,233,636
125	16,740,755	16,740,755	5,111,755	9,195,755	12,799,755	12,994,755
135	16,645,202	16,645,202	5,016,202	9,100,202	12,704,202	12,899,202
150	16,501,874	16,501,874	4,872,874	8,956,874	12,560,874	12,755,874
165	16,358,544	16,358,544	4,729,544	8,813,544	12,417,544	12,612,544
175	16,262,992	16,262,992	4,633,992	8,717,992	12,321,992	12,516,992
190	16,119,663	16,119,663	4,490,663	8,574,663	12,178,663	12,373,663
200	16,024,110	16,024,110	4,395,110	8,479,110	12,083,110	12,278,110
225	15,785,229	15,785,229	4,156,229	8,240,229	11,844,229	12,039,229
235	15,689,677	15,689,677	4,060,677	8,144,677	11,748,677	11,943,677
250	15,546,347	15,546,347	3,917,347	8,001,347	11,605,347	11,800,347
265	15,403,019	15,403,019	3,774,019	7,858,019	11,462,019	11,657,019
275	15,307,466	15,307,466	3,678,466	7,762,466	11,366,466	11,561,466
300	15,068,584	15,068,584	3,439,584	7,523,584	11,127,584	11,322,584

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,924,003	22,924,003	11,295,003	15,379,003	18,983,003	19,178,003
95	21,663,338	21,663,338	10,034,338	14,118,338	17,722,338	17,917,338
100	21,616,280	21,616,280	9,987,280	14,071,280	17,675,280	17,870,280
125	21,380,988	21,380,988	9,751,988	13,835,988	17,439,988	17,634,988
135	21,286,872	21,286,872	9,657,872	13,741,872	17,345,872	17,540,872
150	21,145,697	21,145,697	9,516,697	13,600,697	17,204,697	17,399,697
165	21,004,522	21,004,522	9,375,522	13,459,522	17,063,522	17,258,522
175	20,910,405	20,910,405	9,281,405	13,365,405	16,969,405	17,164,405
190	20,769,230	20,769,230	9,140,230	13,224,230	16,828,230	17,023,230
200	20,675,114	20,675,114	9,046,114	13,130,114	16,734,114	16,929,114
225	20,439,822	20,439,822	8,810,822	12,894,822	16,498,822	16,693,822
235	20,345,706	20,345,706	8,716,706	12,800,706	16,404,706	16,599,706
250	20,204,531	20,204,531	8,575,531	12,659,531	16,263,531	16,458,531
265	20,063,356	20,063,356	8,434,356	12,518,356	16,122,356	16,317,356
275	19,969,240	19,969,240	8,340,240	12,424,240	16,028,240	16,223,240
300	19,733,948	19,733,948	8,104,948	12,188,948	15,792,948	15,987,948

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,061,164	26,061,164	14,432,164	18,516,164	22,120,164	22,315,164
95	24,750,335	24,750,335	13,121,335	17,205,335	20,809,335	21,004,335
100	24,703,276	24,703,276	13,074,276	17,158,276	20,762,276	20,957,276
125	24,467,985	24,467,985	12,838,985	16,922,985	20,526,985	20,721,985
135	24,373,868	24,373,868	12,744,868	16,828,868	20,432,868	20,627,868
150	24,232,693	24,232,693	12,603,693	16,687,693	20,291,693	20,486,693
165	24,091,519	24,091,519	12,462,519	16,546,519	20,150,519	20,345,519
175	23,997,402	23,997,402	12,368,402	16,452,402	20,056,402	20,251,402
190	23,856,227	23,856,227	12,227,227	16,311,227	19,915,227	20,110,227
200	23,762,111	23,762,111	12,133,111	16,217,111	19,821,111	20,016,111
225	23,526,819	23,526,819	11,897,819	15,981,819	19,585,819	19,780,819
235	23,432,703	23,432,703	11,803,703	15,887,703	19,491,703	19,686,703
250	23,291,528	23,291,528	11,662,528	15,746,528	19,350,528	19,545,528
265	23,150,353	23,150,353	11,521,353	15,605,353	19,209,353	19,404,353
275	23,056,236	23,056,236	11,427,236	15,511,236	19,115,236	19,310,236
300	22,820,946	22,820,946	11,191,946	15,275,946	18,879,946	19,074,946

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,198,324	29,198,324	17,569,324	21,653,324	25,257,324	25,452,324
95	27,837,331	27,837,331	16,208,331	20,292,331	23,896,331	24,091,331
100	27,790,273	27,790,273	16,161,273	20,245,273	23,849,273	24,044,273
125	27,554,982	27,554,982	15,925,982	20,009,982	23,613,982	23,808,982
135	27,460,865	27,460,865	15,831,865	19,915,865	23,519,865	23,714,865
150	27,319,690	27,319,690	15,690,690	19,774,690	23,378,690	23,573,690
165	27,178,515	27,178,515	15,549,515	19,633,515	23,237,515	23,432,515
175	27,084,399	27,084,399	15,455,399	19,539,399	23,143,399	23,338,399
190	26,943,224	26,943,224	15,314,224	19,398,224	23,002,224	23,197,224
200	26,849,107	26,849,107	15,220,107	19,304,107	22,908,107	23,103,107
225	26,613,816	26,613,816	14,984,816	19,068,816	22,672,816	22,867,816
235	26,519,699	26,519,699	14,890,699	18,974,699	22,578,699	22,773,699
250	26,378,525	26,378,525	14,749,525	18,833,525	22,437,525	22,632,525
265	26,237,350	26,237,350	14,608,350	18,692,350	22,296,350	22,491,350
275	26,143,233	26,143,233	14,514,233	18,598,233	22,202,233	22,397,233
300	25,907,942	25,907,942	14,278,942	18,362,942	21,966,942	22,161,942

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	0%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,930,352	3,930,352	-7,698,648	-3,614,648	-10,648	184,352
95	2,277,818	2,277,818	-9,351,182	-5,267,182	-1,663,182	-1,468,182
100	2,194,150	2,194,150	-9,434,850	-5,350,850	-1,746,850	-1,551,850
125	1,775,811	1,775,811	-9,853,189	-5,769,189	-2,165,189	-1,970,189
135	1,608,476	1,608,476	-10,020,524	-5,936,524	-2,332,524	-2,137,524
150	1,357,473	1,357,473	-10,271,527	-6,187,527	-2,583,527	-2,388,527
165	1,106,469	1,106,469	-10,522,531	-6,438,531	-2,834,531	-2,639,531
175	939,134	939,134	-10,689,866	-6,605,866	-3,001,866	-2,806,866
190	688,131	688,131	-10,940,869	-6,856,869	-3,252,869	-3,057,869
200	520,795	520,795	-11,108,205	-7,024,205	-3,420,205	-3,225,205
225	102,457	102,457	-11,526,543	-7,442,543	-3,838,543	-3,643,543
235	-65,869	-65,869	-11,694,869	-7,610,869	-4,006,869	-3,811,869
250	-320,702	-320,702	-11,949,702	-7,865,702	-4,261,702	-4,066,702
265	-575,535	-575,535	-12,204,535	-8,120,535	-4,516,535	-4,321,535
275	-745,424	-745,424	-12,374,424	-8,290,424	-4,686,424	-4,491,424
300	-1,173,139	-1,173,139	-12,802,139	-8,718,139	-5,114,139	-4,919,139

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,176,454	12,176,454	547,454	4,631,454	8,235,454	8,430,454
95	10,392,064	10,392,064	-1,236,936	2,847,064	6,451,064	6,646,064
100	10,308,396	10,308,396	-1,320,604	2,763,396	6,367,396	6,562,396
125	9,890,057	9,890,057	-1,738,943	2,345,057	5,949,057	6,144,057
135	9,722,722	9,722,722	-1,906,278	2,177,722	5,781,722	5,976,722
150	9,471,718	9,471,718	-2,157,282	1,926,718	5,530,718	5,725,718
165	9,220,715	9,220,715	-2,408,285	1,675,715	5,279,715	5,474,715
175	9,053,380	9,053,380	-2,575,620	1,508,380	5,112,380	5,307,380
190	8,802,377	8,802,377	-2,826,623	1,257,377	4,861,377	5,056,377
200	8,635,041	8,635,041	-2,993,959	1,090,041	4,694,041	4,889,041
225	8,216,702	8,216,702	-3,412,298	671,702	4,275,702	4,470,702
235	8,049,367	8,049,367	-3,579,633	504,367	4,108,367	4,303,367
250	7,798,364	7,798,364	-3,830,636	253,364	3,857,364	4,052,364
265	7,547,360	7,547,360	-4,081,640	2,360	3,606,360	3,801,360
275	7,380,025	7,380,025	-4,248,975	-164,975	3,439,025	3,634,025
300	6,961,686	6,961,686	-4,667,314	-583,314	3,020,686	3,215,686

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£265	£300	£300

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,371,585	19,371,585	7,742,585	11,826,585	15,430,585	15,625,585
95	17,496,034	17,496,034	5,867,034	9,951,034	13,555,034	13,750,034
100	17,413,624	17,413,624	5,784,624	9,868,624	13,472,624	13,667,624
125	17,001,572	17,001,572	5,372,572	9,456,572	13,060,572	13,255,572
135	16,836,751	16,836,751	5,207,751	9,291,751	12,895,751	13,090,751
150	16,589,521	16,589,521	4,960,521	9,044,521	12,648,521	12,843,521
165	16,342,290	16,342,290	4,713,290	8,797,290	12,401,290	12,596,290
175	16,177,469	16,177,469	4,548,469	8,632,469	12,236,469	12,431,469
190	15,930,238	15,930,238	4,301,238	8,385,238	11,989,238	12,184,238
200	15,765,417	15,765,417	4,136,417	8,220,417	11,824,417	12,019,417
225	15,353,366	15,353,366	3,724,366	7,808,366	11,412,366	11,607,366
235	15,188,546	15,188,546	3,559,546	7,643,546	11,247,546	11,442,546
250	14,941,314	14,941,314	3,312,314	7,396,314	11,000,314	11,195,314
265	14,694,083	14,694,083	3,065,083	7,149,083	10,753,083	10,948,083
275	14,529,263	14,529,263	2,900,263	6,984,263	10,588,263	10,783,263
300	14,117,212	14,117,212	2,488,212	6,572,212	10,176,212	10,371,212

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,162,552	24,162,552	12,533,552	16,617,552	20,221,552	20,416,552
95	22,210,393	22,210,393	10,581,393	14,665,393	18,269,393	18,464,393
100	22,127,983	22,127,983	10,498,983	14,582,983	18,186,983	18,381,983
125	21,715,932	21,715,932	10,086,932	14,170,932	17,774,932	17,969,932
135	21,551,110	21,551,110	9,922,110	14,006,110	17,610,110	17,805,110
150	21,303,880	21,303,880	9,674,880	13,758,880	17,362,880	17,557,880
165	21,056,649	21,056,649	9,427,649	13,511,649	17,115,649	17,310,649
175	20,891,829	20,891,829	9,262,829	13,346,829	16,950,829	17,145,829
190	20,644,598	20,644,598	9,015,598	13,099,598	16,703,598	16,898,598
200	20,479,776	20,479,776	8,850,776	12,934,776	16,538,776	16,733,776
225	20,067,725	20,067,725	8,438,725	12,522,725	16,126,725	16,321,725
235	19,902,905	19,902,905	8,273,905	12,357,905	15,961,905	16,156,905
250	19,655,674	19,655,674	8,026,674	12,110,674	15,714,674	15,909,674
265	19,408,442	19,408,442	7,779,442	11,863,442	15,467,442	15,662,442
275	19,243,622	19,243,622	7,614,622	11,698,622	15,302,622	15,497,622
300	18,831,571	18,831,571	7,202,571	11,286,571	14,890,571	15,085,571

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,953,519	28,953,519	17,324,519	21,408,519	25,012,519	25,207,519
95	26,924,752	26,924,752	15,295,752	19,379,752	22,983,752	23,178,752
100	26,842,342	26,842,342	15,213,342	19,297,342	22,901,342	23,096,342
125	26,430,291	26,430,291	14,801,291	18,885,291	22,489,291	22,684,291
135	26,265,470	26,265,470	14,636,470	18,720,470	22,324,470	22,519,470
150	26,018,240	26,018,240	14,389,240	18,473,240	22,077,240	22,272,240
165	25,771,008	25,771,008	14,142,008	18,226,008	21,830,008	22,025,008
175	25,606,187	25,606,187	13,977,187	18,061,187	21,665,187	21,860,187
190	25,358,957	25,358,957	13,729,957	17,813,957	21,417,957	21,612,957
200	25,194,136	25,194,136	13,565,136	17,649,136	21,253,136	21,448,136
225	24,782,084	24,782,084	13,153,084	17,237,084	20,841,084	21,036,084
235	24,617,264	24,617,264	12,988,264	17,072,264	20,676,264	20,871,264
250	24,370,033	24,370,033	12,741,033	16,825,033	20,429,033	20,624,033
265	24,122,802	24,122,802	12,493,802	16,577,802	20,181,802	20,376,802
275	23,957,982	23,957,982	12,328,982	16,412,982	20,016,982	20,211,982
300	23,545,930	23,545,930	11,916,930	16,000,930	19,604,930	19,799,930

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	0%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,676,715	7,676,715	-3,952,285	131,715	3,735,715	3,930,715
95	4,592,653	4,592,653	-7,036,347	-2,952,347	651,653	846,653
100	4,436,794	4,436,794	-7,192,206	-3,108,206	495,794	690,794
125	3,657,503	3,657,503	-7,971,497	-3,887,497	-283,497	-88,497
135	3,345,786	3,345,786	-8,283,214	-4,199,214	-595,214	-400,214
150	2,878,211	2,878,211	-8,750,789	-4,666,789	-1,062,789	-867,789
165	2,410,636	2,410,636	-9,218,364	-5,134,364	-1,530,364	-1,335,364
175	2,098,918	2,098,918	-9,530,082	-5,446,082	-1,842,082	-1,647,082
190	1,631,343	1,631,343	-9,997,657	-5,913,657	-2,309,657	-2,114,657
200	1,319,626	1,319,626	-10,309,374	-6,225,374	-2,621,374	-2,426,374
225	540,334	540,334	-11,088,666	-7,004,666	-3,400,666	-3,205,666
235	228,618	228,618	-11,400,382	-7,316,382	-3,712,382	-3,517,382
250	-242,604	-242,604	-11,871,604	-7,787,604	-4,183,604	-3,988,604
265	-717,314	-717,314	-12,346,314	-8,262,314	-4,658,314	-4,463,314
275	-1,033,787	-1,033,787	-12,662,787	-8,578,787	-4,974,787	-4,779,787
300	-1,827,151	-1,827,151	-13,456,151	-9,372,151	-5,768,151	-5,573,151

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£100

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,211,157	22,211,157	10,582,157	14,666,157	18,270,157	18,465,157
95	18,983,028	18,983,028	7,354,028	11,438,028	15,042,028	15,237,028
100	18,831,820	18,831,820	7,202,820	11,286,820	14,890,820	15,085,820
125	18,075,776	18,075,776	6,446,776	10,530,776	14,134,776	14,329,776
135	17,773,357	17,773,357	6,144,357	10,228,357	13,832,357	14,027,357
150	17,319,731	17,319,731	5,690,731	9,774,731	13,378,731	13,573,731
165	16,866,104	16,866,104	5,237,104	9,321,104	12,925,104	13,120,104
175	16,563,687	16,563,687	4,934,687	9,018,687	12,622,687	12,817,687
190	16,109,547	16,109,547	4,480,547	8,564,547	12,168,547	12,363,547
200	15,802,516	15,802,516	4,173,516	8,257,516	11,861,516	12,056,516
225	15,034,935	15,034,935	3,405,935	7,489,935	11,093,935	11,288,935
235	14,727,903	14,727,903	3,098,903	7,182,903	10,786,903	10,981,903
250	14,267,355	14,267,355	2,638,355	6,722,355	10,326,355	10,521,355
265	13,806,807	13,806,807	2,177,807	6,261,807	9,865,807	10,060,807
275	13,499,775	13,499,775	1,870,775	5,954,775	9,558,775	9,753,775
300	12,732,195	12,732,195	1,103,195	5,187,195	8,791,195	8,986,195

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,793,799	34,793,799	23,164,799	27,248,799	30,852,799	31,047,799
95	31,421,766	31,421,766	19,792,766	23,876,766	27,480,766	27,675,766
100	31,272,829	31,272,829	19,643,829	23,727,829	27,331,829	27,526,829
125	30,528,147	30,528,147	18,899,147	22,983,147	26,587,147	26,782,147
135	30,230,275	30,230,275	18,601,275	22,685,275	26,289,275	26,484,275
150	29,783,465	29,783,465	18,154,465	22,238,465	25,842,465	26,037,465
165	29,336,656	29,336,656	17,707,656	21,791,656	25,395,656	25,590,656
175	29,038,783	29,038,783	17,409,783	21,493,783	25,097,783	25,292,783
190	28,591,974	28,591,974	16,962,974	21,046,974	24,650,974	24,845,974
200	28,294,101	28,294,101	16,665,101	20,749,101	24,353,101	24,548,101
225	27,549,420	27,549,420	15,920,420	20,004,420	23,608,420	23,803,420
235	27,251,548	27,251,548	15,622,548	19,706,548	23,310,548	23,505,548
250	26,804,738	26,804,738	15,175,738	19,259,738	22,863,738	23,058,738
265	26,357,929	26,357,929	14,728,929	18,812,929	22,416,929	22,611,929
275	26,060,056	26,060,056	14,431,056	18,515,056	22,119,056	22,314,056
300	25,307,232	25,307,232	13,678,232	17,762,232	21,366,232	21,561,232

**Maximum CIL rates (per square metre)**

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



Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	43,107,870	43,107,870	31,478,870	35,562,870	39,166,870	39,361,870
95	39,631,306	39,631,306	28,002,306	32,086,306	35,690,306	35,885,306
100	39,484,608	39,484,608	27,855,608	31,939,608	35,543,608	35,738,608
125	38,751,118	38,751,118	27,122,118	31,206,118	34,810,118	35,005,118
135	38,457,722	38,457,722	26,828,722	30,912,722	34,516,722	34,711,722
150	38,017,628	38,017,628	26,388,628	30,472,628	34,076,628	34,271,628
165	37,577,534	37,577,534	25,948,534	30,032,534	33,636,534	33,831,534
175	37,284,138	37,284,138	25,655,138	29,739,138	33,343,138	33,538,138
190	36,844,044	36,844,044	25,215,044	29,299,044	32,903,044	33,098,044
200	36,550,648	36,550,648	24,921,648	29,005,648	32,609,648	32,804,648
225	35,807,789	35,807,789	24,178,789	28,262,789	31,866,789	32,061,789
235	35,509,916	35,509,916	23,880,916	27,964,916	31,568,916	31,763,916
250	35,063,107	35,063,107	23,434,107	27,518,107	31,122,107	31,317,107
265	34,616,297	34,616,297	22,987,297	27,071,297	30,675,297	30,870,297
275	34,318,425	34,318,425	22,689,425	26,773,425	30,377,425	30,572,425
300	33,573,743	33,573,743	21,944,743	26,028,743	29,632,743	29,827,743

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	51,391,974	51,391,974	39,762,974	43,846,974	47,450,974	47,645,974
95	47,812,434	47,812,434	36,183,434	40,267,434	43,871,434	44,066,434
100	47,665,735	47,665,735	36,036,735	40,120,735	43,724,735	43,919,735
125	46,932,246	46,932,246	35,303,246	39,387,246	42,991,246	43,186,246
135	46,638,849	46,638,849	35,009,849	39,093,849	42,697,849	42,892,849
150	46,198,755	46,198,755	34,569,755	38,653,755	42,257,755	42,452,755
165	45,758,662	45,758,662	34,129,662	38,213,662	41,817,662	42,012,662
175	45,465,266	45,465,266	33,836,266	37,920,266	41,524,266	41,719,266
190	45,025,172	45,025,172	33,396,172	37,480,172	41,084,172	41,279,172
200	44,731,775	44,731,775	33,102,775	37,186,775	40,790,775	40,985,775
225	43,998,286	43,998,286	32,369,286	36,453,286	40,057,286	40,252,286
235	43,704,889	43,704,889	32,075,889	36,159,889	39,763,889	39,958,889
250	43,264,795	43,264,795	31,635,795	35,719,795	39,323,795	39,518,795
265	42,824,702	42,824,702	31,195,702	35,279,702	38,883,702	39,078,702
275	42,531,306	42,531,306	30,902,306	34,986,306	38,590,306	38,785,306
300	41,797,816	41,797,816	30,168,816	34,252,816	37,856,816	38,051,816

Maximum CIL rates (per square metre)

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

## Appendix 3 - Residential appraisal results (growth scenario)



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>50%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	#N/A	300	300
£725 per sq ft	#N/A	275	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	95
£900 per sq ft	#N/A	#N/A	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>40%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	265	300
£640 per sq ft	#N/A	250	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	100	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	100	135
£900 per sq ft	#N/A	#N/A	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	135	165
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	275	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	0
£800 per sq ft	#N/A	#N/A	300	300
£850 per sq ft	#N/A	225	300	300
£900 per sq ft	#N/A	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>35%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	300	300
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	135	175
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	190	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	0
£800 per sq ft	#N/A	0	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	100	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	275	300
£800 per sq ft	#N/A	235	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	275	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>30%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	0	300	300
£640 per sq ft	0	300	300	300
£660 per sq ft	175	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	0
£800 per sq ft	#N/A	#N/A	300	300
£850 per sq ft	#N/A	225	300	300
£900 per sq ft	#N/A	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	250	275
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	125	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	0
£660 per sq ft	#N/A	#N/A	100	135
£725 per sq ft	#N/A	0	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	275	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	100	135

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	0
£900 per sq ft	#N/A	150	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>25%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>T1 - 9 Houses</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	200	300	300
£640 per sq ft	265	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type</b>	<b>T2 - 25 Low Density Flats</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	250	275
£800 per sq ft	#N/A	225	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	275	300	300	300

<b>Site type</b>	<b>T3 - 50 Medium Density Flats</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	0	95
£725 per sq ft	#N/A	0	300	300
£800 per sq ft	100	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type</b>	<b>T4 - 150 Flats and Houses</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	200	235
£660 per sq ft	#N/A	#N/A	300	300
£725 per sq ft	#N/A	275	300	300
£800 per sq ft	235	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

<b>Site type</b>	<b>T5 -250 High Density Flats</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	135	150
£900 per sq ft	#N/A	150	300	300

<b>Site type</b>	<b>T6 - 500 High Density Flats</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	0	0
£850 per sq ft	0	165	300	300
£900 per sq ft	275	300	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>20%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	0	100
£725 per sq ft	#N/A	0	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	275	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	150	175
£660 per sq ft	#N/A	#N/A	275	300
£725 per sq ft	#N/A	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	0	300	300
£725 per sq ft	0	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	125	135
£850 per sq ft	#N/A	150	300	300
£900 per sq ft	150	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	0	150	300	300
£850 per sq ft	275	300	300	300
£900 per sq ft	300	300	300	300





**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>10%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	100	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	0	300	300
£725 per sq ft	0	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	165	300	300
£660 per sq ft	#N/A	275	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	125	150
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	0	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	150	175
£800 per sq ft	100	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	0	190	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Growth Scenario Results summary**

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

<b>Affordable Housing</b>	<b>0%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	300	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	125	150
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	0	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	200	225
£640 per sq ft	125	300	300	300
£660 per sq ft	250	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	0	300	300
£640 per sq ft	200	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	0	0
£660 per sq ft	#N/A	#N/A	175	175
£725 per sq ft	100	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	0	190	200
£660 per sq ft	0	200	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£538,407	5,982,298	-5,646,702	-1,562,702	2,041,298	2,236,298
95	494,743	5,497,141	-6,131,859	-2,047,859	1,556,141	1,751,141
100	492,898	5,476,645	-6,152,355	-2,068,355	1,535,645	1,730,645
125	483,673	5,374,144	-6,254,856	-2,170,856	1,433,144	1,628,144
135	479,983	5,333,142	-6,295,858	-2,211,858	1,392,142	1,587,142
150	474,448	5,271,643	-6,357,357	-2,273,357	1,330,643	1,525,643
165	468,912	5,210,134	-6,418,866	-2,334,866	1,269,134	1,464,134
175	465,223	5,169,142	-6,459,858	-2,375,858	1,228,142	1,423,142
190	459,688	5,107,644	-6,521,356	-2,437,356	1,166,644	1,361,644
200	455,998	5,066,641	-6,562,359	-2,478,359	1,125,641	1,320,641
225	446,773	4,964,140	-6,664,860	-2,580,860	1,023,140	1,218,140
235	443,082	4,923,138	-6,705,862	-2,621,862	982,138	1,177,138
250	437,548	4,861,639	-6,767,361	-2,683,361	920,639	1,115,639
265	432,013	4,800,141	-6,828,859	-2,744,859	859,141	1,054,141
275	428,322	4,759,138	-6,869,862	-2,785,862	818,138	1,013,138
300	419,097	4,656,637	-6,972,363	-2,888,363	715,637	910,637

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	795,510	8,839,001	-2,789,999	1,294,001	4,898,001	5,093,001
95	747,735	8,308,165	-3,320,835	763,165	4,367,165	4,562,165
100	745,890	8,287,669	-3,341,331	742,669	4,346,669	4,541,669
125	736,665	8,185,168	-3,443,832	640,168	4,244,168	4,439,168
135	732,975	8,144,166	-3,484,834	599,166	4,203,166	4,398,166
150	727,440	8,082,667	-3,546,333	537,667	4,141,667	4,336,667
165	721,905	8,021,169	-3,607,831	476,169	4,080,169	4,275,169
175	718,215	7,980,166	-3,648,834	435,166	4,039,166	4,234,166
190	712,680	7,918,668	-3,710,332	373,668	3,977,668	4,172,668
200	708,990	7,877,665	-3,751,335	332,665	3,936,665	4,131,665
225	699,765	7,775,164	-3,853,836	230,164	3,834,164	4,029,164
235	696,075	7,734,162	-3,894,838	189,162	3,793,162	3,988,162
250	690,540	7,672,663	-3,956,337	127,663	3,731,663	3,926,663
265	685,005	7,611,165	-4,017,835	66,165	3,670,165	3,865,165
275	681,315	7,570,162	-4,058,838	25,162	3,629,162	3,824,162
300	672,090	7,467,661	-4,161,339	-77,339	3,526,661	3,721,661

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,025,111	11,390,121	-238,879	3,845,121	7,449,121	7,644,121
95	973,664	10,818,484	-810,516	3,273,484	6,877,484	7,072,484
100	971,819	10,797,988	-831,012	3,252,988	6,856,988	7,051,988
125	962,594	10,695,487	-933,513	3,150,487	6,754,487	6,949,487
135	958,904	10,654,484	-974,516	3,109,484	6,713,484	6,908,484
150	953,369	10,592,986	-1,036,014	3,047,986	6,651,986	6,846,986
165	947,834	10,531,487	-1,097,513	2,986,487	6,590,487	6,785,487
175	944,144	10,490,485	-1,138,515	2,945,485	6,549,485	6,744,485
190	938,609	10,428,986	-1,200,014	2,883,986	6,487,986	6,682,986
200	934,919	10,387,984	-1,241,016	2,842,984	6,446,984	6,641,984
225	925,693	10,285,483	-1,343,517	2,740,483	6,344,483	6,539,483
235	922,003	10,244,480	-1,384,520	2,699,480	6,303,480	6,498,480
250	916,468	10,182,982	-1,446,018	2,637,982	6,241,982	6,436,982
265	910,934	10,121,483	-1,507,517	2,576,483	6,180,483	6,375,483
275	907,243	10,080,481	-1,548,519	2,535,481	6,139,481	6,334,481
300	898,018	9,977,980	-1,651,020	2,432,980	6,036,980	6,231,980

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,177,205	13,080,054	1,451,054	5,535,054	9,139,054	9,334,054
95	1,123,327	12,481,411	852,411	4,936,411	8,540,411	8,735,411
100	1,121,481	12,460,904	831,904	4,915,904	8,519,904	8,714,904
125	1,112,256	12,358,403	729,403	4,813,403	8,417,403	8,612,403
135	1,108,566	12,317,400	688,400	4,772,400	8,376,400	8,571,400
150	1,103,031	12,255,902	626,902	4,710,902	8,314,902	8,509,902
165	1,097,496	12,194,404	565,404	4,649,404	8,253,404	8,448,404
175	1,093,806	12,153,401	524,401	4,608,401	8,212,401	8,407,401
190	1,088,271	12,091,903	462,903	4,546,903	8,150,903	8,345,903
200	1,084,581	12,050,900	421,900	4,505,900	8,109,900	8,304,900
225	1,075,357	11,948,410	319,410	4,403,410	8,007,410	8,202,410
235	1,071,667	11,907,407	278,407	4,362,407	7,966,407	8,161,407
250	1,066,132	11,845,909	216,909	4,300,909	7,904,909	8,099,909
265	1,060,596	11,784,399	155,399	4,239,399	7,843,399	8,038,399
275	1,056,907	11,743,408	114,408	4,198,408	7,802,408	7,997,408
300	1,047,682	11,640,907	11,907	4,095,907	7,699,907	7,894,907

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,327,774	14,753,049	3,124,049	7,208,049	10,812,049	11,007,049
95	1,271,488	14,127,648	2,498,648	6,582,648	10,186,648	10,381,648
100	1,269,643	14,107,141	2,478,141	6,562,141	10,166,141	10,361,141
125	1,260,418	14,004,640	2,375,640	6,459,640	10,063,640	10,258,640
135	1,256,727	13,963,637	2,334,637	6,418,637	10,022,637	10,217,637
150	1,251,192	13,902,139	2,273,139	6,357,139	9,961,139	10,156,139
165	1,245,658	13,840,640	2,211,640	6,295,640	9,899,640	10,094,640
175	1,241,967	13,799,638	2,170,638	6,254,638	9,858,638	10,053,638
190	1,236,433	13,738,139	2,109,139	6,193,139	9,797,139	9,992,139
200	1,232,742	13,697,137	2,068,137	6,152,137	9,756,137	9,951,137
225	1,223,517	13,594,636	1,965,636	6,049,636	9,653,636	9,848,636
235	1,219,828	13,553,644	1,924,644	6,008,644	9,612,644	9,807,644
250	1,214,293	13,492,146	1,863,146	5,947,146	9,551,146	9,746,146
265	1,208,757	13,430,636	1,801,636	5,885,636	9,489,636	9,684,636
275	1,205,068	13,389,645	1,760,645	5,844,645	9,448,645	9,643,645
300	1,195,843	13,287,144	1,658,144	5,742,144	9,346,144	9,541,144

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,264,289	-6,574,304	-18,203,304	-14,119,304	-10,515,304	-10,320,304
95	-1,328,195	-6,906,616	-18,535,616	-14,451,616	-10,847,616	-10,652,616
100	-1,332,623	-6,929,639	-18,558,639	-14,474,639	-10,870,639	-10,675,639
125	-1,354,761	-7,044,755	-18,673,755	-14,589,755	-10,985,755	-10,790,755
135	-1,363,616	-7,090,801	-18,719,801	-14,635,801	-11,031,801	-10,836,801
150	-1,376,898	-7,159,871	-18,788,871	-14,704,871	-11,100,871	-10,905,871
165	-1,390,181	-7,228,941	-18,857,941	-14,773,941	-11,169,941	-10,974,941
175	-1,399,035	-7,274,982	-18,903,982	-14,819,982	-11,215,982	-11,020,982
190	-1,412,318	-7,344,052	-18,973,052	-14,889,052	-11,285,052	-11,090,052
200	-1,421,173	-7,390,098	-19,019,098	-14,935,098	-11,331,098	-11,136,098
225	-1,443,310	-7,505,214	-19,134,214	-15,050,214	-11,446,214	-11,251,214
235	-1,452,165	-7,551,260	-19,180,260	-15,096,260	-11,492,260	-11,297,260
250	-1,465,448	-7,620,330	-19,249,330	-15,165,330	-11,561,330	-11,366,330
265	-1,478,731	-7,689,400	-19,318,400	-15,234,400	-11,630,400	-11,435,400
275	-1,487,586	-7,735,446	-19,364,446	-15,280,446	-11,676,446	-11,481,446
300	-1,509,724	-7,850,562	-19,479,562	-15,395,562	-11,791,562	-11,596,562

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-754,573	-3,923,781	-15,552,781	-11,468,781	-7,864,781	-7,669,781
95	-826,631	-4,298,479	-15,927,479	-11,843,479	-8,239,479	-8,044,479
100	-831,058	-4,321,502	-15,950,502	-11,866,502	-8,262,502	-8,067,502
125	-853,196	-4,436,618	-16,065,618	-11,981,618	-8,377,618	-8,182,618
135	-862,051	-4,482,664	-16,111,664	-12,027,664	-8,423,664	-8,228,664
150	-875,333	-4,551,734	-16,180,734	-12,096,734	-8,492,734	-8,297,734
165	-888,615	-4,620,798	-16,249,798	-12,165,798	-8,561,798	-8,366,798
175	-897,470	-4,666,845	-16,295,845	-12,211,845	-8,607,845	-8,412,845
190	-910,753	-4,735,914	-16,364,914	-12,280,914	-8,676,914	-8,481,914
200	-919,608	-4,781,961	-16,410,961	-12,326,961	-8,722,961	-8,527,961
225	-941,746	-4,897,077	-16,526,077	-12,442,077	-8,838,077	-8,643,077
235	-950,601	-4,943,123	-16,572,123	-12,488,123	-8,884,123	-8,689,123
250	-963,883	-5,012,193	-16,641,193	-12,557,193	-8,953,193	-8,758,193
265	-977,166	-5,081,263	-16,710,263	-12,626,263	-9,022,263	-8,827,263
275	-986,021	-5,127,309	-16,756,309	-12,672,309	-9,068,309	-8,873,309
300	-1,008,158	-5,242,420	-16,871,420	-12,787,420	-9,183,420	-8,988,420

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-299,413	-1,556,950	-13,185,950	-9,101,950	-5,497,950	-5,302,950
95	-378,749	-1,969,493	-13,598,493	-9,514,493	-5,910,493	-5,715,493
100	-383,176	-1,992,517	-13,621,517	-9,537,517	-5,933,517	-5,738,517
125	-405,314	-2,107,633	-13,736,633	-9,652,633	-6,048,633	-5,853,633
135	-414,169	-2,153,679	-13,782,679	-9,698,679	-6,094,679	-5,899,679
150	-427,452	-2,222,749	-13,851,749	-9,767,749	-6,163,749	-5,968,749
165	-440,733	-2,291,813	-13,920,813	-9,836,813	-6,232,813	-6,037,813
175	-449,588	-2,337,860	-13,966,860	-9,882,860	-6,278,860	-6,083,860
190	-462,871	-2,406,929	-14,035,929	-9,951,929	-6,347,929	-6,152,929
200	-471,726	-2,452,976	-14,081,976	-9,997,976	-6,393,976	-6,198,976
225	-493,864	-2,568,092	-14,197,092	-10,113,092	-6,509,092	-6,314,092
235	-502,719	-2,614,138	-14,243,138	-10,159,138	-6,555,138	-6,360,138
250	-516,001	-2,683,208	-14,312,208	-10,228,208	-6,624,208	-6,429,208
265	-529,284	-2,752,277	-14,381,277	-10,297,277	-6,693,277	-6,498,277
275	-538,139	-2,798,324	-14,427,324	-10,343,324	-6,739,324	-6,544,324
300	-560,276	-2,913,435	-14,542,435	-10,458,435	-6,854,435	-6,659,435

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,078	10,804	-11,618,196	-7,534,196	-3,930,196	-3,735,196
95	-82,047	-426,644	-12,055,644	-7,971,644	-4,367,644	-4,172,644
100	-86,474	-449,667	-12,078,667	-7,994,667	-4,390,667	-4,195,667
125	-108,612	-564,783	-12,193,783	-8,109,783	-4,505,783	-4,310,783
135	-117,466	-610,824	-12,239,824	-8,155,824	-4,551,824	-4,356,824
150	-130,749	-679,894	-12,308,894	-8,224,894	-4,620,894	-4,425,894
165	-144,031	-748,963	-12,377,963	-8,293,963	-4,689,963	-4,494,963
175	-152,887	-795,010	-12,424,010	-8,340,010	-4,736,010	-4,541,010
190	-166,169	-864,079	-12,493,079	-8,409,079	-4,805,079	-4,610,079
200	-175,024	-910,126	-12,539,126	-8,455,126	-4,851,126	-4,656,126
225	-197,162	-1,025,242	-12,654,242	-8,570,242	-4,966,242	-4,771,242
235	-206,017	-1,071,288	-12,700,288	-8,616,288	-5,012,288	-4,817,288
250	-219,300	-1,140,358	-12,769,358	-8,685,358	-5,081,358	-4,886,358
265	-232,582	-1,209,428	-12,838,428	-8,754,428	-5,150,428	-4,955,428
275	-241,436	-1,255,469	-12,884,469	-8,800,469	-5,196,469	-5,001,469
300	-263,574	-1,370,585	-12,999,585	-8,915,585	-5,311,585	-5,116,585

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	296,106	1,539,752	-10,089,248	-6,005,248	-2,401,248	-2,206,248
95	208,513	1,084,268	-10,544,732	-6,460,732	-2,856,732	-2,661,732
100	204,152	1,061,590	-10,567,410	-6,483,410	-2,879,410	-2,684,410
125	182,347	948,206	-10,680,794	-6,596,794	-2,992,794	-2,797,794
135	173,625	902,850	-10,726,150	-6,642,150	-3,038,150	-2,843,150
150	160,543	834,821	-10,794,179	-6,710,179	-3,106,179	-2,911,179
165	147,459	766,787	-10,862,213	-6,778,213	-3,174,213	-2,979,213
175	138,738	721,436	-10,907,564	-6,823,564	-3,219,564	-3,024,564
190	125,654	653,403	-10,975,597	-6,891,597	-3,287,597	-3,092,597
200	116,932	608,047	-11,020,953	-6,936,953	-3,332,953	-3,137,953
225	95,127	494,662	-11,134,338	-7,050,338	-3,446,338	-3,251,338
235	86,406	449,311	-11,179,689	-7,095,689	-3,491,689	-3,296,689
250	73,323	381,277	-11,247,723	-7,163,723	-3,559,723	-3,364,723
265	60,240	313,249	-11,315,751	-7,231,751	-3,627,751	-3,432,751
275	51,518	267,893	-11,361,107	-7,277,107	-3,673,107	-3,478,107
300	29,713	154,508	-11,474,492	-7,390,492	-3,786,492	-3,591,492

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type</b>	<b>3</b>
Flats	
No of units	50 units
Density:	175 dph

<b>Affordable %</b>	50%
<b>% Lon Aff Rent</b>	70%
<b>% Shered Ownership</b>	30%

<b>Site area</b>	0.29 ha
<b>Net to gross</b>	100%

Growth Scenario

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,841,455	-6,445,093	-18,074,093	-13,990,093	-10,386,093	-10,191,093
95	-1,969,203	-6,892,210	-18,521,210	-14,437,210	-10,833,210	-10,638,210
100	-1,977,477	-6,921,168	-18,550,168	-14,466,168	-10,862,168	-10,667,168
125	-2,018,842	-7,065,949	-18,694,949	-14,610,949	-11,006,949	-10,811,949
135	-2,035,389	-7,123,863	-18,752,863	-14,668,863	-11,064,863	-10,869,863
150	-2,060,209	-7,210,732	-18,839,732	-14,755,732	-11,151,732	-10,956,732
165	-2,085,029	-7,297,602	-18,926,602	-14,842,602	-11,238,602	-11,043,602
175	-2,101,576	-7,355,516	-18,984,516	-14,900,516	-11,296,516	-11,101,516
190	-2,126,396	-7,442,386	-19,071,386	-14,987,386	-11,383,386	-11,188,386
200	-2,142,943	-7,500,300	-19,129,300	-15,045,300	-11,441,300	-11,246,300
225	-2,184,310	-7,645,083	-19,274,083	-15,190,083	-11,586,083	-11,391,083
235	-2,200,856	-7,702,998	-19,331,998	-15,247,998	-11,643,998	-11,448,998
250	-2,225,676	-7,789,867	-19,418,867	-15,334,867	-11,730,867	-11,535,867
265	-2,250,496	-7,876,737	-19,505,737	-15,421,737	-11,817,737	-11,622,737
275	-2,267,042	-7,934,647	-19,563,647	-15,479,647	-11,875,647	-11,680,647
300	-2,308,409	-8,079,431	-19,708,431	-15,624,431	-12,020,431	-11,825,431

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-887,840	-3,107,440	-14,736,440	-10,652,440	-7,048,440	-6,853,440
95	-1,030,836	-3,607,928	-15,236,928	-11,152,928	-7,548,928	-7,353,928
100	-1,039,109	-3,636,883	-15,265,883	-11,181,883	-7,577,883	-7,382,883
125	-1,080,476	-3,781,667	-15,410,667	-11,326,667	-7,722,667	-7,527,667
135	-1,097,023	-3,839,581	-15,468,581	-11,384,581	-7,780,581	-7,585,581
150	-1,121,843	-3,926,450	-15,555,450	-11,471,450	-7,867,450	-7,672,450
165	-1,146,663	-4,013,320	-15,642,320	-11,558,320	-7,954,320	-7,759,320
175	-1,163,210	-4,071,234	-15,700,234	-11,616,234	-8,012,234	-7,817,234
190	-1,188,030	-4,158,103	-15,787,103	-11,703,103	-8,099,103	-7,904,103
200	-1,204,575	-4,216,014	-15,845,014	-11,761,014	-8,157,014	-7,962,014
225	-1,245,942	-4,360,798	-15,989,798	-11,905,798	-8,301,798	-8,106,798
235	-1,262,489	-4,418,712	-16,047,712	-11,963,712	-8,359,712	-8,164,712
250	-1,287,309	-4,505,581	-16,134,581	-12,050,581	-8,446,581	-8,251,581
265	-1,312,129	-4,592,451	-16,221,451	-12,137,451	-8,533,451	-8,338,451
275	-1,328,676	-4,650,365	-16,279,365	-12,195,365	-8,591,365	-8,396,365
300	-1,370,043	-4,795,149	-16,424,149	-12,340,149	-8,736,149	-8,541,149

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,583	-128,040	-11,757,040	-7,673,040	-4,069,040	-3,874,040
95	-193,191	-676,170	-12,305,170	-8,221,170	-4,617,170	-4,422,170
100	-201,464	-705,125	-12,334,125	-8,250,125	-4,646,125	-4,451,125
125	-242,831	-849,909	-12,478,909	-8,394,909	-4,790,909	-4,595,909
135	-259,377	-907,819	-12,536,819	-8,452,819	-4,848,819	-4,653,819
150	-284,198	-994,692	-12,623,692	-8,539,692	-4,935,692	-4,740,692
165	-309,018	-1,081,562	-12,710,562	-8,626,562	-5,022,562	-4,827,562
175	-325,564	-1,139,473	-12,768,473	-8,684,473	-5,080,473	-4,885,473
190	-350,384	-1,226,346	-12,855,346	-8,771,346	-5,167,346	-4,972,346
200	-366,930	-1,284,256	-12,913,256	-8,829,256	-5,225,256	-5,030,256
225	-408,297	-1,429,040	-13,058,040	-8,974,040	-5,370,040	-5,175,040
235	-424,844	-1,486,954	-13,115,954	-9,031,954	-5,427,954	-5,232,954
250	-449,664	-1,573,824	-13,202,824	-9,118,824	-5,514,824	-5,319,824
265	-474,484	-1,660,693	-13,289,693	-9,205,693	-5,601,693	-5,406,693
275	-491,031	-1,718,607	-13,347,607	-9,263,607	-5,659,607	-5,464,607
300	-532,397	-1,863,391	-13,492,391	-9,408,391	-5,804,391	-5,609,391

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	519,513	1,818,297	-9,810,703	-5,726,703	-2,122,703	-1,927,703
95	356,375	1,247,312	-10,381,688	-6,297,688	-2,693,688	-2,498,688
100	348,226	1,218,792	-10,410,208	-6,326,208	-2,722,208	-2,527,208
125	307,482	1,076,186	-10,552,814	-6,468,814	-2,864,814	-2,669,814
135	291,184	1,019,142	-10,609,858	-6,525,858	-2,921,858	-2,726,858
150	266,737	933,579	-10,695,421	-6,611,421	-3,007,421	-2,812,421
165	242,289	848,013	-10,780,987	-6,696,987	-3,092,987	-2,897,987
175	225,991	790,969	-10,838,031	-6,754,031	-3,150,031	-2,955,031
190	201,545	705,406	-10,923,594	-6,839,594	-3,235,594	-3,040,594
200	185,247	648,363	-10,980,637	-6,896,637	-3,292,637	-3,097,637
225	144,502	505,756	-11,123,244	-7,039,244	-3,435,244	-3,240,244
235	128,204	448,713	-11,180,287	-7,096,287	-3,492,287	-3,297,287
250	103,757	363,150	-11,265,850	-7,181,850	-3,577,850	-3,382,850
265	79,309	277,583	-11,351,417	-7,267,417	-3,663,417	-3,468,417
275	63,012	220,543	-11,408,457	-7,324,457	-3,720,457	-3,525,457
300	22,267	77,933	-11,551,067	-7,467,067	-3,863,067	-3,668,067

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,069,673	3,743,855	-7,885,145	-3,801,145	-197,145	-2,145
95	897,738	3,142,084	-8,486,916	-4,402,916	-798,916	-603,916
100	889,589	3,113,561	-8,515,439	-4,431,439	-827,439	-632,439
125	848,844	2,970,954	-8,658,046	-4,574,046	-970,046	-775,046
135	832,546	2,913,911	-8,715,089	-4,631,089	-1,027,089	-832,089
150	808,099	2,828,348	-8,800,652	-4,716,652	-1,112,652	-917,652
165	783,653	2,742,785	-8,886,215	-4,802,215	-1,198,215	-1,003,215
175	767,355	2,685,742	-8,943,258	-4,859,258	-1,255,258	-1,060,258
190	742,907	2,600,175	-9,028,825	-4,944,825	-1,340,825	-1,145,825
200	726,610	2,543,135	-9,085,865	-5,001,865	-1,397,865	-1,202,865
225	685,864	2,400,525	-9,228,475	-5,144,475	-1,540,475	-1,345,475
235	669,566	2,343,482	-9,285,518	-5,201,518	-1,597,518	-1,402,518
250	645,120	2,257,919	-9,371,081	-5,287,081	-1,683,081	-1,488,081
265	620,673	2,172,355	-9,456,645	-5,372,645	-1,768,645	-1,573,645
275	604,375	2,115,312	-9,513,688	-5,429,688	-1,825,688	-1,630,688
300	563,630	1,972,706	-9,656,294	-5,572,294	-1,968,294	-1,773,294

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,016,687	-3,016,687	-14,645,687	-10,561,687	-6,957,687	-6,762,687
95	-3,436,281	-3,436,281	-15,065,281	-10,981,281	-7,377,281	-7,182,281
100	-3,460,904	-3,460,904	-15,089,904	-11,005,904	-7,401,904	-7,206,904
125	-3,584,017	-3,584,017	-15,213,017	-11,129,017	-7,525,017	-7,330,017
135	-3,633,263	-3,633,263	-15,262,263	-11,178,263	-7,574,263	-7,379,263
150	-3,707,131	-3,707,131	-15,336,131	-11,252,131	-7,648,131	-7,453,131
165	-3,780,999	-3,780,999	-15,409,999	-11,325,999	-7,721,999	-7,526,999
175	-3,830,244	-3,830,244	-15,459,244	-11,375,244	-7,771,244	-7,576,244
190	-3,904,113	-3,904,113	-15,533,113	-11,449,113	-7,845,113	-7,650,113
200	-3,953,358	-3,953,358	-15,582,358	-11,498,358	-7,894,358	-7,699,358
225	-4,076,471	-4,076,471	-15,705,471	-11,621,471	-8,017,471	-7,822,471
235	-4,125,717	-4,125,717	-15,754,717	-11,670,717	-8,066,717	-7,871,717
250	-4,199,585	-4,199,585	-15,828,585	-11,744,585	-8,140,585	-7,945,585
265	-4,273,453	-4,273,453	-15,902,453	-11,818,453	-8,214,453	-8,019,453
275	-4,322,698	-4,322,698	-15,951,698	-11,867,698	-8,263,698	-8,068,698
300	-4,445,811	-4,445,811	-16,074,811	-11,990,811	-8,386,811	-8,191,811

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,760	-41,760	-11,670,760	-7,586,760	-3,982,760	-3,787,760
95	-508,923	-508,923	-12,137,923	-8,053,923	-4,449,923	-4,254,923
100	-533,546	-533,546	-12,162,546	-8,078,546	-4,474,546	-4,279,546
125	-656,659	-656,659	-12,285,659	-8,201,659	-4,597,659	-4,402,659
135	-705,904	-705,904	-12,334,904	-8,250,904	-4,646,904	-4,451,904
150	-779,773	-779,773	-12,408,773	-8,324,773	-4,720,773	-4,525,773
165	-853,641	-853,641	-12,482,641	-8,398,641	-4,794,641	-4,599,641
175	-902,886	-902,886	-12,531,886	-8,447,886	-4,843,886	-4,648,886
190	-976,755	-976,755	-12,605,755	-8,521,755	-4,917,755	-4,722,755
200	-1,026,000	-1,026,000	-12,655,000	-8,571,000	-4,967,000	-4,772,000
225	-1,149,113	-1,149,113	-12,778,113	-8,694,113	-5,090,113	-4,895,113
235	-1,198,358	-1,198,358	-12,827,358	-8,743,358	-5,139,358	-4,944,358
250	-1,272,227	-1,272,227	-12,901,227	-8,817,227	-5,213,227	-5,018,227
265	-1,346,095	-1,346,095	-12,975,095	-8,891,095	-5,287,095	-5,092,095
275	-1,395,340	-1,395,340	-13,024,340	-8,940,340	-5,336,340	-5,141,340
300	-1,518,454	-1,518,454	-13,147,454	-9,063,454	-5,459,454	-5,264,454

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,570,371	2,570,371	-9,058,629	-4,974,629	-1,370,629	-1,175,629
95	2,072,360	2,072,360	-9,556,640	-5,472,640	-1,868,640	-1,673,640
100	2,048,107	2,048,107	-9,580,893	-5,496,893	-1,892,893	-1,697,893
125	1,926,844	1,926,844	-9,702,156	-5,618,156	-2,014,156	-1,819,156
135	1,878,339	1,878,339	-9,750,661	-5,666,661	-2,062,661	-1,867,661
150	1,805,581	1,805,581	-9,823,419	-5,739,419	-2,135,419	-1,940,419
165	1,732,823	1,732,823	-9,896,177	-5,812,177	-2,208,177	-2,013,177
175	1,684,318	1,684,318	-9,944,682	-5,860,682	-2,256,682	-2,061,682
190	1,611,560	1,611,560	-10,017,440	-5,933,440	-2,329,440	-2,134,440
200	1,563,054	1,563,054	-10,065,946	-5,981,946	-2,377,946	-2,182,946
225	1,441,791	1,441,791	-10,187,209	-6,103,209	-2,499,209	-2,304,209
235	1,393,286	1,393,286	-10,235,714	-6,151,714	-2,547,714	-2,352,714
250	1,320,528	1,320,528	-10,308,472	-6,224,472	-2,620,472	-2,425,472
265	1,247,770	1,247,770	-10,381,230	-6,297,230	-2,693,230	-2,498,230
275	1,199,265	1,199,265	-10,429,735	-6,345,735	-2,741,735	-2,546,735
300	1,078,002	1,078,002	-10,550,998	-6,466,998	-2,862,998	-2,667,998

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,279,519	4,279,519	-7,349,481	-3,265,481	338,519	533,519
95	3,757,214	3,757,214	-7,871,786	-3,787,786	-183,786	11,214
100	3,733,326	3,733,326	-7,895,674	-3,811,674	-207,674	-12,674
125	3,613,885	3,613,885	-8,015,115	-3,931,115	-327,115	-132,115
135	3,566,109	3,566,109	-8,062,891	-3,978,891	-374,891	-179,891
150	3,494,445	3,494,445	-8,134,555	-4,050,555	-446,555	-251,555
165	3,422,780	3,422,780	-8,206,220	-4,122,220	-518,220	-323,220
175	3,375,004	3,375,004	-8,253,996	-4,169,996	-565,996	-370,996
190	3,303,340	3,303,340	-8,325,660	-4,241,660	-637,660	-442,660
200	3,255,564	3,255,564	-8,373,436	-4,289,436	-685,436	-490,436
225	3,136,122	3,136,122	-8,492,878	-4,408,878	-804,878	-609,878
235	3,088,346	3,088,346	-8,540,654	-4,456,654	-852,654	-657,654
250	3,016,682	3,016,682	-8,612,318	-4,528,318	-924,318	-729,318
265	2,945,018	2,945,018	-8,683,982	-4,599,982	-995,982	-800,982
275	2,897,241	2,897,241	-8,731,759	-4,647,759	-1,043,759	-848,759
300	2,777,800	2,777,800	-8,851,200	-4,767,200	-1,163,200	-968,200

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£95

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,972,250	5,972,250	-5,656,750	-1,572,750	2,031,250	2,226,250
95	5,422,878	5,422,878	-6,206,122	-2,122,122	1,481,878	1,676,878
100	5,398,990	5,398,990	-6,230,010	-2,146,010	1,457,990	1,652,990
125	5,279,550	5,279,550	-6,349,450	-2,265,450	1,338,550	1,533,550
135	5,231,774	5,231,774	-6,397,226	-2,313,226	1,290,774	1,485,774
150	5,160,108	5,160,108	-6,468,892	-2,384,892	1,219,108	1,414,108
165	5,088,444	5,088,444	-6,540,556	-2,456,556	1,147,444	1,342,444
175	5,040,668	5,040,668	-6,588,332	-2,504,332	1,099,668	1,294,668
190	4,969,004	4,969,004	-6,659,996	-2,575,996	1,028,004	1,223,004
200	4,921,227	4,921,227	-6,707,773	-2,623,773	980,227	1,175,227
225	4,801,786	4,801,786	-6,827,214	-2,743,214	860,786	1,055,786
235	4,754,010	4,754,010	-6,874,990	-2,790,990	813,010	1,008,010
250	4,682,346	4,682,346	-6,946,654	-2,862,654	741,346	936,346
265	4,610,681	4,610,681	-7,018,319	-2,934,319	669,681	864,681
275	4,562,905	4,562,905	-7,066,095	-2,982,095	621,905	816,905
300	4,443,465	4,443,465	-7,185,535	-3,101,535	502,465	697,465

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,504,301	-25,504,301	-37,133,301	-33,049,301	-29,445,301	-29,250,301
95	-25,915,768	-25,915,768	-37,544,768	-33,460,768	-29,856,768	-29,661,768
100	-25,958,888	-25,958,888	-37,587,888	-33,503,888	-29,899,888	-29,704,888
125	-26,174,489	-26,174,489	-37,803,489	-33,719,489	-30,115,489	-29,920,489
135	-26,260,730	-26,260,730	-37,889,730	-33,805,730	-30,201,730	-30,006,730
150	-26,390,091	-26,390,091	-38,019,091	-33,935,091	-30,331,091	-30,136,091
165	-26,519,451	-26,519,451	-38,148,451	-34,064,451	-30,460,451	-30,265,451
175	-26,605,691	-26,605,691	-38,234,691	-34,150,691	-30,546,691	-30,351,691
190	-26,735,052	-26,735,052	-38,364,052	-34,280,052	-30,676,052	-30,481,052
200	-26,821,293	-26,821,293	-38,450,293	-34,366,293	-30,762,293	-30,567,293
225	-27,036,894	-27,036,894	-38,665,894	-34,581,894	-30,977,894	-30,782,894
235	-27,123,134	-27,123,134	-38,752,134	-34,668,134	-31,064,134	-30,869,134
250	-27,252,496	-27,252,496	-38,881,496	-34,797,496	-31,193,496	-30,998,496
265	-27,381,856	-27,381,856	-39,010,856	-34,926,856	-31,322,856	-31,127,856
275	-27,468,096	-27,468,096	-39,097,096	-35,013,096	-31,409,096	-31,214,096
300	-27,683,697	-27,683,697	-39,312,697	-35,228,697	-31,624,697	-31,429,697

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,911,922	-20,911,922	-32,540,922	-28,456,922	-24,852,922	-24,657,922
95	-21,396,822	-21,396,822	-33,025,822	-28,941,822	-25,337,822	-25,142,822
100	-21,439,942	-21,439,942	-33,068,942	-28,984,942	-25,380,942	-25,185,942
125	-21,655,543	-21,655,543	-33,284,543	-29,200,543	-25,596,543	-25,401,543
135	-21,741,784	-21,741,784	-33,370,784	-29,286,784	-25,682,784	-25,487,784
150	-21,871,144	-21,871,144	-33,500,144	-29,416,144	-25,812,144	-25,617,144
165	-22,000,505	-22,000,505	-33,629,505	-29,545,505	-25,941,505	-25,746,505
175	-22,086,746	-22,086,746	-33,715,746	-29,631,746	-26,027,746	-25,832,746
190	-22,216,106	-22,216,106	-33,845,106	-29,761,106	-26,157,106	-25,962,106
200	-22,302,346	-22,302,346	-33,931,346	-29,847,346	-26,243,346	-26,048,346
225	-22,517,948	-22,517,948	-34,146,948	-30,062,948	-26,458,948	-26,263,948
235	-22,604,188	-22,604,188	-34,233,188	-30,149,188	-26,545,188	-26,350,188
250	-22,733,549	-22,733,549	-34,362,549	-30,278,549	-26,674,549	-26,479,549
265	-22,862,910	-22,862,910	-34,491,910	-30,407,910	-26,803,910	-26,608,910
275	-22,949,149	-22,949,149	-34,578,149	-30,494,149	-26,890,149	-26,695,149
300	-23,164,751	-23,164,751	-34,793,751	-30,709,751	-27,105,751	-26,910,751

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,812,291	-16,812,291	-28,441,291	-24,357,291	-20,753,291	-20,558,291
95	-17,362,744	-17,362,744	-28,991,744	-24,907,744	-21,303,744	-21,108,744
100	-17,405,865	-17,405,865	-29,034,865	-24,950,865	-21,346,865	-21,151,865
125	-17,621,466	-17,621,466	-29,250,466	-25,166,466	-21,562,466	-21,367,466
135	-17,707,706	-17,707,706	-29,336,706	-25,252,706	-21,648,706	-21,453,706
150	-17,837,067	-17,837,067	-29,466,067	-25,382,067	-21,778,067	-21,583,067
165	-17,966,428	-17,966,428	-29,595,428	-25,511,428	-21,907,428	-21,712,428
175	-18,052,669	-18,052,669	-29,681,669	-25,597,669	-21,993,669	-21,798,669
190	-18,182,029	-18,182,029	-29,811,029	-25,727,029	-22,123,029	-21,928,029
200	-18,268,269	-18,268,269	-29,897,269	-25,813,269	-22,209,269	-22,014,269
225	-18,483,870	-18,483,870	-30,112,870	-26,028,870	-22,424,870	-22,229,870
235	-18,570,111	-18,570,111	-30,199,111	-26,115,111	-22,511,111	-22,316,111
250	-18,699,472	-18,699,472	-30,328,472	-26,244,472	-22,640,472	-22,445,472
265	-18,828,833	-18,828,833	-30,457,833	-26,373,833	-22,769,833	-22,574,833
275	-18,915,072	-18,915,072	-30,544,072	-26,460,072	-22,856,072	-22,661,072
300	-19,130,674	-19,130,674	-30,759,674	-26,675,674	-23,071,674	-22,876,674

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,096,039	-14,096,039	-25,725,039	-21,641,039	-18,037,039	-17,842,039
95	-14,689,925	-14,689,925	-26,318,925	-22,234,925	-18,630,925	-18,435,925
100	-14,733,045	-14,733,045	-26,362,045	-22,278,045	-18,674,045	-18,479,045
125	-14,948,646	-14,948,646	-26,577,646	-22,493,646	-18,889,646	-18,694,646
135	-15,034,887	-15,034,887	-26,663,887	-22,579,887	-18,975,887	-18,780,887
150	-15,164,248	-15,164,248	-26,793,248	-22,709,248	-19,105,248	-18,910,248
165	-15,293,608	-15,293,608	-26,922,608	-22,838,608	-19,234,608	-19,039,608
175	-15,379,848	-15,379,848	-27,008,848	-22,924,848	-19,320,848	-19,125,848
190	-15,509,209	-15,509,209	-27,138,209	-23,054,209	-19,450,209	-19,255,209
200	-15,595,450	-15,595,450	-27,224,450	-23,140,450	-19,536,450	-19,341,450
225	-15,811,051	-15,811,051	-27,440,051	-23,356,051	-19,752,051	-19,557,051
235	-15,897,291	-15,897,291	-27,526,291	-23,442,291	-19,838,291	-19,643,291
250	-16,026,651	-16,026,651	-27,655,651	-23,571,651	-19,967,651	-19,772,651
265	-16,156,012	-16,156,012	-27,785,012	-23,701,012	-20,097,012	-19,902,012
275	-16,242,253	-16,242,253	-27,871,253	-23,787,253	-20,183,253	-19,988,253
300	-16,457,854	-16,457,854	-28,086,854	-24,002,854	-20,398,854	-20,203,854

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,406,221	-11,406,221	-23,035,221	-18,951,221	-15,347,221	-15,152,221
95	-12,043,118	-12,043,118	-23,672,118	-19,588,118	-15,984,118	-15,789,118
100	-12,086,238	-12,086,238	-23,715,238	-19,631,238	-16,027,238	-15,832,238
125	-12,301,839	-12,301,839	-23,930,839	-19,846,839	-16,242,839	-16,047,839
135	-12,388,079	-12,388,079	-24,017,079	-19,933,079	-16,329,079	-16,134,079
150	-12,517,439	-12,517,439	-24,146,439	-20,062,439	-16,458,439	-16,263,439
165	-12,646,800	-12,646,800	-24,275,800	-20,191,800	-16,587,800	-16,392,800
175	-12,733,041	-12,733,041	-24,362,041	-20,278,041	-16,674,041	-16,479,041
190	-12,862,402	-12,862,402	-24,491,402	-20,407,402	-16,803,402	-16,608,402
200	-12,948,642	-12,948,642	-24,577,642	-20,493,642	-16,889,642	-16,694,642
225	-13,164,244	-13,164,244	-24,793,244	-20,709,244	-17,105,244	-16,910,244
235	-13,250,484	-13,250,484	-24,879,484	-20,795,484	-17,191,484	-16,996,484
250	-13,379,844	-13,379,844	-25,008,844	-20,924,844	-17,320,844	-17,125,844
265	-13,509,205	-13,509,205	-25,138,205	-21,054,205	-17,450,205	-17,255,205
275	-13,595,446	-13,595,446	-25,224,446	-21,140,446	-17,536,446	-17,341,446
300	-13,811,047	-13,811,047	-25,440,047	-21,356,047	-17,752,047	-17,557,047

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-46,605,918	-46,605,918	-58,234,918	-54,150,918	-50,546,918	-50,351,918
95	-47,410,153	-47,410,153	-59,039,153	-54,955,153	-51,351,153	-51,156,153
100	-47,491,704	-47,491,704	-59,120,704	-55,036,704	-51,432,704	-51,237,704
125	-47,899,460	-47,899,460	-59,528,460	-55,444,460	-51,840,460	-51,645,460
135	-48,062,562	-48,062,562	-59,691,562	-55,607,562	-52,003,562	-51,808,562
150	-48,307,215	-48,307,215	-59,936,215	-55,852,215	-52,248,215	-52,053,215
165	-48,551,869	-48,551,869	-60,180,869	-56,096,869	-52,492,869	-52,297,869
175	-48,714,971	-48,714,971	-60,343,971	-56,259,971	-52,655,971	-52,460,971
190	-48,959,625	-48,959,625	-60,588,625	-56,504,625	-52,900,625	-52,705,625
200	-49,122,726	-49,122,726	-60,751,726	-56,667,726	-53,063,726	-52,868,726
225	-49,530,482	-49,530,482	-61,159,482	-57,075,482	-53,471,482	-53,276,482
235	-49,693,584	-49,693,584	-61,322,584	-57,238,584	-53,634,584	-53,439,584
250	-49,938,238	-49,938,238	-61,567,238	-57,483,238	-53,879,238	-53,684,238
265	-50,182,890	-50,182,890	-61,811,890	-57,727,890	-54,123,890	-53,928,890
275	-50,345,993	-50,345,993	-61,974,993	-57,890,993	-54,286,993	-54,091,993
300	-50,753,749	-50,753,749	-62,382,749	-58,298,749	-54,694,749	-54,499,749

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-38,057,751	-38,057,751	-49,686,751	-45,602,751	-41,998,751	-41,803,751
95	-38,998,672	-38,998,672	-50,627,672	-46,543,672	-42,939,672	-42,744,672
100	-39,080,224	-39,080,224	-50,709,224	-46,625,224	-43,021,224	-42,826,224
125	-39,487,980	-39,487,980	-51,116,980	-47,032,980	-43,428,980	-43,233,980
135	-39,651,082	-39,651,082	-51,280,082	-47,196,082	-43,592,082	-43,397,082
150	-39,895,734	-39,895,734	-51,524,734	-47,440,734	-43,836,734	-43,641,734
165	-40,140,388	-40,140,388	-51,769,388	-47,685,388	-44,081,388	-43,886,388
175	-40,303,490	-40,303,490	-51,932,490	-47,848,490	-44,244,490	-44,049,490
190	-40,548,144	-40,548,144	-52,177,144	-48,093,144	-44,489,144	-44,294,144
200	-40,711,246	-40,711,246	-52,340,246	-48,256,246	-44,652,246	-44,457,246
225	-41,119,001	-41,119,001	-52,748,001	-48,664,001	-45,060,001	-44,865,001
235	-41,282,103	-41,282,103	-52,911,103	-48,827,103	-45,223,103	-45,028,103
250	-41,526,757	-41,526,757	-53,155,757	-49,071,757	-45,467,757	-45,272,757
265	-41,771,410	-41,771,410	-53,400,410	-49,316,410	-45,712,410	-45,517,410
275	-41,934,512	-41,934,512	-53,563,512	-49,479,512	-45,875,512	-45,680,512
300	-42,342,268	-42,342,268	-53,971,268	-49,887,268	-46,283,268	-46,088,268

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,425,696	-30,425,696	-42,054,696	-37,970,696	-34,366,696	-34,171,696
95	-31,488,655	-31,488,655	-43,117,655	-39,033,655	-35,429,655	-35,234,655
100	-31,570,207	-31,570,207	-43,199,207	-39,115,207	-35,511,207	-35,316,207
125	-31,977,962	-31,977,962	-43,606,962	-39,522,962	-35,918,962	-35,723,962
135	-32,141,065	-32,141,065	-43,770,065	-39,686,065	-36,082,065	-35,887,065
150	-32,385,718	-32,385,718	-44,014,718	-39,930,718	-36,326,718	-36,131,718
165	-32,630,371	-32,630,371	-44,259,371	-40,175,371	-36,571,371	-36,376,371
175	-32,793,473	-32,793,473	-44,422,473	-40,338,473	-36,734,473	-36,539,473
190	-33,038,127	-33,038,127	-44,667,127	-40,583,127	-36,979,127	-36,784,127
200	-33,201,229	-33,201,229	-44,830,229	-40,746,229	-37,142,229	-36,947,229
225	-33,608,984	-33,608,984	-45,237,984	-41,153,984	-37,549,984	-37,354,984
235	-33,772,086	-33,772,086	-45,401,086	-41,317,086	-37,713,086	-37,518,086
250	-34,016,740	-34,016,740	-45,645,740	-41,561,740	-37,957,740	-37,762,740
265	-34,261,393	-34,261,393	-45,890,393	-41,806,393	-38,202,393	-38,007,393
275	-34,424,496	-34,424,496	-46,053,496	-41,969,496	-38,365,496	-38,170,496
300	-34,832,251	-34,832,251	-46,461,251	-42,377,251	-38,773,251	-38,578,251

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,369,377	-25,369,377	-36,998,377	-32,914,377	-29,310,377	-29,115,377
95	-26,513,187	-26,513,187	-38,142,187	-34,058,187	-30,454,187	-30,259,187
100	-26,594,739	-26,594,739	-38,223,739	-34,139,739	-30,535,739	-30,340,739
125	-27,002,495	-27,002,495	-38,631,495	-34,547,495	-30,943,495	-30,748,495
135	-27,165,597	-27,165,597	-38,794,597	-34,710,597	-31,106,597	-30,911,597
150	-27,410,250	-27,410,250	-39,039,250	-34,955,250	-31,351,250	-31,156,250
165	-27,654,903	-27,654,903	-39,283,903	-35,199,903	-31,595,903	-31,400,903
175	-27,818,005	-27,818,005	-39,447,005	-35,363,005	-31,759,005	-31,564,005
190	-28,062,659	-28,062,659	-39,691,659	-35,607,659	-32,003,659	-31,808,659
200	-28,225,761	-28,225,761	-39,854,761	-35,770,761	-32,166,761	-31,971,761
225	-28,633,516	-28,633,516	-40,262,516	-36,178,516	-32,574,516	-32,379,516
235	-28,796,618	-28,796,618	-40,425,618	-36,341,618	-32,737,618	-32,542,618
250	-29,041,272	-29,041,272	-40,670,272	-36,586,272	-32,982,272	-32,787,272
265	-29,285,926	-29,285,926	-40,914,926	-36,830,926	-33,226,926	-33,031,926
275	-29,449,028	-29,449,028	-41,078,028	-36,994,028	-33,390,028	-33,195,028
300	-29,856,783	-29,856,783	-41,485,783	-37,401,783	-33,797,783	-33,602,783

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,362,864	-20,362,864	-31,991,864	-27,907,864	-24,303,864	-24,108,864
95	-21,586,730	-21,586,730	-33,215,730	-29,131,730	-25,527,730	-25,332,730
100	-21,668,280	-21,668,280	-33,297,280	-29,213,280	-25,609,280	-25,414,280
125	-22,076,036	-22,076,036	-33,705,036	-29,621,036	-26,017,036	-25,822,036
135	-22,239,139	-22,239,139	-33,868,139	-29,784,139	-26,180,139	-25,985,139
150	-22,483,792	-22,483,792	-34,112,792	-30,028,792	-26,424,792	-26,229,792
165	-22,728,445	-22,728,445	-34,357,445	-30,273,445	-26,669,445	-26,474,445
175	-22,891,547	-22,891,547	-34,520,547	-30,436,547	-26,832,547	-26,637,547
190	-23,136,200	-23,136,200	-34,765,200	-30,681,200	-27,077,200	-26,882,200
200	-23,299,303	-23,299,303	-34,928,303	-30,844,303	-27,240,303	-27,045,303
225	-23,707,058	-23,707,058	-35,336,058	-31,252,058	-27,648,058	-27,453,058
235	-23,870,160	-23,870,160	-35,499,160	-31,415,160	-27,811,160	-27,616,160
250	-24,114,814	-24,114,814	-35,743,814	-31,659,814	-28,055,814	-27,860,814
265	-24,359,467	-24,359,467	-35,988,467	-31,904,467	-28,300,467	-28,105,467
275	-24,522,570	-24,522,570	-36,151,570	-32,067,570	-28,463,570	-28,268,570
300	-24,930,324	-24,930,324	-36,559,324	-32,475,324	-28,871,324	-28,676,324

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£808,585	8,984,281	-2,644,719	1,439,281	5,043,281	5,238,281
95	753,589	8,373,214	-3,255,786	828,214	4,432,214	4,627,214
100	751,376	8,348,619	-3,280,381	803,619	4,407,619	4,602,619
125	740,305	8,225,611	-3,403,389	680,611	4,284,611	4,479,611
135	735,877	8,176,410	-3,452,590	631,410	4,235,410	4,430,410
150	729,235	8,102,614	-3,526,386	557,614	4,161,614	4,356,614
165	722,594	8,028,818	-3,600,182	483,818	4,087,818	4,282,818
175	718,166	7,979,617	-3,649,383	434,617	4,038,617	4,233,617
175	711,523	7,905,810	-3,723,190	360,810	3,964,810	4,159,810
200	707,095	7,856,609	-3,772,391	311,609	3,915,609	4,110,609
225	696,025	7,733,613	-3,895,387	188,613	3,792,613	3,987,613
235	691,597	7,684,412	-3,944,588	139,412	3,743,412	3,938,412
250	684,955	7,610,616	-4,018,384	65,616	3,669,616	3,864,616
265	678,313	7,536,809	-4,092,191	-8,191	3,595,809	3,790,809
275	673,885	7,487,608	-4,141,392	-57,392	3,546,608	3,741,608
300	662,815	7,364,611	-4,264,389	-180,389	3,423,611	3,618,611

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,115,710	12,396,773	767,773	4,851,773	8,455,773	8,650,773
95	1,055,803	11,731,147	102,147	4,186,147	7,790,147	7,985,147
100	1,053,590	11,706,552	77,552	4,161,552	7,765,552	7,960,552
125	1,042,519	11,583,544	-45,456	4,038,544	7,642,544	7,837,544
135	1,038,091	11,534,343	-94,657	3,989,343	7,593,343	7,788,343
150	1,031,449	11,460,547	-168,453	3,915,547	7,519,547	7,714,547
165	1,024,808	11,386,751	-242,249	3,841,751	7,445,751	7,640,751
175	1,020,380	11,337,550	-291,450	3,792,550	7,396,550	7,591,550
190	1,013,737	11,263,743	-365,257	3,718,743	7,322,743	7,517,743
200	1,009,309	11,214,542	-414,458	3,669,542	7,273,542	7,468,542
225	998,239	11,091,546	-537,454	3,546,546	7,150,546	7,345,546
235	993,811	11,042,345	-586,655	3,497,345	7,101,345	7,296,345
250	987,169	10,968,549	-660,451	3,423,549	7,027,549	7,222,549
265	980,527	10,894,742	-734,258	3,349,742	6,953,742	7,148,742
275	976,099	10,845,541	-783,459	3,300,541	6,904,541	7,099,541
300	965,029	10,722,544	-906,456	3,177,544	6,781,544	6,976,544

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,388,897	15,432,193	3,803,193	7,887,193	11,491,193	11,686,193
95	1,324,623	14,718,033	3,089,033	7,173,033	10,777,033	10,972,033
100	1,322,408	14,693,427	3,064,427	7,148,427	10,752,427	10,947,427
125	1,311,339	14,570,431	2,941,431	7,025,431	10,629,431	10,824,431
135	1,306,911	14,521,230	2,892,230	6,976,230	10,580,230	10,775,230
150	1,300,269	14,447,434	2,818,434	6,902,434	10,506,434	10,701,434
165	1,293,626	14,373,627	2,744,627	6,828,627	10,432,627	10,627,627
175	1,289,198	14,324,426	2,695,426	6,779,426	10,383,426	10,578,426
190	1,282,557	14,250,630	2,621,630	6,705,630	10,309,630	10,504,630
200	1,278,129	14,201,429	2,572,429	6,656,429	10,260,429	10,455,429
225	1,267,059	14,078,432	2,449,432	6,533,432	10,137,432	10,332,432
235	1,262,631	14,029,231	2,400,231	6,484,231	10,088,231	10,283,231
250	1,255,988	13,955,424	2,326,424	6,410,424	10,014,424	10,209,424
265	1,249,347	13,881,629	2,252,629	6,336,629	9,940,629	10,135,629
275	1,244,918	13,832,428	2,203,428	6,287,428	9,891,428	10,086,428
300	1,233,849	13,709,431	2,080,431	6,164,431	9,768,431	9,963,431

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,570,245	17,447,172	5,818,172	9,902,172	13,506,172	13,701,172
95	1,503,071	16,700,786	5,071,786	9,155,786	12,759,786	12,954,786
100	1,500,856	16,676,180	5,047,180	9,131,180	12,735,180	12,930,180
125	1,489,787	16,553,183	4,924,183	9,008,183	12,612,183	12,807,183
135	1,485,358	16,503,982	4,874,982	8,958,982	12,562,982	12,757,982
150	1,478,717	16,430,187	4,801,187	8,885,187	12,489,187	12,684,187
165	1,472,074	16,356,380	4,727,380	8,811,380	12,415,380	12,610,380
175	1,467,646	16,307,179	4,678,179	8,762,179	12,366,179	12,561,179
190	1,461,004	16,233,383	4,604,383	8,688,383	12,292,383	12,487,383
200	1,456,576	16,184,182	4,555,182	8,639,182	12,243,182	12,438,182
225	1,445,507	16,061,185	4,432,185	8,516,185	12,120,185	12,315,185
235	1,441,079	16,011,984	4,382,984	8,466,984	12,070,984	12,265,984
250	1,434,437	15,938,188	4,309,188	8,393,188	11,997,188	12,192,188
265	1,427,794	15,864,381	4,235,381	8,319,381	11,923,381	12,118,381
275	1,423,366	15,815,180	4,186,180	8,270,180	11,874,180	12,069,180
300	1,412,297	15,692,184	4,063,184	8,147,184	11,751,184	11,946,184

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,750,372	19,448,575	7,819,575	11,903,575	15,507,575	15,702,575
95	1,680,318	18,670,195	7,041,195	11,125,195	14,729,195	14,924,195
100	1,678,103	18,645,589	7,016,589	11,100,589	14,704,589	14,899,589
125	1,667,033	18,522,593	6,893,593	10,977,593	14,581,593	14,776,593
135	1,662,605	18,473,392	6,844,392	10,928,392	14,532,392	14,727,392
150	1,655,964	18,399,596	6,770,596	10,854,596	14,458,596	14,653,596
165	1,649,321	18,325,789	6,696,789	10,780,789	14,384,789	14,579,789
175	1,644,893	18,276,588	6,647,588	10,731,588	14,335,588	14,530,588
190	1,638,251	18,202,792	6,573,792	10,657,792	14,261,792	14,456,792
200	1,633,823	18,153,591	6,524,591	10,608,591	14,212,591	14,407,591
225	1,622,753	18,030,594	6,401,594	10,485,594	14,089,594	14,284,594
235	1,618,325	17,981,393	6,352,393	10,436,393	14,040,393	14,235,393
250	1,611,683	17,907,586	6,278,586	10,362,586	13,966,586	14,161,586
265	1,605,041	17,833,790	6,204,790	10,288,790	13,892,790	14,087,790
275	1,600,613	17,784,590	6,155,590	10,239,590	13,843,590	14,038,590
300	1,589,543	17,661,593	6,032,593	10,116,593	13,720,593	13,915,593

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-618,393	-3,215,646	-14,844,646	-10,760,646	-7,156,646	-6,961,646
95	-709,452	-3,689,151	-15,318,151	-11,234,151	-7,630,151	-7,435,151
100	-714,766	-3,716,782	-15,345,782	-11,261,782	-7,657,782	-7,462,782
125	-741,331	-3,854,921	-15,483,921	-11,399,921	-7,795,921	-7,600,921
135	-751,956	-3,910,173	-15,539,173	-11,455,173	-7,851,173	-7,656,173
150	-767,895	-3,993,055	-15,622,055	-11,538,055	-7,934,055	-7,739,055
165	-783,834	-4,075,938	-15,704,938	-11,620,938	-8,016,938	-7,821,938
175	-794,460	-4,131,194	-15,760,194	-11,676,194	-8,072,194	-7,877,194
190	-810,399	-4,214,077	-15,843,077	-11,759,077	-8,155,077	-7,960,077
200	-821,026	-4,269,334	-15,898,334	-11,814,334	-8,210,334	-8,015,334
225	-847,591	-4,407,473	-16,036,473	-11,952,473	-8,348,473	-8,153,473
235	-858,216	-4,462,725	-16,091,725	-12,007,725	-8,403,725	-8,208,725
250	-874,155	-4,545,607	-16,174,607	-12,090,607	-8,486,607	-8,291,607
265	-890,094	-4,628,490	-16,257,490	-12,173,490	-8,569,490	-8,374,490
275	-900,720	-4,683,746	-16,312,746	-12,228,746	-8,624,746	-8,429,746
300	-927,286	-4,821,886	-16,450,886	-12,366,886	-8,762,886	-8,567,886

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,494	-49,371	-11,678,371	-7,594,371	-3,990,371	-3,795,371
95	-110,290	-573,507	-12,202,507	-8,118,507	-4,514,507	-4,319,507
100	-115,603	-601,133	-12,230,133	-8,146,133	-4,542,133	-4,347,133
125	-142,168	-739,272	-12,368,272	-8,284,272	-4,680,272	-4,485,272
135	-152,794	-794,529	-12,423,529	-8,339,529	-4,735,529	-4,540,529
150	-168,733	-877,412	-12,506,412	-8,422,412	-4,818,412	-4,623,412
165	-184,672	-960,294	-12,589,294	-8,505,294	-4,901,294	-4,706,294
175	-195,298	-1,015,551	-12,644,551	-8,560,551	-4,956,551	-4,761,551
190	-211,237	-1,098,434	-12,727,434	-8,643,434	-5,039,434	-4,844,434
200	-221,864	-1,153,690	-12,782,690	-8,698,690	-5,094,690	-4,899,690
225	-248,428	-1,291,824	-12,920,824	-8,836,824	-5,232,824	-5,037,824
235	-259,054	-1,347,081	-12,976,081	-8,892,081	-5,288,081	-5,093,081
250	-274,993	-1,429,964	-13,058,964	-8,974,964	-5,370,964	-5,175,964
265	-290,932	-1,512,846	-13,141,846	-9,057,846	-5,453,846	-5,258,846
275	-301,558	-1,568,103	-13,197,103	-9,113,103	-5,509,103	-5,314,103
300	-328,123	-1,706,242	-13,335,242	-9,251,242	-5,647,242	-5,452,242

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	524,101	2,725,325	-8,903,675	-4,819,675	-1,215,675	-1,020,675
95	416,291	2,164,711	-9,464,289	-5,380,289	-1,776,289	-1,581,289
100	411,058	2,137,500	-9,491,500	-5,407,500	-1,803,500	-1,608,500
125	384,892	2,001,437	-9,627,563	-5,543,563	-1,939,563	-1,744,563
135	374,425	1,947,009	-9,681,991	-5,597,991	-1,993,991	-1,798,991
150	358,726	1,865,375	-9,763,625	-5,679,625	-2,075,625	-1,880,625
165	343,026	1,783,735	-9,845,265	-5,761,265	-2,157,265	-1,962,265
175	332,560	1,729,312	-9,899,688	-5,815,688	-2,211,688	-2,016,688
190	316,860	1,647,673	-9,981,327	-5,897,327	-2,293,327	-2,098,327
200	306,394	1,593,250	-10,035,750	-5,951,750	-2,347,750	-2,152,750
225	280,228	1,457,187	-10,171,813	-6,087,813	-2,483,813	-2,288,813
235	269,762	1,402,764	-10,226,236	-6,142,236	-2,538,236	-2,343,236
250	254,062	1,321,125	-10,307,875	-6,223,875	-2,619,875	-2,424,875
265	238,363	1,239,490	-10,389,510	-6,305,510	-2,701,510	-2,506,510
275	227,897	1,185,062	-10,443,938	-6,359,938	-2,755,938	-2,560,938
300	201,731	1,048,999	-10,580,001	-6,496,001	-2,892,001	-2,697,001

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	878,226	4,566,774	-7,062,226	-2,978,226	625,774	820,774
95	764,754	3,976,719	-7,652,281	-3,568,281	35,719	230,719
100	759,520	3,949,502	-7,679,498	-3,595,498	8,502	203,502
125	733,354	3,813,440	-7,815,560	-3,731,560	-127,560	67,440
135	722,888	3,759,017	-7,869,983	-3,785,983	-181,983	13,017
150	707,189	3,677,382	-7,951,618	-3,867,618	-263,618	-68,618
165	691,489	3,595,743	-8,033,257	-3,949,257	-345,257	-150,257
175	681,023	3,541,320	-8,087,680	-4,003,680	-399,680	-204,680
190	665,323	3,459,680	-8,169,320	-4,085,320	-481,320	-286,320
200	654,857	3,405,257	-8,223,743	-4,139,743	-535,743	-340,743
225	628,691	3,269,195	-8,359,805	-4,275,805	-671,805	-476,805
235	618,224	3,214,767	-8,414,233	-4,330,233	-726,233	-531,233
250	602,525	3,133,132	-8,495,868	-4,411,868	-807,868	-612,868
265	586,826	3,051,493	-8,577,507	-4,493,507	-889,507	-694,507
275	576,360	2,997,070	-8,631,930	-4,547,930	-943,930	-748,930
300	550,194	2,861,007	-8,767,993	-4,683,993	-1,079,993	-884,993

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£135

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,229,980	6,395,897	-5,233,103	-1,149,103	2,454,897	2,649,897
95	1,110,882	5,776,587	-5,852,413	-1,768,413	1,835,587	2,030,587
100	1,105,649	5,749,375	-5,879,625	-1,795,625	1,808,375	2,003,375
125	1,079,483	5,613,313	-6,015,687	-1,931,687	1,672,313	1,867,313
135	1,069,017	5,558,890	-6,070,110	-1,986,110	1,617,890	1,812,890
150	1,053,317	5,477,250	-6,151,750	-2,067,750	1,536,250	1,731,250
165	1,037,618	5,395,616	-6,233,384	-2,149,384	1,454,616	1,649,616
175	1,027,152	5,341,193	-6,287,807	-2,203,807	1,400,193	1,595,193
190	1,011,453	5,259,553	-6,369,447	-2,285,447	1,318,553	1,513,553
200	1,000,987	5,205,130	-6,423,870	-2,339,870	1,264,130	1,459,130
225	974,821	5,069,068	-6,559,932	-2,475,932	1,128,068	1,323,068
235	964,354	5,014,640	-6,614,360	-2,530,360	1,073,640	1,268,640
250	948,655	4,933,005	-6,695,995	-2,611,995	992,005	1,187,005
265	932,955	4,851,366	-6,777,634	-2,693,634	910,366	1,105,366
275	922,489	4,796,943	-6,832,057	-2,748,057	855,943	1,050,943
300	896,323	4,660,880	-6,968,120	-2,884,120	719,880	914,880

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-699,091	-2,446,817	-14,075,817	-9,991,817	-6,387,817	-6,192,817
95	-876,544	-3,067,904	-14,696,904	-10,612,904	-7,008,904	-6,813,904
100	-886,472	-3,102,653	-14,731,653	-10,647,653	-7,043,653	-6,848,653
125	-936,112	-3,276,392	-14,905,392	-10,821,392	-7,217,392	-7,022,392
135	-955,968	-3,345,887	-14,974,887	-10,890,887	-7,286,887	-7,091,887
150	-985,752	-3,450,131	-15,079,131	-10,995,131	-7,391,131	-7,196,131
165	-1,015,536	-3,554,375	-15,183,375	-11,099,375	-7,495,375	-7,300,375
175	-1,035,391	-3,623,870	-15,252,870	-11,168,870	-7,564,870	-7,369,870
190	-1,065,175	-3,728,114	-15,357,114	-11,273,114	-7,669,114	-7,474,114
200	-1,085,032	-3,797,612	-15,426,612	-11,342,612	-7,738,612	-7,543,612
225	-1,134,672	-3,971,351	-15,600,351	-11,516,351	-7,912,351	-7,717,351
235	-1,154,527	-4,040,846	-15,669,846	-11,585,846	-7,981,846	-7,786,846
250	-1,184,312	-4,145,090	-15,774,090	-11,690,090	-8,086,090	-7,891,090
265	-1,214,096	-4,249,334	-15,878,334	-11,794,334	-8,190,334	-7,995,334
275	-1,233,951	-4,318,829	-15,947,829	-11,863,829	-8,259,829	-8,064,829
300	-1,283,591	-4,492,568	-16,121,568	-12,037,568	-8,433,568	-8,238,568

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	433,617	1,517,660	-10,111,340	-6,027,340	-2,423,340	-2,228,340
95	240,887	843,104	-10,785,896	-6,701,896	-3,097,896	-2,902,896
100	231,108	808,877	-10,820,123	-6,736,123	-3,132,123	-2,937,123
125	182,213	637,747	-10,991,253	-6,907,253	-3,303,253	-3,108,253
135	162,656	569,296	-11,059,704	-6,975,704	-3,371,704	-3,176,704
150	133,320	466,621	-11,162,379	-7,078,379	-3,474,379	-3,279,379
165	103,983	363,942	-11,265,058	-7,181,058	-3,577,058	-3,382,058
175	84,426	295,491	-11,333,509	-7,249,509	-3,645,509	-3,450,509
190	55,090	192,816	-11,436,184	-7,352,184	-3,748,184	-3,553,184
200	35,533	124,364	-11,504,636	-7,420,636	-3,816,636	-3,621,636
225	-13,565	-47,479	-11,676,479	-7,592,479	-3,988,479	-3,793,479
235	-33,422	-116,977	-11,745,977	-7,661,977	-4,057,977	-3,862,977
250	-63,205	-221,218	-11,850,218	-7,766,218	-4,162,218	-3,967,218
265	-92,989	-325,462	-11,954,462	-7,870,462	-4,266,462	-4,071,462
275	-112,846	-394,960	-12,023,960	-7,939,960	-4,335,960	-4,140,960
300	-162,485	-568,699	-12,197,699	-8,113,699	-4,509,699	-4,314,699

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,431,542	5,010,397	-6,618,603	-2,534,603	1,069,397	1,264,397
95	1,222,855	4,279,991	-7,349,009	-3,265,009	338,991	533,991
100	1,213,075	4,245,764	-7,383,236	-3,299,236	304,764	499,764
125	1,164,182	4,074,637	-7,554,363	-3,470,363	133,637	328,637
135	1,144,625	4,006,186	-7,622,814	-3,538,814	65,186	260,186
150	1,115,288	3,903,507	-7,725,493	-3,641,493	-37,493	157,507
165	1,085,951	3,800,829	-7,828,171	-3,744,171	-140,171	54,829
175	1,066,394	3,732,377	-7,896,623	-3,812,623	-208,623	-13,623
190	1,037,058	3,629,702	-7,999,298	-3,915,298	-311,298	-116,298
200	1,017,500	3,561,251	-8,067,749	-3,983,749	-379,749	-184,749
225	968,606	3,390,121	-8,238,879	-4,154,879	-550,879	-355,879
235	949,049	3,321,670	-8,307,330	-4,223,330	-619,330	-424,330
250	919,713	3,218,995	-8,410,005	-4,326,005	-722,005	-527,005
265	890,376	3,116,316	-8,512,684	-4,428,684	-824,684	-629,684
275	870,819	3,047,865	-8,581,135	-4,497,135	-893,135	-698,135
300	821,924	2,876,735	-8,752,265	-4,668,265	-1,064,265	-869,265

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£165

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,094,081	7,329,284	-4,299,716	-215,716	3,388,284	3,583,284
95	1,874,800	6,561,799	-5,067,201	-983,201	2,620,799	2,815,799
100	1,865,021	6,527,575	-5,101,425	-1,017,425	2,586,575	2,781,575
125	1,816,127	6,356,445	-5,272,555	-1,188,555	2,415,445	2,610,445
135	1,796,570	6,287,994	-5,341,006	-1,257,006	2,346,994	2,541,994
150	1,767,233	6,185,315	-5,443,685	-1,359,685	2,244,315	2,439,315
165	1,737,897	6,082,640	-5,546,360	-1,462,360	2,141,640	2,336,640
175	1,718,340	6,014,189	-5,614,811	-1,530,811	2,073,189	2,268,189
190	1,689,003	5,911,510	-5,717,490	-1,633,490	1,970,510	2,165,510
200	1,669,445	5,843,059	-5,785,941	-1,701,941	1,902,059	2,097,059
225	1,620,551	5,671,929	-5,957,071	-1,873,071	1,730,929	1,925,929
235	1,600,994	5,603,478	-6,025,522	-1,941,522	1,662,478	1,857,478
250	1,571,658	5,500,803	-6,128,197	-2,044,197	1,559,803	1,754,803
265	1,542,321	5,398,124	-6,230,876	-2,146,876	1,457,124	1,652,124
275	1,522,764	5,329,673	-6,299,327	-2,215,327	1,388,673	1,583,673
300	1,473,869	5,158,543	-6,470,457	-2,386,457	1,217,543	1,412,543

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,752,312	9,633,093	-1,995,907	2,088,093	5,692,093	5,887,093
95	2,522,506	8,828,770	-2,800,230	1,283,770	4,887,770	5,082,770
100	2,512,726	8,794,542	-2,834,458	1,249,542	4,853,542	5,048,542
125	2,463,832	8,623,412	-3,005,588	1,078,412	4,682,412	4,877,412
135	2,444,275	8,554,961	-3,074,039	1,009,961	4,613,961	4,808,961
150	2,414,939	8,452,286	-3,176,714	907,286	4,511,286	4,706,286
165	2,385,602	8,349,607	-3,279,393	804,607	4,408,607	4,603,607
175	2,366,045	8,281,156	-3,347,844	736,156	4,340,156	4,535,156
190	2,336,709	8,178,481	-3,450,519	633,481	4,237,481	4,432,481
200	2,317,150	8,110,026	-3,518,974	565,026	4,169,026	4,364,026
225	2,268,257	7,938,900	-3,690,100	393,900	3,997,900	4,192,900
235	2,248,700	7,870,449	-3,758,551	325,449	3,929,449	4,124,449
250	2,219,363	7,767,770	-3,861,230	222,770	3,826,770	4,021,770
265	2,190,027	7,665,095	-3,963,905	120,095	3,724,095	3,919,095
275	2,170,470	7,596,644	-4,032,356	51,644	3,655,644	3,850,644
300	2,121,575	7,425,514	-4,203,486	-119,486	3,484,514	3,679,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	446,053	446,053	-11,182,947	-7,098,947	-3,494,947	-3,299,947
95	-115,780	-115,780	-11,744,780	-7,660,780	-4,056,780	-3,861,780
100	-145,327	-145,327	-11,774,327	-7,690,327	-4,086,327	-3,891,327
125	-293,063	-293,063	-11,922,063	-7,838,063	-4,234,063	-4,039,063
135	-352,157	-352,157	-11,981,157	-7,897,157	-4,293,157	-4,098,157
150	-440,799	-440,799	-12,069,799	-7,985,799	-4,381,799	-4,186,799
165	-529,440	-529,440	-12,158,440	-8,074,440	-4,470,440	-4,275,440
175	-588,535	-588,535	-12,217,535	-8,133,535	-4,529,535	-4,334,535
190	-677,176	-677,176	-12,306,176	-8,222,176	-4,618,176	-4,423,176
200	-736,271	-736,271	-12,365,271	-8,281,271	-4,677,271	-4,482,271
225	-884,008	-884,008	-12,513,008	-8,429,008	-4,825,008	-4,630,008
235	-943,102	-943,102	-12,572,102	-8,488,102	-4,884,102	-4,689,102
250	-1,031,744	-1,031,744	-12,660,744	-8,576,744	-4,972,744	-4,777,744
265	-1,120,385	-1,120,385	-12,749,385	-8,665,385	-5,061,385	-4,866,385
275	-1,179,480	-1,179,480	-12,808,480	-8,724,480	-5,120,480	-4,925,480
300	-1,327,216	-1,327,216	-12,956,216	-8,872,216	-5,268,216	-5,073,216

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,925,486	3,925,486	-7,703,514	-3,619,514	-15,514	179,486
95	3,318,067	3,318,067	-8,310,933	-4,226,933	-622,933	-427,933
100	3,289,401	3,289,401	-8,339,599	-4,255,599	-651,599	-456,599
125	3,146,072	3,146,072	-8,482,928	-4,398,928	-794,928	-599,928
135	3,088,741	3,088,741	-8,540,259	-4,456,259	-852,259	-657,259
150	3,002,744	3,002,744	-8,626,256	-4,542,256	-938,256	-743,256
165	2,916,746	2,916,746	-8,712,254	-4,628,254	-1,024,254	-829,254
175	2,859,414	2,859,414	-8,769,586	-4,685,586	-1,081,586	-886,586
190	2,773,417	2,773,417	-8,855,583	-4,771,583	-1,167,583	-972,583
200	2,716,086	2,716,086	-8,912,914	-4,828,914	-1,224,914	-1,029,914
225	2,572,757	2,572,757	-9,056,243	-4,972,243	-1,368,243	-1,173,243
235	2,515,425	2,515,425	-9,113,575	-5,029,575	-1,425,575	-1,230,575
250	2,428,758	2,428,758	-9,200,242	-5,116,242	-1,512,242	-1,317,242
265	2,341,449	2,341,449	-9,287,551	-5,203,551	-1,599,551	-1,404,551
275	2,283,243	2,283,243	-9,345,757	-5,261,757	-1,657,757	-1,462,757
300	2,137,727	2,137,727	-9,491,273	-5,407,273	-1,803,273	-1,608,273

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,995,681	6,995,681	-4,633,319	-549,319	3,054,681	3,249,681
95	6,339,169	6,339,169	-5,289,831	-1,205,831	2,398,169	2,593,169
100	6,310,503	6,310,503	-5,318,497	-1,234,497	2,369,503	2,564,503
125	6,167,175	6,167,175	-5,461,825	-1,377,825	2,226,175	2,421,175
135	6,109,842	6,109,842	-5,519,158	-1,435,158	2,168,842	2,363,842
150	6,023,845	6,023,845	-5,605,155	-1,521,155	2,082,845	2,277,845
165	5,937,847	5,937,847	-5,691,153	-1,607,153	1,996,847	2,191,847
175	5,880,516	5,880,516	-5,748,484	-1,664,484	1,939,516	2,134,516
190	5,794,519	5,794,519	-5,834,481	-1,750,481	1,853,519	2,048,519
200	5,737,187	5,737,187	-5,891,813	-1,807,813	1,796,187	1,991,187
225	5,593,858	5,593,858	-6,035,142	-1,951,142	1,652,858	1,847,858
235	5,536,527	5,536,527	-6,092,473	-2,008,473	1,595,527	1,790,527
250	5,450,530	5,450,530	-6,178,470	-2,094,470	1,509,530	1,704,530
265	5,364,532	5,364,532	-6,264,468	-2,180,468	1,423,532	1,618,532
275	5,307,200	5,307,200	-6,321,800	-2,237,800	1,366,200	1,561,200
300	5,163,872	5,163,872	-6,465,128	-2,381,128	1,222,872	1,417,872

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,034,114	9,034,114	-2,594,886	1,489,114	5,093,114	5,288,114
95	8,345,007	8,345,007	-3,283,993	800,007	4,404,007	4,599,007
100	8,316,340	8,316,340	-3,312,660	771,340	4,375,340	4,570,340
125	8,173,012	8,173,012	-3,455,988	628,012	4,232,012	4,427,012
135	8,115,681	8,115,681	-3,513,319	570,681	4,174,681	4,369,681
150	8,029,683	8,029,683	-3,599,317	484,683	4,088,683	4,283,683
165	7,943,686	7,943,686	-3,685,314	398,686	4,002,686	4,197,686
175	7,886,354	7,886,354	-3,742,646	341,354	3,945,354	4,140,354
190	7,800,356	7,800,356	-3,828,644	255,356	3,859,356	4,054,356
200	7,743,025	7,743,025	-3,885,975	198,025	3,802,025	3,997,025
225	7,599,697	7,599,697	-4,029,303	54,697	3,658,697	3,853,697
235	7,542,365	7,542,365	-4,086,635	-2,635	3,601,365	3,796,365
250	7,456,367	7,456,367	-4,172,633	-88,633	3,515,367	3,710,367
265	7,370,370	7,370,370	-4,258,630	-174,630	3,429,370	3,624,370
275	7,313,039	7,313,039	-4,315,961	-231,961	3,372,039	3,567,039
300	7,169,709	7,169,709	-4,459,291	-375,291	3,228,709	3,423,709

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,059,412	11,059,412	-569,588	3,514,412	7,118,412	7,313,412
95	10,337,920	10,337,920	-1,291,080	2,792,920	6,396,920	6,591,920
100	10,309,255	10,309,255	-1,319,745	2,764,255	6,368,255	6,563,255
125	10,165,926	10,165,926	-1,463,074	2,620,926	6,224,926	6,419,926
135	10,108,594	10,108,594	-1,520,406	2,563,594	6,167,594	6,362,594
150	10,022,597	10,022,597	-1,606,403	2,477,597	6,081,597	6,276,597
165	9,936,599	9,936,599	-1,692,401	2,391,599	5,995,599	6,190,599
175	9,879,268	9,879,268	-1,749,732	2,334,268	5,938,268	6,133,268
190	9,793,271	9,793,271	-1,835,729	2,248,271	5,852,271	6,047,271
200	9,735,939	9,735,939	-1,893,061	2,190,939	5,794,939	5,989,939
225	9,592,610	9,592,610	-2,036,390	2,047,610	5,651,610	5,846,610
235	9,535,279	9,535,279	-2,093,721	1,990,279	5,594,279	5,789,279
250	9,449,281	9,449,281	-2,179,719	1,904,281	5,508,281	5,703,281
265	9,363,284	9,363,284	-2,265,716	1,818,284	5,422,284	5,617,284
275	9,305,952	9,305,952	-2,323,048	1,760,952	5,364,952	5,559,952
300	9,162,623	9,162,623	-2,466,377	1,617,623	5,221,623	5,416,623

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,817,292	-19,817,292	-31,446,292	-27,362,292	-23,758,292	-23,563,292
95	-20,483,551	-20,483,551	-32,112,551	-28,028,551	-24,424,551	-24,229,551
100	-20,535,296	-20,535,296	-32,164,296	-28,080,296	-24,476,296	-24,281,296
125	-20,794,017	-20,794,017	-32,423,017	-28,339,017	-24,735,017	-24,540,017
135	-20,897,505	-20,897,505	-32,526,505	-28,442,505	-24,838,505	-24,643,505
150	-21,052,738	-21,052,738	-32,681,738	-28,597,738	-24,993,738	-24,798,738
165	-21,207,971	-21,207,971	-32,836,971	-28,752,971	-25,148,971	-24,953,971
175	-21,311,460	-21,311,460	-32,940,460	-28,856,460	-25,252,460	-25,057,460
190	-21,466,693	-21,466,693	-33,095,693	-29,011,693	-25,407,693	-25,212,693
200	-21,570,181	-21,570,181	-33,199,181	-29,115,181	-25,511,181	-25,316,181
225	-21,828,902	-21,828,902	-33,457,902	-29,373,902	-25,769,902	-25,574,902
235	-21,932,392	-21,932,392	-33,561,392	-29,477,392	-25,873,392	-25,678,392
250	-22,087,624	-22,087,624	-33,716,624	-29,632,624	-26,028,624	-25,833,624
265	-22,242,857	-22,242,857	-33,871,857	-29,787,857	-26,183,857	-25,988,857
275	-22,346,345	-22,346,345	-33,975,345	-29,891,345	-26,287,345	-26,092,345
300	-22,605,066	-22,605,066	-34,234,066	-30,150,066	-26,546,066	-26,351,066

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,330,678	-14,330,678	-25,959,678	-21,875,678	-18,271,678	-18,076,678
95	-15,084,670	-15,084,670	-26,713,670	-22,629,670	-19,025,670	-18,830,670
100	-15,136,413	-15,136,413	-26,765,413	-22,681,413	-19,077,413	-18,882,413
125	-15,395,135	-15,395,135	-27,024,135	-22,940,135	-19,336,135	-19,141,135
135	-15,498,624	-15,498,624	-27,127,624	-23,043,624	-19,439,624	-19,244,624
150	-15,653,856	-15,653,856	-27,282,856	-23,198,856	-19,594,856	-19,399,856
165	-15,809,089	-15,809,089	-27,438,089	-23,354,089	-19,750,089	-19,555,089
175	-15,912,577	-15,912,577	-27,541,577	-23,457,577	-19,853,577	-19,658,577
190	-16,067,810	-16,067,810	-27,696,810	-23,612,810	-20,008,810	-19,813,810
200	-16,171,300	-16,171,300	-27,800,300	-23,716,300	-20,112,300	-19,917,300
225	-16,430,021	-16,430,021	-28,059,021	-23,975,021	-20,371,021	-20,176,021
235	-16,533,509	-16,533,509	-28,162,509	-24,078,509	-20,474,509	-20,279,509
250	-16,688,742	-16,688,742	-28,317,742	-24,233,742	-20,629,742	-20,434,742
265	-16,843,974	-16,843,974	-28,472,974	-24,388,974	-20,784,974	-20,589,974
275	-16,947,464	-16,947,464	-28,576,464	-24,492,464	-20,888,464	-20,693,464
300	-17,206,185	-17,206,185	-28,835,185	-24,751,185	-21,147,185	-20,952,185

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,451,523	-9,451,523	-21,080,523	-16,996,523	-13,392,523	-13,197,523
95	-10,283,533	-10,283,533	-21,912,533	-17,828,533	-14,224,533	-14,029,533
100	-10,335,277	-10,335,277	-21,964,277	-17,880,277	-14,276,277	-14,081,277
125	-10,593,998	-10,593,998	-22,222,998	-18,138,998	-14,534,998	-14,339,998
135	-10,697,487	-10,697,487	-22,326,487	-18,242,487	-14,638,487	-14,443,487
150	-10,852,720	-10,852,720	-22,481,720	-18,397,720	-14,793,720	-14,598,720
165	-11,007,953	-11,007,953	-22,636,953	-18,552,953	-14,948,953	-14,753,953
175	-11,111,441	-11,111,441	-22,740,441	-18,656,441	-15,052,441	-14,857,441
190	-11,266,674	-11,266,674	-22,895,674	-18,811,674	-15,207,674	-15,012,674
200	-11,370,162	-11,370,162	-22,999,162	-18,915,162	-15,311,162	-15,116,162
225	-11,628,884	-11,628,884	-23,257,884	-19,173,884	-15,569,884	-15,374,884
235	-11,732,373	-11,732,373	-23,361,373	-19,277,373	-15,673,373	-15,478,373
250	-11,887,605	-11,887,605	-23,516,605	-19,432,605	-15,828,605	-15,633,605
265	-12,042,838	-12,042,838	-23,671,838	-19,587,838	-15,983,838	-15,788,838
275	-12,146,326	-12,146,326	-23,775,326	-19,691,326	-16,087,326	-15,892,326
300	-12,405,049	-12,405,049	-24,034,049	-19,950,049	-16,346,049	-16,151,049

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,212,220	-6,212,220	-17,841,220	-13,757,220	-10,153,220	-9,958,220
95	-7,096,027	-7,096,027	-18,725,027	-14,641,027	-11,037,027	-10,842,027
100	-7,147,772	-7,147,772	-18,776,772	-14,692,772	-11,088,772	-10,893,772
125	-7,406,493	-7,406,493	-19,035,493	-14,951,493	-11,347,493	-11,152,493
135	-7,509,981	-7,509,981	-19,138,981	-15,054,981	-11,450,981	-11,255,981
150	-7,665,214	-7,665,214	-19,294,214	-15,210,214	-11,606,214	-11,411,214
165	-7,820,446	-7,820,446	-19,449,446	-15,365,446	-11,761,446	-11,566,446
175	-7,923,936	-7,923,936	-19,552,936	-15,468,936	-11,864,936	-11,669,936
190	-8,079,169	-8,079,169	-19,708,169	-15,624,169	-12,020,169	-11,825,169
200	-8,182,657	-8,182,657	-19,811,657	-15,727,657	-12,123,657	-11,928,657
225	-8,441,378	-8,441,378	-20,070,378	-15,986,378	-12,382,378	-12,187,378
235	-8,544,867	-8,544,867	-20,173,867	-16,089,867	-12,485,867	-12,290,867
250	-8,700,100	-8,700,100	-20,329,100	-16,245,100	-12,641,100	-12,446,100
265	-8,855,333	-8,855,333	-20,484,333	-16,400,333	-12,796,333	-12,601,333
275	-8,958,821	-8,958,821	-20,587,821	-16,503,821	-12,899,821	-12,704,821
300	-9,217,542	-9,217,542	-20,846,542	-16,762,542	-13,158,542	-12,963,542

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,994,066	-2,994,066	-14,623,066	-10,539,066	-6,935,066	-6,740,066
95	-3,929,332	-3,929,332	-15,558,332	-11,474,332	-7,870,332	-7,675,332
100	-3,981,075	-3,981,075	-15,610,075	-11,526,075	-7,922,075	-7,727,075
125	-4,239,797	-4,239,797	-15,868,797	-11,784,797	-8,180,797	-7,985,797
135	-4,343,285	-4,343,285	-15,972,285	-11,888,285	-8,284,285	-8,089,285
150	-4,498,518	-4,498,518	-16,127,518	-12,043,518	-8,439,518	-8,244,518
165	-4,653,751	-4,653,751	-16,282,751	-12,198,751	-8,594,751	-8,399,751
175	-4,757,239	-4,757,239	-16,386,239	-12,302,239	-8,698,239	-8,503,239
190	-4,912,472	-4,912,472	-16,541,472	-12,457,472	-8,853,472	-8,658,472
200	-5,015,961	-5,015,961	-16,644,961	-12,560,961	-8,956,961	-8,761,961
225	-5,274,682	-5,274,682	-16,903,682	-12,819,682	-9,215,682	-9,020,682
235	-5,378,171	-5,378,171	-17,007,171	-12,923,171	-9,319,171	-9,124,171
250	-5,533,403	-5,533,403	-17,162,403	-13,078,403	-9,474,403	-9,279,403
265	-5,688,636	-5,688,636	-17,317,636	-13,233,636	-9,629,636	-9,434,636
275	-5,792,126	-5,792,126	-17,421,126	-13,337,126	-9,733,126	-9,538,126
300	-6,050,847	-6,050,847	-17,679,847	-13,595,847	-9,991,847	-9,796,847

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,786,209	-35,786,209	-47,415,209	-43,331,209	-39,727,209	-39,532,209
95	-37,073,347	-37,073,347	-48,702,347	-44,618,347	-41,014,347	-40,819,347
100	-37,171,208	-37,171,208	-48,800,208	-44,716,208	-41,112,208	-40,917,208
125	-37,660,514	-37,660,514	-49,289,514	-45,205,514	-41,601,514	-41,406,514
135	-37,856,237	-37,856,237	-49,485,237	-45,401,237	-41,797,237	-41,602,237
150	-38,149,821	-38,149,821	-49,778,821	-45,694,821	-42,090,821	-41,895,821
165	-38,443,405	-38,443,405	-50,072,405	-45,988,405	-42,384,405	-42,189,405
175	-38,639,128	-38,639,128	-50,268,128	-46,184,128	-42,580,128	-42,385,128
190	-38,932,712	-38,932,712	-50,561,712	-46,477,712	-42,873,712	-42,678,712
200	-39,128,435	-39,128,435	-50,757,435	-46,673,435	-43,069,435	-42,874,435
225	-39,617,741	-39,617,741	-51,246,741	-47,162,741	-43,558,741	-43,363,741
235	-39,813,463	-39,813,463	-51,442,463	-47,358,463	-43,754,463	-43,559,463
250	-40,107,048	-40,107,048	-51,736,048	-47,652,048	-44,048,048	-43,853,048
265	-40,400,631	-40,400,631	-52,029,631	-47,945,631	-44,341,631	-44,146,631
275	-40,596,354	-40,596,354	-52,225,354	-48,141,354	-44,537,354	-44,342,354
300	-41,085,661	-41,085,661	-52,714,661	-48,630,661	-45,026,661	-44,831,661

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,574,081	-25,574,081	-37,203,081	-33,119,081	-29,515,081	-29,320,081
95	-27,024,512	-27,024,512	-38,653,512	-34,569,512	-30,965,512	-30,770,512
100	-27,122,373	-27,122,373	-38,751,373	-34,667,373	-31,063,373	-30,868,373
125	-27,611,680	-27,611,680	-39,240,680	-35,156,680	-31,552,680	-31,357,680
135	-27,807,403	-27,807,403	-39,436,403	-35,352,403	-31,748,403	-31,553,403
150	-28,100,986	-28,100,986	-39,729,986	-35,645,986	-32,041,986	-31,846,986
165	-28,394,570	-28,394,570	-40,023,570	-35,939,570	-32,335,570	-32,140,570
175	-28,590,293	-28,590,293	-40,219,293	-36,135,293	-32,531,293	-32,336,293
190	-28,883,877	-28,883,877	-40,512,877	-36,428,877	-32,824,877	-32,629,877
200	-29,079,599	-29,079,599	-40,708,599	-36,624,599	-33,020,599	-32,825,599
225	-29,568,906	-29,568,906	-41,197,906	-37,113,906	-33,509,906	-33,314,906
235	-29,764,629	-29,764,629	-41,393,629	-37,309,629	-33,705,629	-33,510,629
250	-30,058,213	-30,058,213	-41,687,213	-37,603,213	-33,999,213	-33,804,213
265	-30,351,797	-30,351,797	-41,980,797	-37,896,797	-34,292,797	-34,097,797
275	-30,547,520	-30,547,520	-42,176,520	-38,092,520	-34,488,520	-34,293,520
300	-31,036,827	-31,036,827	-42,665,827	-38,581,827	-34,977,827	-34,782,827

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,491,736	-16,491,736	-28,120,736	-24,036,736	-20,432,736	-20,237,736
95	-18,087,396	-18,087,396	-29,716,396	-25,632,396	-22,028,396	-21,833,396
100	-18,185,257	-18,185,257	-29,814,257	-25,730,257	-22,126,257	-21,931,257
125	-18,674,563	-18,674,563	-30,303,563	-26,219,563	-22,615,563	-22,420,563
135	-18,870,286	-18,870,286	-30,499,286	-26,415,286	-22,811,286	-22,616,286
150	-19,163,870	-19,163,870	-30,792,870	-26,708,870	-23,104,870	-22,909,870
165	-19,457,454	-19,457,454	-31,086,454	-27,002,454	-23,398,454	-23,203,454
175	-19,653,177	-19,653,177	-31,282,177	-27,198,177	-23,594,177	-23,399,177
190	-19,946,761	-19,946,761	-31,575,761	-27,491,761	-23,887,761	-23,692,761
200	-20,142,484	-20,142,484	-31,771,484	-27,687,484	-24,083,484	-23,888,484
225	-20,631,790	-20,631,790	-32,260,790	-28,176,790	-24,572,790	-24,377,790
235	-20,827,513	-20,827,513	-32,456,513	-28,372,513	-24,768,513	-24,573,513
250	-21,121,097	-21,121,097	-32,750,097	-28,666,097	-25,062,097	-24,867,097
265	-21,414,681	-21,414,681	-33,043,681	-28,959,681	-25,355,681	-25,160,681
275	-21,610,403	-21,610,403	-33,239,403	-29,155,403	-25,551,403	-25,356,403
300	-22,099,710	-22,099,710	-33,728,710	-29,644,710	-26,040,710	-25,845,710

**Maximum CIL rates (per square metre)**

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

**Site type 6**

£850 per sq ft

**Private values** £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,462,214	-10,462,214	-22,091,214	-18,007,214	-14,403,214	-14,208,214
95	-12,154,286	-12,154,286	-23,783,286	-19,699,286	-16,095,286	-15,900,286
100	-12,252,148	-12,252,148	-23,881,148	-19,797,148	-16,193,148	-15,998,148
125	-12,741,454	-12,741,454	-24,370,454	-20,286,454	-16,682,454	-16,487,454
135	-12,937,177	-12,937,177	-24,566,177	-20,482,177	-16,878,177	-16,683,177
150	-13,230,761	-13,230,761	-24,859,761	-20,775,761	-17,171,761	-16,976,761
165	-13,524,344	-13,524,344	-25,153,344	-21,069,344	-17,465,344	-17,270,344
175	-13,720,067	-13,720,067	-25,349,067	-21,265,067	-17,661,067	-17,466,067
190	-14,013,651	-14,013,651	-25,642,651	-21,558,651	-17,954,651	-17,759,651
200	-14,209,374	-14,209,374	-25,838,374	-21,754,374	-18,150,374	-17,955,374
225	-14,698,680	-14,698,680	-26,327,680	-22,243,680	-18,639,680	-18,444,680
235	-14,894,403	-14,894,403	-26,523,403	-22,439,403	-18,835,403	-18,640,403
250	-15,187,987	-15,187,987	-26,816,987	-22,732,987	-19,128,987	-18,933,987
265	-15,481,571	-15,481,571	-27,110,571	-23,026,571	-19,422,571	-19,227,571
275	-15,677,293	-15,677,293	-27,306,293	-23,222,293	-19,618,293	-19,423,293
300	-16,166,600	-16,166,600	-27,795,600	-23,711,600	-20,107,600	-19,912,600

**Maximum CIL rates (per square metre)**

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

£900 per sq ft

**Private values** £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,571,712	-4,571,712	-16,200,712	-12,116,712	-8,512,712	-8,317,712
95	-6,330,029	-6,330,029	-17,959,029	-13,875,029	-10,271,029	-10,076,029
100	-6,426,421	-6,426,421	-18,055,421	-13,971,421	-10,367,421	-10,172,421
125	-6,908,374	-6,908,374	-18,537,374	-14,453,374	-10,849,374	-10,654,374
135	-7,101,154	-7,101,154	-18,730,154	-14,646,154	-11,042,154	-10,847,154
150	-7,390,326	-7,390,326	-19,019,326	-14,935,326	-11,331,326	-11,136,326
165	-7,679,497	-7,679,497	-19,308,497	-15,224,497	-11,620,497	-11,425,497
175	-7,872,279	-7,872,279	-19,501,279	-15,417,279	-11,813,279	-11,618,279
190	-8,161,450	-8,161,450	-19,790,450	-15,706,450	-12,102,450	-11,907,450
200	-8,354,232	-8,354,232	-19,983,232	-15,899,232	-12,295,232	-12,100,232
225	-8,836,185	-8,836,185	-20,465,185	-16,381,185	-12,777,185	-12,582,185
235	-9,028,965	-9,028,965	-20,657,965	-16,573,965	-12,969,965	-12,774,965
250	-9,318,138	-9,318,138	-20,947,138	-16,863,138	-13,259,138	-13,064,138
265	-9,607,310	-9,607,310	-21,236,310	-17,152,310	-13,548,310	-13,353,310
275	-9,800,090	-9,800,090	-21,429,090	-17,345,090	-13,741,090	-13,546,090
300	-10,282,043	-10,282,043	-21,911,043	-17,827,043	-14,223,043	-14,028,043

**Maximum CIL rates (per square metre)**

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£943,674	10,485,261	-1,143,739	2,940,261	6,544,261	6,739,261
95	883,013	9,811,250	-1,817,750	2,266,250	5,870,250	6,065,250
100	880,614	9,784,600	-1,844,400	2,239,600	5,843,600	6,038,600
125	868,621	9,651,350	-1,977,650	2,106,350	5,710,350	5,905,350
135	863,824	9,598,050	-2,030,950	2,053,050	5,657,050	5,852,050
150	856,629	9,518,100	-2,110,900	1,973,100	5,577,100	5,772,100
165	849,433	9,438,149	-2,190,851	1,893,149	5,497,149	5,692,149
175	844,636	9,384,849	-2,244,151	1,839,849	5,443,849	5,638,849
190	837,441	9,304,899	-2,324,101	1,759,899	5,363,899	5,558,899
200	832,644	9,251,599	-2,377,401	1,706,599	5,310,599	5,505,599
225	820,651	9,118,349	-2,510,651	1,573,349	5,177,349	5,372,349
235	815,854	9,065,049	-2,563,951	1,520,049	5,124,049	5,319,049
250	808,659	8,985,099	-2,643,901	1,440,099	5,044,099	5,239,099
265	801,463	8,905,148	-2,723,852	1,360,148	4,964,148	5,159,148
275	796,666	8,851,848	-2,777,152	1,306,848	4,910,848	5,105,848
300	784,674	8,718,598	-2,910,402	1,173,598	4,777,598	4,972,598

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,275,809	14,175,659	2,546,659	6,630,659	10,234,659	10,429,659
95	1,209,838	13,442,643	1,813,643	5,897,643	9,501,643	9,696,643
100	1,207,439	13,415,993	1,786,993	5,870,993	9,474,993	9,669,993
125	1,195,447	13,282,743	1,653,743	5,737,743	9,341,743	9,536,743
135	1,190,650	13,229,443	1,600,443	5,684,443	9,288,443	9,483,443
150	1,183,454	13,149,492	1,520,492	5,604,492	9,208,492	9,403,492
165	1,176,259	13,069,542	1,440,542	5,524,542	9,128,542	9,323,542
175	1,171,462	13,016,242	1,387,242	5,471,242	9,075,242	9,270,242
190	1,164,266	12,936,292	1,307,292	5,391,292	8,995,292	9,190,292
200	1,159,469	12,882,992	1,253,992	5,337,992	8,941,992	9,136,992
225	1,147,477	12,749,742	1,120,742	5,204,742	8,808,742	9,003,742
235	1,142,680	12,696,442	1,067,442	5,151,442	8,755,442	8,950,442
250	1,135,484	12,616,492	987,492	5,071,492	8,675,492	8,870,492
265	1,128,289	12,536,541	907,541	4,991,541	8,595,541	8,790,541
275	1,123,492	12,483,241	854,241	4,938,241	8,542,241	8,737,241
300	1,111,499	12,349,991	720,991	4,804,991	8,408,991	8,603,991

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,570,791	17,453,235	5,824,235	9,908,235	13,512,235	13,707,235
95	1,500,102	16,667,797	5,038,797	9,122,797	12,726,797	12,921,797
100	1,497,703	16,641,147	5,012,147	9,096,147	12,700,147	12,895,147
125	1,485,711	16,507,897	4,878,897	8,962,897	12,566,897	12,761,897
135	1,480,914	16,454,597	4,825,597	8,909,597	12,513,597	12,708,597
150	1,473,718	16,374,647	4,745,647	8,829,647	12,433,647	12,628,647
165	1,466,523	16,294,697	4,665,697	8,749,697	12,353,697	12,548,697
175	1,461,726	16,241,396	4,612,396	8,696,396	12,300,396	12,495,396
190	1,454,530	16,161,446	4,532,446	8,616,446	12,220,446	12,415,446
200	1,449,733	16,108,146	4,479,146	8,563,146	12,167,146	12,362,146
225	1,437,741	15,974,896	4,345,896	8,429,896	12,033,896	12,228,896
235	1,432,944	15,921,596	4,292,596	8,376,596	11,980,596	12,175,596
250	1,425,748	15,841,646	4,212,646	8,296,646	11,900,646	12,095,646
265	1,418,553	15,761,696	4,132,696	8,216,696	11,820,696	12,015,696
275	1,413,756	15,708,396	4,079,396	8,163,396	11,767,396	11,962,396
300	1,401,763	15,575,145	3,946,145	8,030,145	11,634,145	11,829,145

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,766,765	19,630,720	8,001,720	12,085,720	15,689,720	15,884,720
95	1,692,943	18,810,479	7,181,479	11,265,479	14,869,479	15,064,479
100	1,690,545	18,783,829	7,154,829	11,238,829	14,842,829	15,037,829
125	1,678,552	18,650,579	7,021,579	11,105,579	14,709,579	14,904,579
135	1,673,755	18,597,279	6,968,279	11,052,279	14,656,279	14,851,279
150	1,666,560	18,517,329	6,888,329	10,972,329	14,576,329	14,771,329
165	1,659,364	18,437,379	6,808,379	10,892,379	14,496,379	14,691,379
175	1,654,567	18,384,079	6,755,079	10,839,079	14,443,079	14,638,079
190	1,647,372	18,304,128	6,675,128	10,759,128	14,363,128	14,558,128
200	1,642,575	18,250,828	6,621,828	10,705,828	14,309,828	14,504,828
225	1,630,582	18,117,578	6,488,578	10,572,578	14,176,578	14,371,578
235	1,625,785	18,064,278	6,435,278	10,519,278	14,123,278	14,318,278
250	1,618,590	17,984,328	6,355,328	10,439,328	14,043,328	14,238,328
265	1,611,394	17,904,378	6,275,378	10,359,378	13,963,378	14,158,378
275	1,606,597	17,851,078	6,222,078	10,306,078	13,910,078	14,105,078
300	1,594,604	17,717,827	6,088,827	10,172,827	13,776,827	13,971,827

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,961,671	21,796,348	10,167,348	14,251,348	17,855,348	18,050,348
95	1,884,732	20,941,464	9,312,464	13,396,464	17,000,464	17,195,464
100	1,882,333	20,914,814	9,285,814	13,369,814	16,973,814	17,168,814
125	1,870,341	20,781,563	9,152,563	13,236,563	16,840,563	17,035,563
135	1,865,544	20,728,263	9,099,263	13,183,263	16,787,263	16,982,263
150	1,858,348	20,648,313	9,019,313	13,103,313	16,707,313	16,902,313
165	1,851,153	20,568,363	8,939,363	13,023,363	16,627,363	16,822,363
175	1,846,356	20,515,063	8,886,063	12,970,063	16,574,063	16,769,063
190	1,839,160	20,435,113	8,806,113	12,890,113	16,494,113	16,689,113
200	1,834,363	20,381,813	8,752,813	12,836,813	16,440,813	16,635,813
225	1,822,371	20,248,562	8,619,562	12,703,562	16,307,562	16,502,562
235	1,817,574	20,195,262	8,566,262	12,650,262	16,254,262	16,449,262
250	1,810,378	20,115,312	8,486,312	12,570,312	16,174,312	16,369,312
265	1,803,183	20,035,362	8,406,362	12,490,362	16,094,362	16,289,362
275	1,798,386	19,982,062	8,353,062	12,437,062	16,041,062	16,236,062
300	1,786,393	19,848,812	8,219,812	12,303,812	15,907,812	16,102,812

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-291,003	-1,513,216	-13,142,216	-9,058,216	-5,454,216	-5,259,216
95	-395,710	-2,057,691	-13,686,691	-9,602,691	-5,998,691	-5,803,691
100	-401,465	-2,087,620	-13,716,620	-9,632,620	-6,028,620	-5,833,620
125	-430,244	-2,237,269	-13,866,269	-9,782,269	-6,178,269	-5,983,269
135	-441,755	-2,297,128	-13,926,128	-9,842,128	-6,238,128	-6,043,128
150	-459,022	-2,386,917	-14,015,917	-9,931,917	-6,327,917	-6,132,917
165	-476,290	-2,476,706	-14,105,706	-10,021,706	-6,417,706	-6,222,706
175	-487,801	-2,536,565	-14,165,565	-10,081,565	-6,477,565	-6,282,565
190	-505,069	-2,626,359	-14,255,359	-10,171,359	-6,567,359	-6,372,359
200	-516,581	-2,686,219	-14,315,219	-10,231,219	-6,627,219	-6,432,219
225	-545,359	-2,835,867	-14,464,867	-10,380,867	-6,776,867	-6,581,867
235	-556,870	-2,895,726	-14,524,726	-10,440,726	-6,836,726	-6,641,726
250	-574,138	-2,985,515	-14,614,515	-10,530,515	-6,926,515	-6,731,515
265	-591,405	-3,075,304	-14,704,304	-10,620,304	-7,016,304	-6,821,304
275	-602,916	-3,135,164	-14,764,164	-10,680,164	-7,076,164	-6,881,164
300	-631,696	-3,284,817	-14,913,817	-10,829,817	-7,225,817	-7,030,817

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	361,965	1,882,218	-9,746,782	-5,662,782	-2,058,782	-1,863,782
95	248,461	1,291,997	-10,337,003	-6,253,003	-2,649,003	-2,454,003
100	242,792	1,262,519	-10,366,481	-6,282,481	-2,678,481	-2,483,481
125	214,446	1,115,117	-10,513,883	-6,429,883	-2,825,883	-2,630,883
135	203,107	1,056,156	-10,572,844	-6,488,844	-2,884,844	-2,689,844
150	186,099	967,716	-10,661,284	-6,577,284	-2,973,284	-2,778,284
165	169,092	879,276	-10,749,724	-6,665,724	-3,061,724	-2,866,724
175	157,753	820,314	-10,808,686	-6,724,686	-3,120,686	-2,925,686
190	140,745	731,874	-10,897,126	-6,813,126	-3,209,126	-3,014,126
200	129,406	672,913	-10,956,087	-6,872,087	-3,268,087	-3,073,087
225	101,060	525,511	-11,103,489	-7,019,489	-3,415,489	-3,220,489
235	89,722	466,555	-11,162,445	-7,078,445	-3,474,445	-3,279,445
250	72,714	378,115	-11,250,885	-7,166,885	-3,562,885	-3,367,885
265	55,707	289,675	-11,339,325	-7,255,325	-3,651,325	-3,456,325
275	44,368	230,713	-11,398,287	-7,314,287	-3,710,287	-3,515,287
300	16,022	83,312	-11,545,688	-7,461,688	-3,857,688	-3,662,688

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	937,984	4,877,517	-6,751,483	-2,667,483	936,517	1,131,517
95	815,270	4,239,405	-7,389,595	-3,305,595	298,405	493,405
100	809,600	4,209,922	-7,419,078	-3,335,078	268,922	463,922
125	781,255	4,062,526	-7,566,474	-3,482,474	121,526	316,526
135	769,916	4,003,564	-7,625,436	-3,541,436	62,564	257,564
150	752,908	3,915,124	-7,713,876	-3,629,876	-25,876	169,124
165	735,901	3,826,684	-7,802,316	-3,718,316	-114,316	80,684
175	724,562	3,767,723	-7,861,277	-3,777,277	-173,277	21,723
190	707,554	3,679,283	-7,949,717	-3,865,717	-261,717	-66,717
200	696,216	3,620,321	-8,008,679	-3,924,679	-320,679	-125,679
225	667,869	3,472,920	-8,156,080	-4,072,080	-468,080	-273,080
235	656,531	3,413,963	-8,215,037	-4,131,037	-527,037	-332,037
250	639,524	3,325,523	-8,303,477	-4,219,477	-615,477	-420,477
265	622,515	3,237,078	-8,391,922	-4,307,922	-703,922	-508,922
275	611,177	3,178,122	-8,450,878	-4,366,878	-762,878	-567,878
300	582,831	3,030,720	-8,598,280	-4,514,280	-910,280	-715,280

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£175

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,320,677	6,867,518	-4,761,482	-677,482	2,926,518	3,121,518
95	1,191,843	6,197,584	-5,431,416	-1,347,416	2,256,584	2,451,584
100	1,186,173	6,168,101	-5,460,899	-1,376,899	2,227,101	2,422,101
125	1,157,827	6,020,699	-5,608,301	-1,524,301	2,079,699	2,274,699
135	1,146,489	5,961,743	-5,667,257	-1,583,257	2,020,743	2,215,743
150	1,129,481	5,873,303	-5,755,697	-1,671,697	1,932,303	2,127,303
165	1,112,473	5,784,858	-5,844,142	-1,760,142	1,843,858	2,038,858
175	1,101,135	5,725,901	-5,903,099	-1,819,099	1,784,901	1,979,901
190	1,084,127	5,637,461	-5,991,539	-1,907,539	1,696,461	1,891,461
200	1,072,788	5,578,500	-6,050,500	-1,966,500	1,637,500	1,832,500
225	1,044,442	5,431,098	-6,197,902	-2,113,902	1,490,098	1,685,098
235	1,033,103	5,372,137	-6,256,863	-2,172,863	1,431,137	1,626,137
250	1,016,096	5,283,697	-6,345,303	-2,261,303	1,342,697	1,537,697
265	999,088	5,195,257	-6,433,743	-2,349,743	1,254,257	1,449,257
275	987,749	5,136,295	-6,492,705	-2,408,705	1,195,295	1,390,295
300	959,404	4,988,899	-6,640,101	-2,556,101	1,047,899	1,242,899

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,701,293	8,846,723	-2,782,277	1,301,723	4,905,723	5,100,723
95	1,566,373	8,145,141	-3,483,859	600,141	4,204,141	4,399,141
100	1,560,704	8,115,663	-3,513,337	570,663	4,174,663	4,369,663
125	1,532,358	7,968,261	-3,660,739	423,261	4,027,261	4,222,261
135	1,521,019	7,909,300	-3,719,700	364,300	3,968,300	4,163,300
150	1,504,011	7,820,860	-3,808,140	275,860	3,879,860	4,074,860
165	1,487,004	7,732,420	-3,896,580	187,420	3,791,420	3,986,420
175	1,475,665	7,673,458	-3,955,542	128,458	3,732,458	3,927,458
190	1,458,657	7,585,018	-4,043,982	40,018	3,644,018	3,839,018
200	1,447,320	7,526,062	-4,102,938	-18,938	3,585,062	3,780,062
225	1,418,973	7,378,660	-4,250,340	-166,340	3,437,660	3,632,660
235	1,407,634	7,319,699	-4,309,301	-225,301	3,378,699	3,573,699
250	1,390,627	7,231,259	-4,397,741	-313,741	3,290,259	3,485,259
265	1,373,619	7,142,819	-4,486,181	-402,181	3,201,819	3,396,819
275	1,362,280	7,083,857	-4,545,143	-461,143	3,142,857	3,337,857
300	1,333,934	6,936,456	-4,692,544	-608,544	2,995,456	3,190,456

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-127,933	-447,764	-12,076,764	-7,992,764	-4,388,764	-4,193,764
95	-330,237	-1,155,831	-12,784,831	-8,700,831	-5,096,831	-4,901,831
100	-340,993	-1,193,477	-12,822,477	-8,738,477	-5,134,477	-4,939,477
125	-394,770	-1,381,694	-13,010,694	-8,926,694	-5,322,694	-5,127,694
135	-416,281	-1,456,983	-13,085,983	-9,001,983	-5,397,983	-5,202,983
150	-448,546	-1,569,910	-13,198,910	-9,114,910	-5,510,910	-5,315,910
165	-480,812	-1,682,842	-13,311,842	-9,227,842	-5,623,842	-5,428,842
175	-502,323	-1,758,131	-13,387,131	-9,303,131	-5,699,131	-5,504,131
190	-534,589	-1,871,062	-13,500,062	-9,416,062	-5,812,062	-5,617,062
200	-556,099	-1,946,347	-13,575,347	-9,491,347	-5,887,347	-5,692,347
225	-609,876	-2,134,567	-13,763,567	-9,679,567	-6,075,567	-5,880,567
235	-631,387	-2,209,853	-13,838,853	-9,754,853	-6,150,853	-5,955,853
250	-663,653	-2,322,784	-13,951,784	-9,867,784	-6,263,784	-6,068,784
265	-695,919	-2,435,716	-14,064,716	-9,980,716	-6,376,716	-6,181,716
275	-717,429	-2,511,001	-14,140,001	-10,056,001	-6,452,001	-6,257,001
300	-771,206	-2,699,221	-14,328,221	-10,244,221	-6,640,221	-6,445,221

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,087,651	3,806,778	-7,822,222	-3,738,222	-134,222	60,778
95	868,979	3,041,425	-8,587,575	-4,503,575	-899,575	-704,575
100	858,385	3,004,348	-8,624,652	-4,540,652	-936,652	-741,652
125	805,417	2,818,960	-8,810,040	-4,726,040	-1,122,040	-927,040
135	784,230	2,744,804	-8,884,196	-4,800,196	-1,196,196	-1,001,196
150	752,448	2,633,568	-8,995,432	-4,911,432	-1,307,432	-1,112,432
165	720,667	2,522,335	-9,106,665	-5,022,665	-1,418,665	-1,223,665
175	699,480	2,448,180	-9,180,820	-5,096,820	-1,492,820	-1,297,820
190	667,699	2,336,947	-9,292,053	-5,208,053	-1,604,053	-1,409,053
200	646,512	2,262,792	-9,366,208	-5,282,208	-1,678,208	-1,483,208
225	593,543	2,077,400	-9,551,600	-5,467,600	-1,863,600	-1,668,600
235	572,356	2,003,245	-9,625,755	-5,541,755	-1,937,755	-1,742,755
250	540,575	1,892,012	-9,736,988	-5,652,988	-2,048,988	-1,853,988
265	508,794	1,780,779	-9,848,221	-5,764,221	-2,160,221	-1,965,221
275	487,607	1,706,624	-9,922,376	-5,838,376	-2,234,376	-2,039,376
300	434,638	1,521,233	-10,107,767	-6,023,767	-2,419,767	-2,224,767

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,165,305	7,578,569	-4,050,431	33,569	3,637,569	3,832,569
95	1,929,402	6,752,908	-4,876,092	-792,092	2,811,908	3,006,908
100	1,918,809	6,715,830	-4,913,170	-829,170	2,774,830	2,969,830
125	1,865,841	6,530,442	-5,098,558	-1,014,558	2,589,442	2,784,442
135	1,844,653	6,456,287	-5,172,713	-1,088,713	2,515,287	2,710,287
150	1,812,872	6,345,051	-5,283,949	-1,199,949	2,404,051	2,599,051
165	1,781,091	6,233,818	-5,395,182	-1,311,182	2,292,818	2,487,818
175	1,759,904	6,159,662	-5,469,338	-1,385,338	2,218,662	2,413,662
190	1,728,123	6,048,430	-5,580,570	-1,496,570	2,107,430	2,302,430
200	1,706,936	5,974,274	-5,654,726	-1,570,726	2,033,274	2,228,274
225	1,653,967	5,788,883	-5,840,117	-1,756,117	1,847,883	2,042,883
235	1,632,779	5,714,728	-5,914,272	-1,830,272	1,773,728	1,968,728
250	1,600,998	5,603,495	-6,025,505	-1,941,505	1,662,495	1,857,495
265	1,569,218	5,492,262	-6,136,738	-2,052,738	1,551,262	1,746,262
275	1,548,030	5,418,107	-6,210,893	-2,126,893	1,477,107	1,672,107
300	1,495,061	5,232,715	-6,396,285	-2,312,285	1,291,715	1,486,715

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,881,342	10,084,696	-1,544,304	2,539,696	6,143,696	6,338,696
95	2,633,989	9,218,963	-2,410,037	1,673,963	5,277,963	5,472,963
100	2,623,395	9,181,882	-2,447,118	1,636,882	5,240,882	5,435,882
125	2,570,427	8,996,494	-2,632,506	1,451,494	5,055,494	5,250,494
135	2,549,240	8,922,339	-2,706,661	1,377,339	4,981,339	5,176,339
150	2,517,459	8,811,106	-2,817,894	1,266,106	4,870,106	5,065,106
165	2,485,678	8,699,873	-2,929,127	1,154,873	4,758,873	4,953,873
175	2,464,490	8,625,714	-3,003,286	1,080,714	4,684,714	4,879,714
190	2,432,709	8,514,481	-3,114,519	969,481	4,573,481	4,768,481
200	2,411,522	8,440,326	-3,188,674	895,326	4,499,326	4,694,326
225	2,358,554	8,254,938	-3,374,062	709,938	4,313,938	4,508,938
235	2,337,367	8,180,783	-3,448,217	635,783	4,239,783	4,434,783
250	2,305,585	8,069,546	-3,559,454	524,546	4,128,546	4,323,546
265	2,273,804	7,958,314	-3,670,686	413,314	4,017,314	4,212,314
275	2,252,617	7,884,158	-3,744,842	339,158	3,943,158	4,138,158
300	2,199,649	7,698,770	-3,930,230	153,770	3,757,770	3,962,770

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,593,608	12,577,626	948,626	5,032,626	8,636,626	8,831,626
95	3,334,866	11,672,031	43,031	4,127,031	7,731,031	7,926,031
100	3,324,273	11,634,954	5,954	4,089,954	7,693,954	7,888,954
125	3,271,303	11,449,562	-179,438	3,904,562	7,508,562	7,703,562
135	3,250,116	11,375,407	-253,593	3,830,407	7,434,407	7,629,407
150	3,218,335	11,264,174	-364,826	3,719,174	7,323,174	7,518,174
165	3,186,555	11,152,941	-476,059	3,607,941	7,211,941	7,406,941
175	3,165,366	11,078,783	-550,217	3,533,783	7,137,783	7,332,783
190	3,133,586	10,967,550	-661,450	3,422,550	7,026,550	7,221,550
200	3,112,398	10,893,394	-735,606	3,348,394	6,952,394	7,147,394
225	3,059,430	10,708,006	-920,994	3,163,006	6,767,006	6,962,006
235	3,038,243	10,633,851	-995,149	3,088,851	6,692,851	6,887,851
250	3,006,461	10,522,615	-1,106,385	2,977,615	6,581,615	6,776,615
265	2,974,681	10,411,382	-1,217,618	2,866,382	6,470,382	6,665,382
275	2,953,493	10,337,227	-1,291,773	2,792,227	6,396,227	6,591,227
300	2,900,525	10,151,839	-1,477,161	2,606,839	6,210,839	6,405,839

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,154,721	2,154,721	-9,474,279	-5,390,279	-1,786,279	-1,591,279
95	1,521,226	1,521,226	-10,107,774	-6,023,774	-2,419,774	-2,224,774
100	1,489,698	1,489,698	-10,139,302	-6,055,302	-2,451,302	-2,256,302
125	1,332,055	1,332,055	-10,296,945	-6,212,945	-2,608,945	-2,413,945
135	1,268,999	1,268,999	-10,360,001	-6,276,001	-2,672,001	-2,477,001
150	1,174,413	1,174,413	-10,454,587	-6,370,587	-2,766,587	-2,571,587
165	1,079,828	1,079,828	-10,549,172	-6,465,172	-2,861,172	-2,666,172
175	1,016,771	1,016,771	-10,612,229	-6,528,229	-2,924,229	-2,729,229
190	922,186	922,186	-10,706,814	-6,622,814	-3,018,814	-2,823,814
200	859,129	859,129	-10,769,871	-6,685,871	-3,081,871	-2,886,871
225	701,487	701,487	-10,927,513	-6,843,513	-3,239,513	-3,044,513
235	638,430	638,430	-10,990,570	-6,906,570	-3,302,570	-3,107,570
250	543,844	543,844	-11,085,156	-7,001,156	-3,397,156	-3,202,156
265	449,259	449,259	-11,179,741	-7,095,741	-3,491,741	-3,296,741
275	386,202	386,202	-11,242,798	-7,158,798	-3,554,798	-3,359,798
300	228,560	228,560	-11,400,440	-7,316,440	-3,712,440	-3,517,440

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,892,713	5,892,713	-5,736,287	-1,652,287	1,951,713	2,146,713
95	5,208,449	5,208,449	-6,420,551	-2,336,551	1,267,449	1,462,449
100	5,177,395	5,177,395	-6,451,605	-2,367,605	1,236,395	1,431,395
125	5,022,122	5,022,122	-6,606,878	-2,522,878	1,081,122	1,276,122
135	4,960,013	4,960,013	-6,668,987	-2,584,987	1,019,013	1,214,013
150	4,866,849	4,866,849	-6,762,151	-2,678,151	925,849	1,120,849
165	4,773,685	4,773,685	-6,855,315	-2,771,315	832,685	1,027,685
175	4,711,576	4,711,576	-6,917,424	-2,833,424	770,576	965,576
190	4,618,412	4,618,412	-7,010,588	-2,926,588	677,412	872,412
200	4,556,303	4,556,303	-7,072,697	-2,988,697	615,303	810,303
225	4,401,030	4,401,030	-7,227,970	-3,143,970	460,030	655,030
235	4,338,920	4,338,920	-7,290,080	-3,206,080	397,920	592,920
250	4,245,757	4,245,757	-7,383,243	-3,299,243	304,757	499,757
265	4,152,593	4,152,593	-7,476,407	-3,392,407	211,593	406,593
275	4,090,484	4,090,484	-7,538,516	-3,454,516	149,484	344,484
300	3,935,211	3,935,211	-7,693,789	-3,609,789	-5,789	189,211

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£275	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,208,302	9,208,302	-2,420,698	1,663,302	5,267,302	5,462,302
95	8,471,023	8,471,023	-3,157,977	926,023	4,530,023	4,725,023
100	8,439,967	8,439,967	-3,189,033	894,967	4,498,967	4,693,967
125	8,284,694	8,284,694	-3,344,306	739,694	4,343,694	4,538,694
135	8,222,585	8,222,585	-3,406,415	677,585	4,281,585	4,476,585
150	8,129,421	8,129,421	-3,499,579	584,421	4,188,421	4,383,421
165	8,036,258	8,036,258	-3,592,742	491,258	4,095,258	4,290,258
175	7,974,148	7,974,148	-3,654,852	429,148	4,033,148	4,228,148
190	7,880,985	7,880,985	-3,748,015	335,985	3,939,985	4,134,985
200	7,818,876	7,818,876	-3,810,124	273,876	3,877,876	4,072,876
225	7,663,603	7,663,603	-3,965,397	118,603	3,722,603	3,917,603
235	7,601,494	7,601,494	-4,027,506	56,494	3,660,494	3,855,494
250	7,508,330	7,508,330	-4,120,670	-36,670	3,567,330	3,762,330
265	7,415,166	7,415,166	-4,213,834	-129,834	3,474,166	3,669,166
275	7,353,057	7,353,057	-4,275,943	-191,943	3,412,057	3,607,057
300	7,197,784	7,197,784	-4,431,216	-347,216	3,256,784	3,451,784

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£235	£300	£300

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,411,376	11,411,376	-217,624	3,866,376	7,470,376	7,665,376
95	10,638,869	10,638,869	-990,131	3,093,869	6,697,869	6,892,869
100	10,607,814	10,607,814	-1,021,186	3,062,814	6,666,814	6,861,814
125	10,452,541	10,452,541	-1,176,459	2,907,541	6,511,541	6,706,541
135	10,390,433	10,390,433	-1,238,567	2,845,433	6,449,433	6,644,433
150	10,297,269	10,297,269	-1,331,731	2,752,269	6,356,269	6,551,269
165	10,204,104	10,204,104	-1,424,896	2,659,104	6,263,104	6,458,104
175	10,141,996	10,141,996	-1,487,004	2,596,996	6,200,996	6,395,996
190	10,048,831	10,048,831	-1,580,169	2,503,831	6,107,831	6,302,831
200	9,986,723	9,986,723	-1,642,277	2,441,723	6,045,723	6,240,723
225	9,831,450	9,831,450	-1,797,550	2,286,450	5,890,450	6,085,450
235	9,769,340	9,769,340	-1,859,660	2,224,340	5,828,340	6,023,340
250	9,676,177	9,676,177	-1,952,823	2,131,177	5,735,177	5,930,177
265	9,583,013	9,583,013	-2,045,987	2,038,013	5,642,013	5,837,013
275	9,520,904	9,520,904	-2,108,096	1,975,904	5,579,904	5,774,904
300	9,365,631	9,365,631	-2,263,369	1,820,631	5,424,631	5,619,631

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,602,958	13,602,958	1,973,958	6,057,958	9,661,958	9,856,958
95	12,795,407	12,795,407	1,166,407	5,250,407	8,854,407	9,049,407
100	12,764,353	12,764,353	1,135,353	5,219,353	8,823,353	9,018,353
125	12,609,080	12,609,080	980,080	5,064,080	8,668,080	8,863,080
135	12,546,971	12,546,971	917,971	5,001,971	8,605,971	8,800,971
150	12,453,807	12,453,807	824,807	4,908,807	8,512,807	8,707,807
165	12,360,643	12,360,643	731,643	4,815,643	8,419,643	8,614,643
175	12,298,534	12,298,534	669,534	4,753,534	8,357,534	8,552,534
190	12,205,370	12,205,370	576,370	4,660,370	8,264,370	8,459,370
200	12,143,261	12,143,261	514,261	4,598,261	8,202,261	8,397,261
225	11,987,988	11,987,988	358,988	4,442,988	8,046,988	8,241,988
235	11,925,879	11,925,879	296,879	4,380,879	7,984,879	8,179,879
250	11,832,716	11,832,716	203,716	4,287,716	7,891,716	8,086,716
265	11,739,551	11,739,551	110,551	4,194,551	7,798,551	7,993,551
275	11,677,443	11,677,443	48,443	4,132,443	7,736,443	7,931,443
300	11,522,170	11,522,170	-106,830	3,977,170	7,581,170	7,776,170

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,893,373	-16,893,373	-28,522,373	-24,438,373	-20,834,373	-20,639,373
95	-17,688,315	-17,688,315	-29,317,315	-25,233,315	-21,629,315	-21,434,315
100	-17,744,371	-17,744,371	-29,373,371	-25,289,371	-21,685,371	-21,490,371
125	-18,024,654	-18,024,654	-29,653,654	-25,569,654	-21,965,654	-21,770,654
135	-18,136,766	-18,136,766	-29,765,766	-25,681,766	-22,077,766	-21,882,766
150	-18,304,935	-18,304,935	-29,933,935	-25,849,935	-22,245,935	-22,050,935
165	-18,473,103	-18,473,103	-30,102,103	-26,018,103	-22,414,103	-22,219,103
175	-18,585,216	-18,585,216	-30,214,216	-26,130,216	-22,526,216	-22,331,216
190	-18,753,385	-18,753,385	-30,382,385	-26,298,385	-22,694,385	-22,499,385
200	-18,865,497	-18,865,497	-30,494,497	-26,410,497	-22,806,497	-22,611,497
225	-19,145,779	-19,145,779	-30,774,779	-26,690,779	-23,086,779	-22,891,779
235	-19,257,892	-19,257,892	-30,886,892	-26,802,892	-23,198,892	-23,003,892
250	-19,426,061	-19,426,061	-31,055,061	-26,971,061	-23,367,061	-23,172,061
265	-19,594,229	-19,594,229	-31,223,229	-27,139,229	-23,535,229	-23,340,229
275	-19,706,342	-19,706,342	-31,335,342	-27,251,342	-23,647,342	-23,452,342
300	-19,986,623	-19,986,623	-31,615,623	-27,531,623	-23,927,623	-23,732,623

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,959,642	-10,959,642	-22,588,642	-18,504,642	-14,900,642	-14,705,642
95	-11,849,466	-11,849,466	-23,478,466	-19,394,466	-15,790,466	-15,595,466
100	-11,905,522	-11,905,522	-23,534,522	-19,450,522	-15,846,522	-15,651,522
125	-12,185,803	-12,185,803	-23,814,803	-19,730,803	-16,126,803	-15,931,803
135	-12,297,916	-12,297,916	-23,926,916	-19,842,916	-16,238,916	-16,043,916
150	-12,466,085	-12,466,085	-24,095,085	-20,011,085	-16,407,085	-16,212,085
165	-12,634,253	-12,634,253	-24,263,253	-20,179,253	-16,575,253	-16,380,253
175	-12,746,367	-12,746,367	-24,375,367	-20,291,367	-16,687,367	-16,492,367
190	-12,914,535	-12,914,535	-24,543,535	-20,459,535	-16,855,535	-16,660,535
200	-13,026,648	-13,026,648	-24,655,648	-20,571,648	-16,967,648	-16,772,648
225	-13,306,929	-13,306,929	-24,935,929	-20,851,929	-17,247,929	-17,052,929
235	-13,419,042	-13,419,042	-25,048,042	-20,964,042	-17,360,042	-17,165,042
250	-13,587,210	-13,587,210	-25,216,210	-21,132,210	-17,528,210	-17,333,210
265	-13,755,380	-13,755,380	-25,384,380	-21,300,380	-17,696,380	-17,501,380
275	-13,867,493	-13,867,493	-25,496,493	-21,412,493	-17,808,493	-17,613,493
300	-14,147,774	-14,147,774	-25,776,774	-21,692,774	-18,088,774	-17,893,774

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,690,725	-5,690,725	-17,319,725	-13,235,725	-9,631,725	-9,436,725
95	-6,664,799	-6,664,799	-18,293,799	-14,209,799	-10,605,799	-10,410,799
100	-6,720,855	-6,720,855	-18,349,855	-14,265,855	-10,661,855	-10,466,855
125	-7,001,136	-7,001,136	-18,630,136	-14,546,136	-10,942,136	-10,747,136
135	-7,113,250	-7,113,250	-18,742,250	-14,658,250	-11,054,250	-10,859,250
150	-7,281,419	-7,281,419	-18,910,419	-14,826,419	-11,222,419	-11,027,419
165	-7,449,587	-7,449,587	-19,078,587	-14,994,587	-11,390,587	-11,195,587
175	-7,561,700	-7,561,700	-19,190,700	-15,106,700	-11,502,700	-11,307,700
190	-7,729,869	-7,729,869	-19,358,869	-15,274,869	-11,670,869	-11,475,869
200	-7,841,981	-7,841,981	-19,470,981	-15,386,981	-11,782,981	-11,587,981
225	-8,122,263	-8,122,263	-19,751,263	-15,667,263	-12,063,263	-11,868,263
235	-8,234,376	-8,234,376	-19,863,376	-15,779,376	-12,175,376	-11,980,376
250	-8,402,545	-8,402,545	-20,031,545	-15,947,545	-12,343,545	-12,148,545
265	-8,570,713	-8,570,713	-20,199,713	-16,115,713	-12,511,713	-12,316,713
275	-8,682,826	-8,682,826	-20,311,826	-16,227,826	-12,623,826	-12,428,826
300	-8,963,107	-8,963,107	-20,592,107	-16,508,107	-12,904,107	-12,709,107

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,189,897	-2,189,897	-13,818,897	-9,734,897	-6,130,897	-5,935,897
95	-3,219,950	-3,219,950	-14,848,950	-10,764,950	-7,160,950	-6,965,950
100	-3,276,007	-3,276,007	-14,905,007	-10,821,007	-7,217,007	-7,022,007
125	-3,556,288	-3,556,288	-15,185,288	-11,101,288	-7,497,288	-7,302,288
135	-3,668,400	-3,668,400	-15,297,400	-11,213,400	-7,609,400	-7,414,400
150	-3,836,570	-3,836,570	-15,465,570	-11,381,570	-7,777,570	-7,582,570
165	-4,004,739	-4,004,739	-15,633,739	-11,549,739	-7,945,739	-7,750,739
175	-4,116,851	-4,116,851	-15,745,851	-11,661,851	-8,057,851	-7,862,851
190	-4,285,020	-4,285,020	-15,914,020	-11,830,020	-8,226,020	-8,031,020
200	-4,397,132	-4,397,132	-16,026,132	-11,942,132	-8,338,132	-8,143,132
225	-4,677,414	-4,677,414	-16,306,414	-12,222,414	-8,618,414	-8,423,414
235	-4,789,527	-4,789,527	-16,418,527	-12,334,527	-8,730,527	-8,535,527
250	-4,957,696	-4,957,696	-16,586,696	-12,502,696	-8,898,696	-8,703,696
265	-5,125,865	-5,125,865	-16,754,865	-12,670,865	-9,066,865	-8,871,865
275	-5,237,977	-5,237,977	-16,866,977	-12,782,977	-9,178,977	-8,983,977
300	-5,518,258	-5,518,258	-17,147,258	-13,063,258	-9,459,258	-9,264,258

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,244,048	1,244,048	-10,384,952	-6,300,952	-2,696,952	-2,501,952
95	190,860	190,860	-11,438,140	-7,354,140	-3,750,140	-3,555,140
100	136,476	136,476	-11,492,524	-7,408,524	-3,804,524	-3,609,524
125	-137,511	-137,511	-11,766,511	-7,682,511	-4,078,511	-3,883,511
135	-247,939	-247,939	-11,876,939	-7,792,939	-4,188,939	-3,993,939
150	-413,581	-413,581	-12,042,581	-7,958,581	-4,354,581	-4,159,581
165	-579,222	-579,222	-12,208,222	-8,124,222	-4,520,222	-4,325,222
175	-690,211	-690,211	-12,319,211	-8,235,211	-4,631,211	-4,436,211
190	-858,379	-858,379	-12,487,379	-8,403,379	-4,799,379	-4,604,379
200	-970,493	-970,493	-12,599,493	-8,515,493	-4,911,493	-4,716,493
225	-1,250,774	-1,250,774	-12,879,774	-8,795,774	-5,191,774	-4,996,774
235	-1,362,887	-1,362,887	-12,991,887	-8,907,887	-5,303,887	-5,108,887
250	-1,531,055	-1,531,055	-13,160,055	-9,076,055	-5,472,055	-5,277,055
265	-1,699,224	-1,699,224	-13,328,224	-9,244,224	-5,640,224	-5,445,224
275	-1,811,337	-1,811,337	-13,440,337	-9,356,337	-5,752,337	-5,557,337
300	-2,091,619	-2,091,619	-13,720,619	-9,636,619	-6,032,619	-5,837,619

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,247,029	-30,247,029	-41,876,029	-37,792,029	-34,188,029	-33,993,029
95	-31,777,686	-31,777,686	-43,406,686	-39,322,686	-35,718,686	-35,523,686
100	-31,883,702	-31,883,702	-43,512,702	-39,428,702	-35,824,702	-35,629,702
125	-32,413,785	-32,413,785	-44,042,785	-39,958,785	-36,354,785	-36,159,785
135	-32,625,818	-32,625,818	-44,254,818	-40,170,818	-36,566,818	-36,371,818
150	-32,943,867	-32,943,867	-44,572,867	-40,488,867	-36,884,867	-36,689,867
165	-33,261,916	-33,261,916	-44,890,916	-40,806,916	-37,202,916	-37,007,916
175	-33,473,949	-33,473,949	-45,102,949	-41,018,949	-37,414,949	-37,219,949
190	-33,791,998	-33,791,998	-45,420,998	-41,336,998	-37,732,998	-37,537,998
200	-34,004,031	-34,004,031	-45,633,031	-41,549,031	-37,945,031	-37,750,031
225	-34,534,113	-34,534,113	-46,163,113	-42,079,113	-38,475,113	-38,280,113
235	-34,746,146	-34,746,146	-46,375,146	-42,291,146	-38,687,146	-38,492,146
250	-35,064,195	-35,064,195	-46,693,195	-42,609,195	-39,005,195	-38,810,195
265	-35,382,245	-35,382,245	-47,011,245	-42,927,245	-39,323,245	-39,128,245
275	-35,594,278	-35,594,278	-47,223,278	-43,139,278	-39,535,278	-39,340,278
300	-36,124,359	-36,124,359	-47,753,359	-43,669,359	-40,065,359	-39,870,359

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,202,921	-19,202,921	-30,831,921	-26,747,921	-23,143,921	-22,948,921
95	-20,910,175	-20,910,175	-32,539,175	-28,455,175	-24,851,175	-24,656,175
100	-21,016,191	-21,016,191	-32,645,191	-28,561,191	-24,957,191	-24,762,191
125	-21,546,273	-21,546,273	-33,175,273	-29,091,273	-25,487,273	-25,292,273
135	-21,758,306	-21,758,306	-33,387,306	-29,303,306	-25,699,306	-25,504,306
150	-22,076,356	-22,076,356	-33,705,356	-29,621,356	-26,017,356	-25,822,356
165	-22,394,404	-22,394,404	-34,023,404	-29,939,404	-26,335,404	-26,140,404
175	-22,606,437	-22,606,437	-34,235,437	-30,151,437	-26,547,437	-26,352,437
190	-22,924,487	-22,924,487	-34,553,487	-30,469,487	-26,865,487	-26,670,487
200	-23,136,520	-23,136,520	-34,765,520	-30,681,520	-27,077,520	-26,882,520
225	-23,666,602	-23,666,602	-35,295,602	-31,211,602	-27,607,602	-27,412,602
235	-23,878,635	-23,878,635	-35,507,635	-31,423,635	-27,819,635	-27,624,635
250	-24,196,684	-24,196,684	-35,825,684	-31,741,684	-28,137,684	-27,942,684
265	-24,514,733	-24,514,733	-36,143,733	-32,059,733	-28,455,733	-28,260,733
275	-24,726,766	-24,726,766	-36,355,766	-32,271,766	-28,667,766	-28,472,766
300	-25,256,848	-25,256,848	-36,885,848	-32,801,848	-29,197,848	-29,002,848

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,414,458	-9,414,458	-21,043,458	-16,959,458	-13,355,458	-13,160,458
95	-11,259,509	-11,259,509	-22,888,509	-18,804,509	-15,200,509	-15,005,509
100	-11,365,525	-11,365,525	-22,994,525	-18,910,525	-15,306,525	-15,111,525
125	-11,895,607	-11,895,607	-23,524,607	-19,440,607	-15,836,607	-15,641,607
135	-12,107,640	-12,107,640	-23,736,640	-19,652,640	-16,048,640	-15,853,640
150	-12,425,690	-12,425,690	-24,054,690	-19,970,690	-16,366,690	-16,171,690
165	-12,743,738	-12,743,738	-24,372,738	-20,288,738	-16,684,738	-16,489,738
175	-12,955,771	-12,955,771	-24,584,771	-20,500,771	-16,896,771	-16,701,771
190	-13,273,821	-13,273,821	-24,902,821	-20,818,821	-17,214,821	-17,019,821
200	-13,485,854	-13,485,854	-25,114,854	-21,030,854	-17,426,854	-17,231,854
225	-14,015,935	-14,015,935	-25,644,935	-21,560,935	-17,956,935	-17,761,935
235	-14,227,969	-14,227,969	-25,856,969	-21,772,969	-18,168,969	-17,973,969
250	-14,546,018	-14,546,018	-26,175,018	-22,091,018	-18,487,018	-18,292,018
265	-14,864,067	-14,864,067	-26,493,067	-22,409,067	-18,805,067	-18,610,067
275	-15,076,100	-15,076,100	-26,705,100	-22,621,100	-19,017,100	-18,822,100
300	-15,606,182	-15,606,182	-27,235,182	-23,151,182	-19,547,182	-19,352,182

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,006,278	-3,006,278	-14,635,278	-10,551,278	-6,947,278	-6,752,278
95	-4,942,247	-4,942,247	-16,571,247	-12,487,247	-8,883,247	-8,688,247
100	-5,046,670	-5,046,670	-16,675,670	-12,591,670	-8,987,670	-8,792,670
125	-5,568,785	-5,568,785	-17,197,785	-13,113,785	-9,509,785	-9,314,785
135	-5,777,631	-5,777,631	-17,406,631	-13,322,631	-9,718,631	-9,523,631
150	-6,090,901	-6,090,901	-17,719,901	-13,635,901	-10,031,901	-9,836,901
165	-6,404,170	-6,404,170	-18,033,170	-13,949,170	-10,345,170	-10,150,170
175	-6,613,016	-6,613,016	-18,242,016	-14,158,016	-10,554,016	-10,359,016
190	-6,926,286	-6,926,286	-18,555,286	-14,471,286	-10,867,286	-10,672,286
200	-7,135,132	-7,135,132	-18,764,132	-14,680,132	-11,076,132	-10,881,132
225	-7,657,248	-7,657,248	-19,286,248	-15,202,248	-11,598,248	-11,403,248
235	-7,866,094	-7,866,094	-19,495,094	-15,411,094	-11,807,094	-11,612,094
250	-8,179,363	-8,179,363	-19,808,363	-15,724,363	-12,120,363	-11,925,363
265	-8,492,633	-8,492,633	-20,121,633	-16,037,633	-12,433,633	-12,238,633
275	-8,701,479	-8,701,479	-20,330,479	-16,246,479	-12,642,479	-12,447,479
300	-9,223,594	-9,223,594	-20,852,594	-16,768,594	-13,164,594	-12,969,594

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,252,928	3,252,928	-8,376,072	-4,292,072	-688,072	-493,072
95	1,276,061	1,276,061	-10,352,939	-6,268,939	-2,664,939	-2,469,939
100	1,174,753	1,174,753	-10,454,247	-6,370,247	-2,766,247	-2,571,247
125	668,213	668,213	-10,960,787	-6,876,787	-3,272,787	-3,077,787
135	465,597	465,597	-11,163,403	-7,079,403	-3,475,403	-3,280,403
150	161,673	161,673	-11,467,327	-7,383,327	-3,779,327	-3,584,327
165	-144,421	-144,421	-11,773,421	-7,689,421	-4,085,421	-3,890,421
175	-350,128	-350,128	-11,979,128	-7,895,128	-4,291,128	-4,096,128
190	-658,690	-658,690	-12,287,690	-8,203,690	-4,599,690	-4,404,690
200	-864,397	-864,397	-12,493,397	-8,409,397	-4,805,397	-4,610,397
225	-1,385,327	-1,385,327	-13,014,327	-8,930,327	-5,326,327	-5,131,327
235	-1,594,173	-1,594,173	-13,223,173	-9,139,173	-5,535,173	-5,340,173
250	-1,907,442	-1,907,442	-13,536,442	-9,452,442	-5,848,442	-5,653,442
265	-2,220,712	-2,220,712	-13,849,712	-9,765,712	-6,161,712	-5,966,712
275	-2,429,558	-2,429,558	-14,058,558	-9,974,558	-6,370,558	-6,175,558
300	-2,951,674	-2,951,674	-14,580,674	-10,496,674	-6,892,674	-6,697,674

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,078,763	11,986,253	357,253	4,441,253	8,045,253	8,240,253
95	1,012,436	11,249,286	-379,714	3,704,286	7,308,286	7,503,286
100	1,009,853	11,220,592	-408,408	3,675,592	7,279,592	7,474,592
125	996,938	11,077,089	-551,911	3,532,089	7,136,089	7,331,089
135	991,772	11,019,689	-609,311	3,474,689	7,078,689	7,273,689
150	984,023	10,933,585	-695,415	3,388,585	6,992,585	7,187,585
165	976,274	10,847,492	-781,508	3,302,492	6,906,492	7,101,492
175	971,108	10,790,092	-838,908	3,245,092	6,849,092	7,044,092
190	963,359	10,703,988	-925,012	3,158,988	6,762,988	6,957,988
200	958,193	10,646,589	-982,411	3,101,589	6,705,589	6,900,589
225	945,278	10,503,085	-1,125,915	2,958,085	6,562,085	6,757,085
235	940,112	10,445,686	-1,183,314	2,900,686	6,504,686	6,699,686
250	932,363	10,359,592	-1,269,408	2,814,592	6,418,592	6,613,592
265	924,614	10,273,488	-1,355,512	2,728,488	6,332,488	6,527,488
275	919,448	10,216,089	-1,412,911	2,671,089	6,275,089	6,470,089
300	906,533	10,072,585	-1,556,415	2,527,585	6,131,585	6,326,585

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,435,909	15,954,545	4,325,545	8,409,545	12,013,545	12,208,545
95	1,363,872	15,154,128	3,525,128	7,609,128	11,213,128	11,408,128
100	1,361,289	15,125,434	3,496,434	7,580,434	11,184,434	11,379,434
125	1,348,374	14,981,930	3,352,930	7,436,930	11,040,930	11,235,930
135	1,343,208	14,924,531	3,295,531	7,379,531	10,983,531	11,178,531
150	1,335,458	14,838,427	3,209,427	7,293,427	10,897,427	11,092,427
165	1,327,709	14,752,322	3,123,322	7,207,322	10,811,322	11,006,322
175	1,322,543	14,694,923	3,065,923	7,149,923	10,753,923	10,948,923
190	1,314,795	14,608,830	2,979,830	7,063,830	10,667,830	10,862,830
200	1,309,629	14,551,431	2,922,431	7,006,431	10,610,431	10,805,431
225	1,296,713	14,407,927	2,778,927	6,862,927	10,466,927	10,661,927
235	1,291,547	14,350,528	2,721,528	6,805,528	10,409,528	10,604,528
250	1,283,798	14,264,423	2,635,423	6,719,423	10,323,423	10,518,423
265	1,276,050	14,178,330	2,549,330	6,633,330	10,237,330	10,432,330
275	1,270,884	14,120,931	2,491,931	6,575,931	10,179,931	10,374,931
300	1,257,968	13,977,427	2,348,427	6,432,427	10,036,427	10,231,427

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,752,685	19,474,276	7,845,276	11,929,276	15,533,276	15,728,276
95	1,675,581	18,617,572	6,988,572	11,072,572	14,676,572	14,871,572
100	1,672,999	18,588,878	6,959,878	11,043,878	14,647,878	14,842,878
125	1,660,084	18,445,374	6,816,374	10,900,374	14,504,374	14,699,374
135	1,654,918	18,387,975	6,758,975	10,842,975	14,446,975	14,641,975
150	1,647,168	18,301,871	6,672,871	10,756,871	14,360,871	14,555,871
165	1,639,420	18,215,777	6,586,777	10,670,777	14,274,777	14,469,777
175	1,634,254	18,158,378	6,529,378	10,613,378	14,217,378	14,412,378
190	1,626,505	18,072,274	6,443,274	10,527,274	14,131,274	14,326,274
200	1,621,339	18,014,874	6,385,874	10,469,874	14,073,874	14,268,874
225	1,608,423	17,871,371	6,242,371	10,326,371	13,930,371	14,125,371
235	1,603,257	17,813,972	6,184,972	10,268,972	13,872,972	14,067,972
250	1,595,509	17,727,878	6,098,878	10,182,878	13,786,878	13,981,878
265	1,587,760	17,641,774	6,012,774	10,096,774	13,700,774	13,895,774
275	1,582,594	17,584,375	5,955,375	10,039,375	13,643,375	13,838,375
300	1,569,678	17,440,871	5,811,871	9,895,871	13,499,871	13,694,871

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,963,285	21,814,279	10,185,279	14,269,279	17,873,279	18,068,279
95	1,862,815	20,920,161	9,291,161	13,375,161	16,979,161	17,174,161
100	1,880,232	20,891,467	9,262,467	13,346,467	16,950,467	17,145,467
125	1,867,317	20,747,964	9,118,964	13,202,964	16,806,964	17,001,964
135	1,862,151	20,690,564	9,061,564	13,145,564	16,749,564	16,944,564
150	1,854,401	20,604,460	8,975,460	13,059,460	16,663,460	16,858,460
165	1,846,653	20,518,367	8,889,367	12,973,367	16,577,367	16,772,367
175	1,841,487	20,460,967	8,831,967	12,915,967	16,519,967	16,714,967
190	1,833,738	20,374,863	8,745,863	12,829,863	16,433,863	16,628,863
200	1,828,572	20,317,464	8,688,464	12,772,464	16,376,464	16,571,464
225	1,815,656	20,173,960	8,544,960	12,628,960	16,232,960	16,427,960
235	1,810,490	20,116,561	8,487,561	12,571,561	16,175,561	16,370,561
250	1,802,741	20,030,456	8,401,456	12,485,456	16,089,456	16,284,456
265	1,794,993	19,944,363	8,315,363	12,399,363	16,003,363	16,198,363
275	1,789,827	19,886,964	8,257,964	12,341,964	15,945,964	16,140,964
300	1,776,911	19,743,460	8,114,460	12,198,460	15,802,460	15,997,460

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,172,970	24,144,111	12,515,111	16,599,111	20,203,111	20,398,111
95	2,089,147	23,212,743	11,583,743	15,667,743	19,271,743	19,466,743
100	2,086,563	23,184,038	11,555,038	15,639,038	19,243,038	19,438,038
125	2,073,649	23,040,545	11,411,545	15,495,545	19,099,545	19,294,545
135	2,068,483	22,983,146	11,354,146	15,438,146	19,042,146	19,237,146
150	2,060,734	22,897,042	11,268,042	15,352,042	18,956,042	19,151,042
165	2,052,984	22,810,937	11,181,937	15,265,937	18,869,937	19,064,937
175	2,047,818	22,753,538	11,124,538	15,208,538	18,812,538	19,007,538
190	2,040,070	22,667,445	11,038,445	15,122,445	18,726,445	18,921,445
200	2,034,904	22,610,045	10,981,045	15,065,045	18,669,045	18,864,045
225	2,021,989	22,466,542	10,837,542	14,921,542	18,525,542	18,720,542
235	2,016,823	22,409,143	10,780,143	14,864,143	18,468,143	18,663,143
250	2,009,073	22,323,038	10,694,038	14,778,038	18,382,038	18,577,038
265	2,001,325	22,236,945	10,607,945	14,691,945	18,295,945	18,490,945
275	1,996,159	22,179,546	10,550,546	14,634,546	18,238,546	18,433,546
300	1,983,244	22,036,042	10,407,042	14,491,042	18,095,042	18,290,042

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,758	201,539	-11,427,461	-7,343,461	-3,739,461	-3,544,461
95	-79,051	-411,067	-12,040,067	-7,956,067	-4,352,067	-4,157,067
100	-85,250	-443,301	-12,072,301	-7,988,301	-4,384,301	-4,189,301
125	-116,243	-604,463	-12,233,463	-8,149,463	-4,545,463	-4,350,463
135	-128,639	-668,925	-12,297,925	-8,213,925	-4,609,925	-4,414,925
150	-147,236	-765,626	-12,394,626	-8,310,626	-4,706,626	-4,511,626
165	-165,831	-862,321	-12,491,321	-8,407,321	-4,803,321	-4,608,321
175	-178,228	-926,783	-12,555,783	-8,471,783	-4,867,783	-4,672,783
190	-196,824	-1,023,484	-12,652,484	-8,568,484	-4,964,484	-4,769,484
200	-209,220	-1,087,946	-12,716,946	-8,632,946	-5,028,946	-4,833,946
225	-240,213	-1,249,108	-12,878,108	-8,794,108	-5,190,108	-4,995,108
235	-252,610	-1,313,570	-12,942,570	-8,858,570	-5,254,570	-5,059,570
250	-271,205	-1,410,265	-13,039,265	-8,955,265	-5,351,265	-5,156,265
265	-289,801	-1,506,966	-13,135,966	-9,051,966	-5,447,966	-5,252,966
275	-302,198	-1,571,428	-13,200,428	-9,116,428	-5,512,428	-5,317,428
300	-333,190	-1,732,590	-13,361,590	-9,277,590	-5,673,590	-5,478,590

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	736,198	3,828,232	-7,800,768	-3,716,768	-112,768	82,232
95	608,424	3,163,807	-8,465,193	-4,381,193	-777,193	-582,193
100	602,320	3,132,062	-8,496,938	-4,412,938	-808,938	-613,938
125	571,793	2,973,321	-8,655,679	-4,571,679	-967,679	-772,679
135	559,582	2,909,826	-8,719,174	-4,635,174	-1,031,174	-836,174
150	541,266	2,814,581	-8,814,419	-4,730,419	-1,126,419	-931,419
165	522,950	2,719,341	-8,909,659	-4,825,659	-1,221,659	-1,026,659
175	510,740	2,655,846	-8,973,154	-4,889,154	-1,285,154	-1,090,154
190	492,423	2,560,600	-9,068,400	-4,984,400	-1,380,400	-1,185,400
200	480,213	2,497,105	-9,131,895	-5,047,895	-1,443,895	-1,248,895
225	449,685	2,338,365	-9,290,635	-5,206,635	-1,602,635	-1,407,635
235	437,475	2,274,869	-9,354,131	-5,270,131	-1,666,131	-1,471,131
250	419,159	2,179,629	-9,449,371	-5,365,371	-1,761,371	-1,566,371
265	400,843	2,084,384	-9,544,616	-5,460,616	-1,856,616	-1,661,616
275	388,632	2,020,889	-9,608,111	-5,524,111	-1,920,111	-1,725,111
300	358,105	1,862,148	-9,766,852	-5,682,852	-2,078,852	-1,883,852

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,354,785	7,044,882	-4,584,118	-500,118	3,103,882	3,298,882
95	1,217,120	6,329,024	-5,299,976	-1,215,976	2,388,024	2,583,024
100	1,211,015	6,297,279	-5,331,721	-1,247,721	2,356,279	2,551,279
125	1,180,488	6,138,538	-5,490,462	-1,406,462	2,197,538	2,392,538
135	1,168,278	6,075,043	-5,553,957	-1,469,957	2,134,043	2,329,043
150	1,149,961	5,979,798	-5,649,202	-1,565,202	2,038,798	2,233,798
165	1,131,646	5,884,558	-5,744,442	-1,660,442	1,943,558	2,138,558
175	1,119,435	5,821,062	-5,807,938	-1,723,938	1,880,062	2,075,062
190	1,101,119	5,725,817	-5,903,183	-1,819,183	1,784,817	1,979,817
200	1,088,908	5,662,322	-5,966,678	-1,882,678	1,721,322	1,916,322
225	1,058,381	5,503,581	-6,125,419	-2,041,419	1,562,581	1,757,581
235	1,046,170	5,440,086	-6,188,914	-2,104,914	1,499,086	1,694,086
250	1,027,854	5,344,841	-6,284,159	-2,200,159	1,403,841	1,598,841
265	1,009,539	5,249,601	-6,379,399	-2,295,399	1,308,601	1,503,601
275	997,328	5,186,106	-6,442,894	-2,358,894	1,245,106	1,440,106
300	966,801	5,027,365	-6,601,635	-2,517,635	1,086,365	1,281,365

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,766,044	9,183,426	-2,445,574	1,638,426	5,242,426	5,437,426
95	1,621,803	8,433,373	-3,195,627	888,373	4,492,373	4,687,373
100	1,615,698	8,401,628	-3,227,372	856,628	4,460,628	4,655,628
125	1,585,171	8,242,888	-3,386,112	697,888	4,301,888	4,496,888
135	1,572,960	8,179,393	-3,449,607	634,393	4,238,393	4,433,393
150	1,554,644	8,084,147	-3,544,853	539,147	4,143,147	4,338,147
165	1,536,327	7,988,902	-3,640,098	443,902	4,047,902	4,242,902
175	1,524,117	7,925,407	-3,703,593	380,407	3,984,407	4,179,407
190	1,505,801	7,830,167	-3,798,833	285,167	3,889,167	4,084,167
200	1,493,591	7,766,672	-3,862,328	221,672	3,825,672	4,020,672
225	1,463,064	7,607,931	-4,021,069	62,931	3,666,931	3,861,931
235	1,450,853	7,544,436	-4,084,564	-564	3,603,436	3,798,436
250	1,432,537	7,449,191	-4,179,809	-95,809	3,508,191	3,703,191
265	1,414,221	7,353,950	-4,275,050	-191,050	3,412,950	3,607,950
275	1,402,010	7,290,450	-4,338,550	-254,550	3,349,450	3,544,450
300	1,371,484	7,131,715	-4,497,285	-413,285	3,190,715	3,385,715

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,175,524	11,312,724	-316,276	3,767,724	7,371,724	7,566,724
95	2,024,735	10,528,624	-1,100,376	2,983,624	6,587,624	6,782,624
100	2,018,630	10,496,874	-1,132,126	2,951,874	6,555,874	6,750,874
125	1,988,103	10,338,134	-1,290,866	2,793,134	6,397,134	6,592,134
135	1,975,892	10,274,639	-1,354,361	2,729,639	6,333,639	6,528,639
150	1,957,577	10,179,399	-1,449,601	2,634,399	6,238,399	6,433,399
165	1,939,260	10,084,153	-1,544,847	2,539,153	6,143,153	6,338,153
175	1,927,050	10,020,658	-1,608,342	2,475,658	6,079,658	6,274,658
190	1,908,733	9,925,413	-1,703,587	2,380,413	5,984,413	6,179,413
200	1,896,523	9,861,918	-1,767,082	2,316,918	5,920,918	6,115,918
225	1,865,996	9,703,177	-1,925,823	2,158,177	5,762,177	5,957,177
235	1,853,785	9,639,682	-1,989,318	2,094,682	5,698,682	5,893,682
250	1,835,470	9,544,442	-2,084,558	1,999,442	5,603,442	5,798,442
265	1,817,153	9,449,196	-2,179,804	1,904,196	5,508,196	5,703,196
275	1,804,943	9,385,701	-2,243,299	1,840,701	5,444,701	5,639,701
300	1,774,416	9,226,961	-2,402,039	1,681,961	5,285,961	5,480,961

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	436,550	1,527,924	-10,101,076	-6,017,076	-2,413,076	-2,218,076
95	212,806	744,820	-10,884,180	-6,800,180	-3,196,180	-3,001,180
100	201,398	704,892	-10,924,108	-6,840,108	-3,236,108	-3,041,108
125	144,355	505,242	-11,123,758	-7,039,758	-3,435,758	-3,240,758
135	121,537	425,380	-11,203,620	-7,119,620	-3,515,620	-3,320,620
150	87,312	305,593	-11,323,407	-7,239,407	-3,635,407	-3,440,407
165	53,086	185,802	-11,443,198	-7,359,198	-3,755,198	-3,560,198
175	30,269	105,943	-11,523,057	-7,439,057	-3,835,057	-3,640,057
190	-4,017	-14,060	-11,643,060	-7,559,060	-3,955,060	-3,760,060
200	-27,183	-95,139	-11,724,139	-7,640,139	-4,036,139	-3,841,139
225	-85,095	-297,834	-11,926,834	-7,842,834	-4,238,834	-4,043,834
235	-108,261	-378,913	-12,007,913	-7,923,913	-4,319,913	-4,124,913
250	-143,009	-500,532	-12,129,532	-8,045,532	-4,441,532	-4,246,532
265	-177,757	-622,150	-12,251,150	-8,167,150	-4,563,150	-4,368,150
275	-200,922	-703,226	-12,332,226	-8,248,226	-4,644,226	-4,449,226
300	-258,835	-905,924	-12,534,924	-8,450,924	-4,846,924	-4,651,924

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,741,668	6,095,838	-5,533,162	-1,449,162	2,154,838	2,349,838
95	1,497,056	5,239,697	-6,389,303	-2,305,303	1,298,697	1,493,697
100	1,485,647	5,199,766	-6,429,234	-2,345,234	1,258,766	1,453,766
125	1,428,605	5,000,116	-6,628,884	-2,544,884	1,059,116	1,254,116
135	1,405,788	4,920,257	-6,708,743	-2,624,743	979,257	1,174,257
150	1,371,562	4,800,466	-6,828,534	-2,744,534	859,466	1,054,466
165	1,337,336	4,680,676	-6,948,324	-2,864,324	739,676	934,676
175	1,314,519	4,600,817	-7,028,183	-2,944,183	659,817	854,817
190	1,280,293	4,481,026	-7,147,974	-3,063,974	540,026	735,026
200	1,257,476	4,401,167	-7,227,833	-3,143,833	460,167	655,167
225	1,200,433	4,201,517	-7,427,483	-3,343,483	260,517	455,517
235	1,177,617	4,121,658	-7,507,342	-3,423,342	180,658	375,658
250	1,143,391	4,001,867	-7,627,133	-3,543,133	60,867	255,867
265	1,109,165	3,882,077	-7,746,923	-3,662,923	-58,923	136,077
275	1,086,348	3,802,217	-7,826,783	-3,742,783	-138,783	56,217
300	1,029,305	3,602,568	-8,026,432	-3,942,432	-338,432	-143,432

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£275

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,899,055	10,146,691	-1,482,309	2,601,691	6,205,691	6,400,691
95	2,635,936	9,225,775	-2,403,225	1,680,775	5,284,775	5,479,775
100	2,624,527	9,185,844	-2,443,156	1,640,844	5,244,844	5,439,844
125	2,567,484	8,986,194	-2,642,806	1,441,194	5,045,194	5,240,194
135	2,544,667	8,906,335	-2,722,665	1,361,335	4,965,335	5,160,335
150	2,510,441	8,786,545	-2,842,455	1,241,545	4,845,545	5,040,545
165	2,476,215	8,666,754	-2,962,246	1,121,754	4,725,754	4,920,754
175	2,453,399	8,586,895	-3,042,105	1,041,895	4,645,895	4,840,895
190	2,419,173	8,467,104	-3,161,896	922,104	4,526,104	4,721,104
200	2,396,356	8,387,245	-3,241,755	842,245	4,446,245	4,641,245
225	2,339,313	8,187,595	-3,441,405	642,595	4,246,595	4,441,595
235	2,316,495	8,107,733	-3,521,267	562,733	4,166,733	4,361,733
250	2,282,269	7,987,942	-3,641,058	442,942	4,046,942	4,241,942
265	2,248,044	7,868,155	-3,760,845	323,155	3,927,155	4,122,155
275	2,225,226	7,788,292	-3,840,708	243,292	3,847,292	4,042,292
300	2,168,184	7,588,642	-4,040,358	43,642	3,647,642	3,842,642

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,668,588	12,840,057	1,211,057	5,295,057	8,899,057	9,094,057
95	3,393,163	11,876,071	247,071	4,331,071	7,935,071	8,130,071
100	3,381,755	11,836,143	207,143	4,291,143	7,895,143	8,090,143
125	3,324,711	11,636,490	7,490	4,091,490	7,695,490	7,890,490
135	3,301,894	11,556,631	-72,369	4,011,631	7,615,631	7,810,631
150	3,267,669	11,436,840	-192,160	3,891,840	7,495,840	7,690,840
165	3,233,444	11,317,053	-311,947	3,772,053	7,376,053	7,571,053
175	3,210,626	11,237,190	-391,810	3,692,190	7,296,190	7,491,190
190	3,176,400	11,117,400	-511,600	3,572,400	7,176,400	7,371,400
200	3,153,583	11,037,540	-591,460	3,492,540	7,096,540	7,291,540
225	3,096,540	10,837,891	-791,109	3,292,891	6,896,891	7,091,891
235	3,073,723	10,758,032	-870,968	3,213,032	6,817,032	7,012,032
250	3,039,497	10,638,241	-990,759	3,093,241	6,697,241	6,892,241
265	3,005,272	10,518,450	-1,110,550	2,973,450	6,577,450	6,772,450
275	2,982,455	10,438,591	-1,190,409	2,893,591	6,497,591	6,692,591
300	2,925,412	10,238,941	-1,390,059	2,693,941	6,297,941	6,492,941

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,434,888	15,522,109	3,893,109	7,977,109	11,581,109	11,776,109
95	4,147,212	14,515,240	2,886,240	6,970,240	10,574,240	10,769,240
100	4,135,803	14,475,309	2,846,309	6,930,309	10,534,309	10,729,309
125	4,078,760	14,275,659	2,646,659	6,730,659	10,334,659	10,529,659
135	4,055,943	14,195,800	2,566,800	6,650,800	10,254,800	10,449,800
150	4,021,717	14,076,009	2,447,009	6,531,009	10,135,009	10,330,009
165	3,987,491	13,956,219	2,327,219	6,411,219	10,015,219	10,210,219
175	3,964,674	13,876,360	2,247,360	6,331,360	9,935,360	10,130,360
190	3,930,448	13,756,569	2,127,569	6,211,569	9,815,569	10,010,569
200	3,907,631	13,676,710	2,047,710	6,131,710	9,735,710	9,930,710
225	3,850,589	13,477,060	1,848,060	5,932,060	9,536,060	9,731,060
235	3,827,772	13,397,201	1,768,201	5,852,201	9,456,201	9,651,201
250	3,793,546	13,277,410	1,648,410	5,732,410	9,336,410	9,531,410
265	3,759,320	13,157,620	1,528,620	5,612,620	9,216,620	9,411,620
275	3,736,503	13,077,761	1,448,761	5,532,761	9,136,761	9,331,761
300	3,679,460	12,878,111	1,249,111	5,333,111	8,937,111	9,132,111

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,844,207	3,844,207	-7,784,793	-3,700,793	-96,793	98,207
95	3,147,313	3,147,313	-8,481,687	-4,397,687	-793,687	-598,687
100	3,113,869	3,113,869	-8,515,131	-4,431,131	-827,131	-632,131
125	2,946,652	2,946,652	-8,682,348	-4,598,348	-994,348	-799,348
135	2,879,765	2,879,765	-8,749,235	-4,665,235	-1,061,235	-866,235
150	2,779,435	2,779,435	-8,849,565	-4,765,565	-1,161,565	-966,565
165	2,679,105	2,679,105	-8,949,895	-4,865,895	-1,261,895	-1,066,895
175	2,612,218	2,612,218	-9,016,782	-4,932,782	-1,328,782	-1,133,782
190	2,511,349	2,511,349	-9,117,651	-5,033,651	-1,429,651	-1,234,651
200	2,443,441	2,443,441	-9,185,559	-5,101,559	-1,497,559	-1,302,559
225	2,273,673	2,273,673	-9,355,327	-5,271,327	-1,667,327	-1,472,327
235	2,205,765	2,205,765	-9,423,235	-5,339,235	-1,735,235	-1,540,235
250	2,103,904	2,103,904	-9,525,096	-5,441,096	-1,837,096	-1,642,096
265	2,002,043	2,002,043	-9,626,957	-5,542,957	-1,938,957	-1,743,957
275	1,934,136	1,934,136	-9,694,864	-5,610,864	-2,006,864	-1,811,864
300	1,764,367	1,764,367	-9,864,633	-5,780,633	-2,176,633	-1,981,633

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,859,916	7,859,916	-3,769,084	314,916	3,918,916	4,113,916
95	7,098,810	7,098,810	-4,530,190	-446,190	3,157,810	3,352,810
100	7,065,366	7,065,366	-4,563,634	-479,634	3,124,366	3,319,366
125	6,898,150	6,898,150	-4,730,850	-646,850	2,957,150	3,152,150
135	6,831,263	6,831,263	-4,797,737	-713,737	2,890,263	3,085,263
150	6,730,932	6,730,932	-4,898,068	-814,068	2,789,932	2,984,932
165	6,630,602	6,630,602	-4,998,398	-914,398	2,689,602	2,884,602
175	6,563,715	6,563,715	-5,065,285	-981,285	2,622,715	2,817,715
190	6,463,385	6,463,385	-5,165,615	-1,081,615	2,522,385	2,717,385
200	6,396,498	6,396,498	-5,232,502	-1,148,502	2,455,498	2,650,498
225	6,229,281	6,229,281	-5,399,719	-1,315,719	2,288,281	2,483,281
235	6,162,394	6,162,394	-5,466,606	-1,382,606	2,221,394	2,416,394
250	6,062,063	6,062,063	-5,566,937	-1,482,937	2,121,063	2,316,063
265	5,961,734	5,961,734	-5,667,266	-1,583,266	2,020,734	2,215,734
275	5,894,847	5,894,847	-5,734,153	-1,650,153	1,953,847	2,148,847
300	5,727,629	5,727,629	-5,901,371	-1,817,371	1,786,629	1,981,629

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,420,900	11,420,900	-208,100	3,875,900	7,479,900	7,674,900
95	10,602,853	10,602,853	-1,026,147	3,057,853	6,661,853	6,856,853
100	10,569,409	10,569,409	-1,059,591	3,024,409	6,628,409	6,823,409
125	10,402,193	10,402,193	-1,226,807	2,857,193	6,461,193	6,656,193
135	10,335,306	10,335,306	-1,293,694	2,790,306	6,394,306	6,589,306
150	10,234,975	10,234,975	-1,394,025	2,689,975	6,293,975	6,488,975
165	10,134,645	10,134,645	-1,494,355	2,589,645	6,193,645	6,388,645
175	10,067,759	10,067,759	-1,561,241	2,522,759	6,126,759	6,321,759
190	9,967,429	9,967,429	-1,661,571	2,422,429	6,026,429	6,221,429
200	9,900,542	9,900,542	-1,728,458	2,355,542	5,959,542	6,154,542
225	9,733,324	9,733,324	-1,895,676	2,188,324	5,792,324	5,987,324
235	9,666,437	9,666,437	-1,962,563	2,121,437	5,725,437	5,920,437
250	9,566,108	9,566,108	-2,062,892	2,021,108	5,625,108	5,820,108
265	9,465,777	9,465,777	-2,163,223	1,920,777	5,524,777	5,719,777
275	9,398,890	9,398,890	-2,230,110	1,853,890	5,457,890	5,652,890
300	9,231,673	9,231,673	-2,397,327	1,686,673	5,290,673	5,485,673

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,788,617	13,788,617	2,159,617	6,243,617	9,847,617	10,042,617
95	12,932,710	12,932,710	1,303,710	5,387,710	8,991,710	9,186,710
100	12,899,266	12,899,266	1,270,266	5,354,266	8,958,266	9,153,266
125	12,732,049	12,732,049	1,103,049	5,187,049	8,791,049	8,986,049
135	12,665,162	12,665,162	1,036,162	5,120,162	8,724,162	8,919,162
150	12,564,832	12,564,832	935,832	5,019,832	8,623,832	8,818,832
165	12,464,502	12,464,502	835,502	4,919,502	8,523,502	8,718,502
175	12,397,615	12,397,615	768,615	4,852,615	8,456,615	8,651,615
190	12,297,285	12,297,285	668,285	4,752,285	8,356,285	8,551,285
200	12,230,398	12,230,398	601,398	4,685,398	8,289,398	8,484,398
225	12,063,181	12,063,181	434,181	4,518,181	8,122,181	8,317,181
235	11,996,294	11,996,294	367,294	4,451,294	8,055,294	8,250,294
250	11,895,964	11,895,964	266,964	4,350,964	7,954,964	8,149,964
265	11,795,633	11,795,633	166,633	4,250,633	7,854,633	8,049,633
275	11,728,747	11,728,747	99,747	4,183,747	7,787,747	7,982,747
300	11,561,530	11,561,530	-67,470	4,016,530	7,620,530	7,815,530

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,146,482	16,146,482	4,517,482	8,601,482	12,205,482	12,400,482
95	15,252,873	15,252,873	3,623,873	7,707,873	11,311,873	11,506,873
100	15,219,430	15,219,430	3,590,430	7,674,430	11,278,430	11,473,430
125	15,052,213	15,052,213	3,423,213	7,507,213	11,111,213	11,306,213
135	14,985,326	14,985,326	3,356,326	7,440,326	11,044,326	11,239,326
150	14,884,995	14,884,995	3,255,995	7,339,995	10,943,995	11,138,995
165	14,784,666	14,784,666	3,155,666	7,239,666	10,843,666	11,038,666
175	14,717,779	14,717,779	3,088,779	7,172,779	10,776,779	10,971,779
190	14,617,448	14,617,448	2,988,448	7,072,448	10,676,448	10,871,448
200	14,550,561	14,550,561	2,921,561	7,005,561	10,609,561	10,804,561
225	14,383,344	14,383,344	2,754,344	6,838,344	10,442,344	10,637,344
235	14,316,458	14,316,458	2,687,458	6,771,458	10,375,458	10,570,458
250	14,216,127	14,216,127	2,587,127	6,671,127	10,275,127	10,470,127
265	14,115,797	14,115,797	2,486,797	6,570,797	10,174,797	10,369,797
275	14,048,910	14,048,910	2,419,910	6,503,910	10,107,910	10,302,910
300	13,881,693	13,881,693	2,252,693	6,336,693	9,940,693	10,135,693

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	250 units
Density:	250 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,915,853	-13,915,853	-25,544,853	-21,460,853	-17,856,853	-17,661,853
95	-14,840,335	-14,840,335	-26,469,335	-22,385,335	-18,781,335	-18,586,335
100	-14,900,703	-14,900,703	-26,529,703	-22,445,703	-18,841,703	-18,646,703
125	-15,202,544	-15,202,544	-26,831,544	-22,747,544	-19,143,544	-18,948,544
135	-15,323,281	-15,323,281	-26,952,281	-22,868,281	-19,264,281	-19,069,281
150	-15,504,386	-15,504,386	-27,133,386	-23,049,386	-19,445,386	-19,250,386
165	-15,685,491	-15,685,491	-27,314,491	-23,230,491	-19,626,491	-19,431,491
175	-15,806,228	-15,806,228	-27,435,228	-23,351,228	-19,747,228	-19,552,228
190	-15,987,332	-15,987,332	-27,616,332	-23,532,332	-19,928,332	-19,733,332
200	-16,108,069	-16,108,069	-27,737,069	-23,653,069	-20,049,069	-19,854,069
225	-16,409,910	-16,409,910	-28,038,910	-23,954,910	-20,350,910	-20,155,910
235	-16,530,647	-16,530,647	-28,159,647	-24,075,647	-20,471,647	-20,276,647
250	-16,711,753	-16,711,753	-28,340,753	-24,256,753	-20,652,753	-20,457,753
265	-16,892,858	-16,892,858	-28,521,858	-24,437,858	-20,833,858	-20,638,858
275	-17,013,594	-17,013,594	-28,642,594	-24,558,594	-20,954,594	-20,759,594
300	-17,315,436	-17,315,436	-28,944,436	-24,860,436	-21,256,436	-21,061,436

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,535,005	-7,535,005	-19,164,005	-15,080,005	-11,476,005	-11,281,005
95	-8,561,517	-8,561,517	-20,190,517	-16,106,517	-12,502,517	-12,307,517
100	-8,621,885	-8,621,885	-20,250,885	-16,166,885	-12,562,885	-12,367,885
125	-8,923,727	-8,923,727	-20,552,727	-16,468,727	-12,864,727	-12,669,727
135	-9,044,464	-9,044,464	-20,673,464	-16,589,464	-12,985,464	-12,790,464
150	-9,225,569	-9,225,569	-20,854,569	-16,770,569	-13,166,569	-12,971,569
165	-9,406,673	-9,406,673	-21,035,673	-16,951,673	-13,347,673	-13,152,673
175	-9,527,410	-9,527,410	-21,156,410	-17,072,410	-13,468,410	-13,273,410
190	-9,708,515	-9,708,515	-21,337,515	-17,253,515	-13,649,515	-13,454,515
200	-9,829,251	-9,829,251	-21,458,251	-17,374,251	-13,770,251	-13,575,251
225	-10,131,094	-10,131,094	-21,760,094	-17,676,094	-14,072,094	-13,877,094
235	-10,251,830	-10,251,830	-21,880,830	-17,796,830	-14,192,830	-13,997,830
250	-10,432,935	-10,432,935	-22,061,935	-17,977,935	-14,373,935	-14,178,935
265	-10,614,040	-10,614,040	-22,243,040	-18,159,040	-14,555,040	-14,360,040
275	-10,734,777	-10,734,777	-22,363,777	-18,279,777	-14,675,777	-14,480,777
300	-11,036,618	-11,036,618	-22,665,618	-18,581,618	-14,977,618	-14,782,618

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,876,326	-1,876,326	-13,505,326	-9,421,326	-5,817,326	-5,622,326
95	-2,993,321	-2,993,321	-14,622,321	-10,538,321	-6,934,321	-6,739,321
100	-3,053,689	-3,053,689	-14,682,689	-10,598,689	-6,994,689	-6,799,689
125	-3,355,531	-3,355,531	-14,984,531	-10,900,531	-7,296,531	-7,101,531
135	-3,476,268	-3,476,268	-15,105,268	-11,021,268	-7,417,268	-7,222,268
150	-3,657,372	-3,657,372	-15,286,372	-11,202,372	-7,598,372	-7,403,372
165	-3,838,477	-3,838,477	-15,467,477	-11,383,477	-7,779,477	-7,584,477
175	-3,959,214	-3,959,214	-15,588,214	-11,504,214	-7,900,214	-7,705,214
190	-4,140,319	-4,140,319	-15,769,319	-11,685,319	-8,081,319	-7,886,319
200	-4,261,056	-4,261,056	-15,890,056	-11,806,056	-8,202,056	-8,007,056
225	-4,562,897	-4,562,897	-16,191,897	-12,107,897	-8,503,897	-8,308,897
235	-4,683,634	-4,683,634	-16,312,634	-12,228,634	-8,624,634	-8,429,634
250	-4,864,739	-4,864,739	-16,493,739	-12,409,739	-8,805,739	-8,610,739
265	-5,045,843	-5,045,843	-16,674,843	-12,590,843	-8,986,843	-8,791,843
275	-5,166,580	-5,166,580	-16,795,580	-12,711,580	-9,107,580	-8,912,580
300	-5,468,422	-5,468,422	-17,097,422	-13,013,422	-9,409,422	-9,214,422

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,819,774	1,819,774	-9,809,226	-5,725,226	-2,121,226	-1,926,226
95	677,895	677,895	-10,951,105	-6,867,105	-3,263,105	-3,068,105
100	619,327	619,327	-11,009,673	-6,925,673	-3,321,673	-3,126,673
125	326,490	326,490	-11,302,510	-7,218,510	-3,614,510	-3,419,510
135	209,355	209,355	-11,419,645	-7,335,645	-3,731,645	-3,536,645
150	33,654	33,654	-11,595,346	-7,511,346	-3,907,346	-3,712,346
165	-144,217	-144,217	-11,773,217	-7,689,217	-4,085,217	-3,890,217
175	-263,139	-263,139	-11,892,139	-7,808,139	-4,204,139	-4,009,139
190	-441,522	-441,522	-12,070,522	-7,986,522	-4,382,522	-4,187,522
200	-560,444	-560,444	-12,189,444	-8,105,444	-4,501,444	-4,306,444
225	-860,706	-860,706	-12,489,706	-8,405,706	-4,801,706	-4,606,706
235	-981,442	-981,442	-12,610,442	-8,526,442	-4,922,442	-4,727,442
250	-1,162,547	-1,162,547	-12,791,547	-8,707,547	-5,103,547	-4,908,547
265	-1,343,652	-1,343,652	-12,972,652	-8,888,652	-5,284,652	-5,089,652
275	-1,464,388	-1,464,388	-13,093,388	-9,009,388	-5,405,388	-5,210,388
300	-1,766,230	-1,766,230	-13,395,230	-9,311,230	-5,707,230	-5,512,230

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,453,913	5,453,913	-6,175,087	-2,091,087	1,512,913	1,707,913
95	4,253,923	4,253,923	-7,375,077	-3,291,077	312,923	507,923
100	4,195,355	4,195,355	-7,433,645	-3,349,645	254,355	449,355
125	3,902,519	3,902,519	-7,726,481	-3,642,481	-38,481	156,519
135	3,785,383	3,785,383	-7,843,617	-3,759,617	-155,617	39,383
150	3,609,682	3,609,682	-8,019,318	-3,935,318	-331,318	-136,318
165	3,433,979	3,433,979	-8,195,021	-4,111,021	-507,021	-312,021
175	3,316,844	3,316,844	-8,312,156	-4,228,156	-624,156	-429,156
190	3,141,142	3,141,142	-8,487,858	-4,403,858	-799,858	-604,858
200	3,024,007	3,024,007	-8,604,993	-4,520,993	-916,993	-721,993
225	2,731,170	2,731,170	-8,897,830	-4,813,830	-1,209,830	-1,014,830
235	2,614,035	2,614,035	-9,014,965	-4,930,965	-1,326,965	-1,131,965
250	2,438,333	2,438,333	-9,190,667	-5,106,667	-1,502,667	-1,307,667
265	2,262,630	2,262,630	-9,366,370	-5,282,370	-1,678,370	-1,483,370
275	2,145,496	2,145,496	-9,483,504	-5,399,504	-1,795,504	-1,600,504
300	1,852,658	1,852,658	-9,776,342	-5,692,342	-2,088,342	-1,893,342

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£135



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,621,643	-24,621,643	-36,250,643	-32,166,643	-28,562,643	-28,367,643
95	-26,397,198	-26,397,198	-38,026,198	-33,942,198	-30,338,198	-30,143,198
100	-26,511,369	-26,511,369	-38,140,369	-34,056,369	-30,452,369	-30,257,369
125	-27,082,228	-27,082,228	-38,711,228	-34,627,228	-31,023,228	-30,828,228
135	-27,310,570	-27,310,570	-38,939,570	-34,855,570	-31,251,570	-31,056,570
150	-27,653,085	-27,653,085	-39,282,085	-35,198,085	-31,594,085	-31,399,085
165	-27,995,600	-27,995,600	-39,624,600	-35,540,600	-31,936,600	-31,741,600
175	-28,223,942	-28,223,942	-39,852,942	-35,768,942	-32,164,942	-31,969,942
190	-28,566,457	-28,566,457	-40,195,457	-36,111,457	-32,507,457	-32,312,457
200	-28,794,800	-28,794,800	-40,423,800	-36,339,800	-32,735,800	-32,540,800
225	-29,365,658	-29,365,658	-40,994,658	-36,910,658	-33,306,658	-33,111,658
235	-29,594,001	-29,594,001	-41,223,001	-37,139,001	-33,535,001	-33,340,001
250	-29,936,516	-29,936,516	-41,565,516	-37,481,516	-33,877,516	-33,682,516
265	-30,279,030	-30,279,030	-41,908,030	-37,824,030	-34,220,030	-34,025,030
275	-30,507,373	-30,507,373	-42,136,373	-38,052,373	-34,448,373	-34,253,373
300	-31,078,231	-31,078,231	-42,707,231	-38,623,231	-35,019,231	-34,824,231

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,745,554	-12,745,554	-24,374,554	-20,290,554	-16,686,554	-16,491,554
95	-14,711,010	-14,711,010	-26,340,010	-22,256,010	-18,652,010	-18,457,010
100	-14,825,181	-14,825,181	-26,454,181	-22,370,181	-18,766,181	-18,571,181
125	-15,396,039	-15,396,039	-27,025,039	-22,941,039	-19,337,039	-19,142,039
135	-15,624,382	-15,624,382	-27,253,382	-23,169,382	-19,565,382	-19,370,382
150	-15,966,896	-15,966,896	-27,595,896	-23,511,896	-19,907,896	-19,712,896
165	-16,309,411	-16,309,411	-27,938,411	-23,854,411	-20,250,411	-20,055,411
175	-16,537,755	-16,537,755	-28,166,755	-24,082,755	-20,478,755	-20,283,755
190	-16,880,268	-16,880,268	-28,509,268	-24,425,268	-20,821,268	-20,626,268
200	-17,108,612	-17,108,612	-28,737,612	-24,653,612	-21,049,612	-20,854,612
225	-17,679,470	-17,679,470	-29,308,470	-25,224,470	-21,620,470	-21,425,470
235	-17,907,812	-17,907,812	-29,536,812	-25,452,812	-21,848,812	-21,653,812
250	-18,250,327	-18,250,327	-29,879,327	-25,795,327	-22,191,327	-21,996,327
265	-18,592,842	-18,592,842	-30,221,842	-26,137,842	-22,533,842	-22,338,842
275	-18,821,185	-18,821,185	-30,450,185	-26,366,185	-22,762,185	-22,567,185
300	-19,392,043	-19,392,043	-31,021,043	-26,937,043	-23,333,043	-23,138,043

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,352,217	-2,352,217	-13,981,217	-9,897,217	-6,293,217	-6,098,217
95	-4,451,263	-4,451,263	-16,080,263	-11,996,263	-8,392,263	-8,197,263
100	-4,563,718	-4,563,718	-16,192,718	-12,108,718	-8,504,718	-8,309,718
125	-5,125,996	-5,125,996	-16,754,996	-12,670,996	-9,066,996	-8,871,996
135	-5,350,908	-5,350,908	-16,979,908	-12,895,908	-9,291,908	-9,096,908
150	-5,688,275	-5,688,275	-17,317,275	-13,233,275	-9,629,275	-9,434,275
165	-6,025,642	-6,025,642	-17,654,642	-13,570,642	-9,966,642	-9,771,642
175	-6,250,553	-6,250,553	-17,879,553	-13,795,553	-10,191,553	-9,996,553
190	-6,587,920	-6,587,920	-18,216,920	-14,132,920	-10,528,920	-10,333,920
200	-6,812,831	-6,812,831	-18,441,831	-14,357,831	-10,753,831	-10,558,831
225	-7,375,110	-7,375,110	-19,004,110	-14,920,110	-11,316,110	-11,121,110
235	-7,600,021	-7,600,021	-19,229,021	-15,145,021	-11,541,021	-11,346,021
250	-7,937,388	-7,937,388	-19,566,388	-15,482,388	-11,878,388	-11,683,388
265	-8,274,755	-8,274,755	-19,903,755	-15,819,755	-12,215,755	-12,020,755
275	-8,499,667	-8,499,667	-20,128,667	-16,044,667	-12,440,667	-12,245,667
300	-9,061,945	-9,061,945	-20,690,945	-16,606,945	-13,002,945	-12,807,945

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,384,793	4,384,793	-7,244,207	-3,160,207	443,793	638,793
95	2,241,763	2,241,763	-9,387,237	-5,303,237	-1,699,237	-1,504,237
100	2,132,662	2,132,662	-9,496,338	-5,412,338	-1,808,338	-1,613,338
125	1,587,158	1,587,158	-10,041,842	-5,957,842	-2,353,842	-2,158,842
135	1,368,955	1,368,955	-10,260,045	-6,176,045	-2,572,045	-2,377,045
150	1,041,653	1,041,653	-10,587,347	-6,503,347	-2,899,347	-2,704,347
165	714,350	714,350	-10,914,650	-6,830,650	-3,226,650	-3,031,650
175	496,148	496,148	-11,132,852	-7,048,852	-3,444,852	-3,249,852
190	168,846	168,846	-11,460,154	-7,376,154	-3,772,154	-3,577,154
200	-50,109	-50,109	-11,679,109	-7,595,109	-3,991,109	-3,796,109
225	-603,937	-603,937	-12,232,937	-8,148,937	-4,544,937	-4,349,937
235	-825,468	-825,468	-12,454,468	-8,370,468	-4,766,468	-4,571,468
250	-1,160,810	-1,160,810	-12,789,810	-8,705,810	-5,101,810	-4,906,810
265	-1,498,177	-1,498,177	-13,127,177	-9,043,177	-5,439,177	-5,244,177
275	-1,723,088	-1,723,088	-13,352,088	-9,268,088	-5,664,088	-5,469,088
300	-2,285,367	-2,285,367	-13,914,367	-9,830,367	-6,226,367	-6,031,367

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,031,456	11,031,456	-597,544	3,486,456	7,090,456	7,285,456
95	8,787,248	8,787,248	-2,841,752	1,242,248	4,846,248	5,041,248
100	8,678,147	8,678,147	-2,950,853	1,133,147	4,737,147	4,932,147
125	8,132,643	8,132,643	-3,496,357	587,643	4,191,643	4,386,643
135	7,914,441	7,914,441	-3,714,559	369,441	3,973,441	4,168,441
150	7,587,139	7,587,139	-4,041,861	42,139	3,646,139	3,841,139
165	7,259,836	7,259,836	-4,369,164	-285,164	3,318,836	3,513,836
175	7,041,635	7,041,635	-4,587,365	-503,365	3,100,635	3,295,635
190	6,714,332	6,714,332	-4,914,668	-830,668	2,773,332	2,968,332
200	6,496,129	6,496,129	-5,132,871	-1,048,871	2,555,129	2,750,129
225	5,950,625	5,950,625	-5,678,375	-1,594,375	2,009,625	2,204,625
235	5,732,423	5,732,423	-5,896,577	-1,812,577	1,791,423	1,986,423
250	5,405,121	5,405,121	-6,223,879	-2,139,879	1,464,121	1,659,121
265	5,077,818	5,077,818	-6,551,182	-2,467,182	1,136,818	1,331,818
275	4,859,617	4,859,617	-6,769,383	-2,685,383	918,617	1,113,617
300	4,314,112	4,314,112	-7,314,888	-3,230,888	373,112	568,112

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,348,940	14,988,225	3,359,225	7,443,225	11,047,225	11,242,225
95	1,271,282	14,125,359	2,496,359	6,580,359	10,184,359	10,379,359
100	1,268,331	14,092,566	2,463,566	6,547,566	10,151,566	10,346,566
125	1,253,571	13,928,566	2,299,566	6,383,566	9,987,566	10,182,566
135	1,247,667	13,862,969	2,233,969	6,317,969	9,921,969	10,116,969
150	1,238,811	13,764,567	2,135,567	6,219,567	9,823,567	10,018,567
165	1,229,955	13,666,165	2,037,165	6,121,165	9,725,165	9,920,165
175	1,224,051	13,600,567	1,971,567	6,055,567	9,659,567	9,854,567
190	1,215,195	13,502,166	1,873,166	5,957,166	9,561,166	9,756,166
200	1,209,290	13,436,557	1,807,557	5,891,557	9,495,557	9,690,557
225	1,194,530	13,272,557	1,643,557	5,727,557	9,331,557	9,526,557
235	1,188,626	13,206,960	1,577,960	5,661,960	9,265,960	9,460,960
250	1,179,770	13,108,558	1,479,558	5,563,558	9,167,558	9,362,558
265	1,170,914	13,010,156	1,381,156	5,465,156	9,069,156	9,264,156
275	1,165,010	12,944,559	1,315,559	5,399,559	9,003,559	9,198,559
300	1,150,250	12,780,559	1,151,559	5,235,559	8,839,559	9,034,559

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,756,109	19,512,317	7,883,317	11,967,317	15,571,317	15,766,317
95	1,671,940	18,577,110	6,948,110	11,032,110	14,636,110	14,831,110
100	1,668,987	18,544,305	6,915,305	10,999,305	14,603,305	14,798,305
125	1,654,228	18,380,306	6,751,306	10,835,306	14,439,306	14,634,306
135	1,648,324	18,314,708	6,685,708	10,769,708	14,373,708	14,568,708
150	1,639,468	18,216,306	6,587,306	10,671,306	14,275,306	14,470,306
165	1,630,611	18,117,905	6,488,905	10,572,905	14,176,905	14,371,905
175	1,624,708	18,052,307	6,423,307	10,507,307	14,111,307	14,306,307
190	1,615,851	17,953,905	6,324,905	10,408,905	14,012,905	14,207,905
200	1,609,948	17,888,308	6,259,308	10,343,308	13,947,308	14,142,308
225	1,595,188	17,724,308	6,095,308	10,179,308	13,783,308	13,978,308
235	1,589,284	17,658,711	6,029,711	10,113,711	13,717,711	13,912,711
250	1,580,428	17,560,309	5,931,309	10,015,309	13,619,309	13,814,309
265	1,571,572	17,461,907	5,832,907	9,916,907	13,520,907	13,715,907
275	1,565,668	17,396,309	5,767,309	9,851,309	13,455,309	13,650,309
300	1,550,908	17,232,310	5,603,310	9,687,310	13,291,310	13,486,310

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,116,471	23,516,348	11,887,348	15,971,348	19,575,348	19,770,348
95	2,026,541	22,517,122	10,888,122	14,972,122	18,576,122	18,771,122
100	2,023,589	22,484,318	10,855,318	14,939,318	18,543,318	18,738,318
125	2,008,829	22,320,318	10,691,318	14,775,318	18,379,318	18,574,318
135	2,002,925	22,254,721	10,625,721	14,709,721	18,313,721	18,508,721
150	1,994,069	22,156,319	10,527,319	14,611,319	18,215,319	18,410,319
165	1,985,213	22,057,917	10,428,917	14,512,917	18,116,917	18,311,917
175	1,979,309	21,992,319	10,363,319	14,447,319	18,051,319	18,246,319
190	1,970,453	21,893,917	10,264,917	14,348,917	17,952,917	18,147,917
200	1,964,549	21,828,320	10,199,320	14,283,320	17,887,320	18,082,320
225	1,949,789	21,664,320	10,035,320	14,119,320	17,723,320	17,918,320
235	1,943,885	21,598,723	9,969,723	14,053,723	17,657,723	17,852,723
250	1,935,029	21,500,321	9,871,321	13,955,321	17,559,321	17,754,321
265	1,926,173	21,401,919	9,772,919	13,856,919	17,460,919	17,655,919
275	1,920,269	21,336,322	9,707,322	13,791,322	17,395,322	17,590,322
300	1,905,508	21,172,311	9,543,311	13,627,311	17,231,311	17,426,311

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,356,325	26,181,386	14,552,386	18,636,386	22,240,386	22,435,386
95	2,262,559	25,139,548	13,510,548	17,594,548	21,198,548	21,393,548
100	2,259,607	25,106,743	13,477,743	17,561,743	21,165,743	21,360,743
125	2,244,847	24,942,744	13,313,744	17,397,744	21,001,744	21,196,744
135	2,238,943	24,877,146	13,248,146	17,332,146	20,936,146	21,131,146
150	2,230,087	24,778,745	13,149,745	17,233,745	20,837,745	21,032,745
165	2,221,231	24,680,343	13,051,343	17,135,343	20,739,343	20,934,343
175	2,215,327	24,614,745	12,985,745	17,069,745	20,673,745	20,868,745
190	2,206,471	24,516,343	12,887,343	16,971,343	20,575,343	20,770,343
200	2,200,567	24,450,746	12,821,746	16,905,746	20,509,746	20,704,746
225	2,185,807	24,286,746	12,657,746	16,741,746	20,345,746	20,540,746
235	2,179,902	24,221,138	12,592,138	16,676,138	20,280,138	20,475,138
250	2,171,046	24,122,736	12,493,736	16,577,736	20,181,736	20,376,736
265	2,162,191	24,024,345	12,395,345	16,479,345	20,083,345	20,278,345
275	2,156,286	23,958,736	12,329,736	16,413,736	20,017,736	20,212,736
300	2,141,526	23,794,737	12,165,737	16,249,737	19,853,737	20,048,737

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,595,568	28,839,648	17,210,648	21,294,648	24,898,648	25,093,648
95	2,497,976	27,755,291	16,126,291	20,210,291	23,814,291	24,009,291
100	2,495,025	27,722,498	16,093,498	20,177,498	23,781,498	23,976,498
125	2,480,265	27,558,498	15,929,498	20,013,498	23,617,498	23,812,498
135	2,474,360	27,492,890	15,863,890	19,947,890	23,551,890	23,746,890
150	2,465,504	27,394,488	15,765,488	19,849,488	23,453,488	23,648,488
165	2,456,649	27,296,097	15,667,097	19,751,097	23,355,097	23,550,097
175	2,450,744	27,230,488	15,601,488	19,685,488	23,289,488	23,484,488
190	2,441,888	27,132,086	15,503,086	19,587,086	23,191,086	23,386,086
200	2,435,984	27,066,489	15,437,489	19,521,489	23,125,489	23,320,489
225	2,421,224	26,902,489	15,273,489	19,357,489	22,961,489	23,156,489
235	2,415,320	26,836,892	15,207,892	19,291,892	22,895,892	23,090,892
250	2,406,464	26,738,490	15,109,490	19,193,490	22,797,490	22,992,490
265	2,397,608	26,640,088	15,011,088	19,095,088	22,699,088	22,894,088
275	2,391,704	26,574,491	14,945,491	19,029,491	22,633,491	22,828,491
300	2,376,944	26,410,491	14,781,491	18,865,491	22,469,491	22,664,491

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,213,852	13,487,244	1,858,244	5,942,244	9,546,244	9,741,244
95	1,141,859	12,687,323	1,058,323	5,142,323	8,746,323	8,941,323
100	1,139,092	12,656,573	1,027,573	5,111,573	8,715,573	8,910,573
125	1,125,254	12,502,827	873,827	4,957,827	8,561,827	8,756,827
135	1,119,720	12,441,329	812,329	4,896,329	8,500,329	8,695,329
150	1,111,417	12,349,081	720,081	4,804,081	8,408,081	8,603,081
165	1,103,114	12,256,823	627,823	4,711,823	8,315,823	8,510,823
175	1,097,579	12,195,324	566,324	4,650,324	8,254,324	8,449,324
190	1,089,277	12,103,077	474,077	4,558,077	8,162,077	8,357,077
200	1,083,742	12,041,578	412,578	4,496,578	8,100,578	8,295,578
225	1,069,904	11,887,821	258,821	4,342,821	7,946,821	8,141,821
235	1,064,369	11,826,323	197,323	4,281,323	7,885,323	8,080,323
250	1,056,067	11,734,075	105,075	4,189,075	7,793,075	7,988,075
265	1,047,764	11,641,828	12,828	4,096,828	7,700,828	7,895,828
275	1,042,230	11,580,329	-48,671	4,035,329	7,639,329	7,834,329
300	1,028,391	11,426,572	-202,428	3,881,572	7,485,572	7,680,572

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,596,009	17,733,431	6,104,431	10,188,431	13,792,431	13,987,431
95	1,517,906	16,865,624	5,236,624	9,320,624	12,924,624	13,119,624
100	1,515,138	16,834,864	5,205,864	9,289,864	12,893,864	13,088,864
125	1,501,301	16,681,118	5,052,118	9,136,118	12,740,118	12,935,118
135	1,495,766	16,619,620	4,990,620	9,074,620	12,678,620	12,873,620
150	1,487,463	16,527,372	4,898,372	8,982,372	12,586,372	12,781,372
165	1,479,160	16,435,113	4,806,113	8,890,113	12,494,113	12,689,113
175	1,473,625	16,373,615	4,744,615	8,828,615	12,432,615	12,627,615
190	1,465,323	16,281,368	4,652,368	8,736,368	12,340,368	12,535,368
200	1,459,788	16,219,869	4,590,869	8,674,869	12,278,869	12,473,869
225	1,445,950	16,066,112	4,437,112	8,521,112	12,125,112	12,320,112
235	1,440,415	16,004,614	4,375,614	8,459,614	12,063,614	12,258,614
250	1,432,113	15,912,366	4,283,366	8,367,366	11,971,366	12,166,366
265	1,423,811	15,820,118	4,191,118	8,275,118	11,879,118	12,074,118
275	1,418,276	15,758,620	4,129,620	8,213,620	11,817,620	12,012,620
300	1,404,438	15,604,863	3,975,863	8,059,863	11,663,863	11,858,863

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,934,579	21,495,317	9,866,317	13,950,317	17,554,317	17,749,317
95	1,851,061	20,567,347	8,938,347	13,022,347	16,626,347	16,821,347
100	1,848,294	20,536,598	8,907,598	12,991,598	16,595,598	16,790,598
125	1,834,457	20,382,852	8,753,852	12,837,852	16,441,852	16,636,852
135	1,828,921	20,321,342	8,692,342	12,776,342	16,380,342	16,575,342
150	1,820,619	20,229,095	8,600,095	12,684,095	16,288,095	16,483,095
165	1,812,316	20,136,847	8,507,847	12,591,847	16,195,847	16,390,847
175	1,806,781	20,075,349	8,446,349	12,530,349	16,134,349	16,329,349
190	1,798,479	19,983,101	8,354,101	12,438,101	16,042,101	16,237,101
200	1,792,943	19,921,592	8,292,592	12,376,592	15,980,592	16,175,592
225	1,779,106	19,767,846	8,138,846	12,222,846	15,826,846	16,021,846
235	1,773,571	19,706,347	8,077,347	12,161,347	15,765,347	15,960,347
250	1,765,269	19,614,100	7,985,100	12,069,100	15,673,100	15,868,100
265	1,756,966	19,521,841	7,892,841	11,976,841	15,580,841	15,775,841
275	1,751,431	19,460,343	7,831,343	11,915,343	15,519,343	15,714,343
300	1,737,594	19,306,597	7,677,597	11,761,597	15,365,597	15,560,597

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,159,805	23,997,838	12,368,838	16,452,838	20,056,838	20,251,838
95	2,072,687	23,029,855	11,400,855	15,484,855	19,088,855	19,283,855
100	2,069,919	22,999,105	11,370,105	15,454,105	19,058,105	19,253,105
125	2,056,081	22,845,348	11,216,348	15,300,348	18,904,348	19,099,348
135	2,050,546	22,783,850	11,154,850	15,238,850	18,842,850	19,037,850
150	2,042,244	22,691,602	11,062,602	15,146,602	18,750,602	18,945,602
165	2,033,942	22,599,355	10,970,355	15,054,355	18,658,355	18,853,355
175	2,028,407	22,537,856	10,908,856	14,992,856	18,596,856	18,791,856
190	2,020,104	22,445,598	10,816,598	14,900,598	18,504,598	18,699,598
200	2,014,569	22,384,099	10,755,099	14,839,099	18,443,099	18,638,099
225	2,000,732	22,230,353	10,601,353	14,685,353	18,289,353	18,484,353
235	1,995,197	22,168,855	10,539,855	14,623,855	18,227,855	18,422,855
250	1,986,894	22,076,596	10,447,596	14,531,596	18,135,596	18,330,596
265	1,978,591	21,984,349	10,355,349	14,439,349	18,043,349	18,238,349
275	1,973,057	21,922,850	10,293,850	14,377,850	17,981,850	18,176,850
300	1,959,219	21,769,104	10,140,104	14,224,104	17,828,104	18,023,104

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,394,269	26,491,874	14,862,874	18,946,874	22,550,874	22,745,874
95	2,293,562	25,484,023	13,855,023	17,939,023	21,543,023	21,738,023
100	2,290,795	25,453,273	13,824,273	17,908,273	21,512,273	21,707,273
125	2,276,956	25,299,516	13,670,516	17,754,516	21,358,516	21,553,516
135	2,271,422	25,238,018	13,609,018	17,693,018	21,297,018	21,492,018
150	2,263,119	25,145,770	13,516,770	17,600,770	21,204,770	21,399,770
165	2,254,816	25,053,512	13,424,512	17,508,512	21,112,512	21,307,512
175	2,249,281	24,992,013	13,363,013	17,447,013	21,051,013	21,246,013
190	2,240,979	24,899,766	13,270,766	17,354,766	20,958,766	21,153,766
200	2,235,444	24,838,267	13,209,267	17,293,267	20,897,267	21,092,267
225	2,221,607	24,684,521	13,055,521	17,139,521	20,743,521	20,938,521
235	2,216,071	24,623,012	12,994,012	17,078,012	20,682,012	20,877,012
250	2,207,769	24,530,764	12,901,764	16,985,764	20,589,764	20,784,764
265	2,199,466	24,438,516	12,809,516	16,893,516	20,497,516	20,692,516
275	2,193,932	24,377,018	12,748,018	16,832,018	20,436,018	20,631,018
300	2,180,093	24,223,261	12,594,261	16,678,261	20,282,261	20,477,261

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	25 units
Density:	130 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	367,063	1,908,726	-9,720,274	-5,636,274	-2,032,274	-1,837,274
95	236,905	1,231,908	-10,397,092	-6,313,092	-2,709,092	-2,514,092
100	230,384	1,197,891	-10,431,109	-6,347,109	-2,743,109	-2,548,109
125	197,657	1,027,816	-10,601,184	-6,517,184	-2,913,184	-2,718,184
135	184,574	959,783	-10,669,217	-6,585,217	-2,981,217	-2,786,217
150	164,949	857,737	-10,771,263	-6,687,263	-3,083,263	-2,888,263
165	145,325	755,691	-10,873,309	-6,789,309	-3,185,309	-2,990,309
175	132,242	687,658	-10,941,342	-6,857,342	-3,253,342	-3,058,342
190	112,618	585,612	-11,043,388	-6,959,388	-3,355,388	-3,160,388
200	99,535	517,583	-11,111,417	-7,027,417	-3,423,417	-3,228,417
225	66,828	347,504	-11,281,496	-7,197,496	-3,593,496	-3,398,496
235	53,745	279,475	-11,349,525	-7,265,525	-3,661,525	-3,466,525
250	34,121	177,429	-11,451,571	-7,367,571	-3,763,571	-3,568,571
265	14,496	75,379	-11,553,621	-7,469,621	-3,865,621	-3,670,621
275	1,413	7,350	-11,621,650	-7,537,650	-3,933,650	-3,738,650
300	-31,771	-165,212	-11,794,212	-7,710,212	-4,106,212	-3,911,212

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,113,350	5,789,419	-5,839,581	-1,755,581	1,848,419	2,043,419
95	971,260	5,050,550	-6,578,450	-2,494,450	1,109,550	1,304,550
100	964,718	5,016,533	-6,612,467	-2,528,467	1,075,533	1,270,533
125	932,010	4,846,454	-6,782,546	-2,698,546	905,454	1,100,454
135	918,928	4,778,425	-6,850,575	-2,766,575	837,425	1,032,425
150	899,304	4,676,380	-6,952,620	-2,868,620	735,380	930,380
165	879,679	4,574,329	-7,054,671	-2,970,671	633,329	828,329
175	866,596	4,506,300	-7,122,700	-3,038,700	565,300	760,300
190	846,972	4,404,254	-7,224,746	-3,140,746	463,254	658,254
200	833,889	4,336,221	-7,292,779	-3,208,779	395,221	590,221
225	801,182	4,166,146	-7,462,854	-3,378,854	225,146	420,146
235	788,099	4,098,112	-7,530,888	-3,446,888	157,112	352,112
250	768,474	3,996,067	-7,632,933	-3,548,933	55,067	250,067
265	748,850	3,894,021	-7,734,979	-3,650,979	-46,979	148,021
275	735,767	3,825,987	-7,803,013	-3,719,013	-115,013	79,987
300	703,060	3,655,913	-7,973,087	-3,889,087	-285,087	-90,087

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£275

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,774,503	9,227,415	-2,401,585	1,682,415	5,286,415	5,481,415
95	1,621,840	8,433,571	-3,195,429	888,571	4,492,571	4,687,571
100	1,615,300	8,399,559	-3,229,441	854,559	4,458,559	4,653,559
125	1,582,592	8,229,479	-3,399,521	684,479	4,288,479	4,483,479
135	1,569,509	8,161,445	-3,467,555	616,445	4,220,445	4,415,445
150	1,549,885	8,059,400	-3,569,600	514,400	4,118,400	4,313,400
165	1,530,260	7,957,354	-3,671,646	412,354	4,016,354	4,211,354
175	1,517,178	7,889,326	-3,739,674	344,326	3,948,326	4,143,326
190	1,497,553	7,787,275	-3,841,725	242,275	3,846,275	4,041,275
200	1,484,470	7,719,246	-3,909,754	174,246	3,778,246	3,973,246
225	1,451,763	7,549,167	-4,079,833	4,167	3,608,167	3,803,167
235	1,438,680	7,481,138	-4,147,862	-63,862	3,540,138	3,735,138
250	1,419,056	7,379,092	-4,249,908	-165,908	3,438,092	3,633,092
265	1,399,432	7,277,047	-4,351,953	-267,953	3,336,047	3,531,047
275	1,386,349	7,209,013	-4,419,987	-335,987	3,268,013	3,463,013
300	1,353,641	7,038,933	-4,590,067	-506,067	3,097,933	3,292,933

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,214,328	11,514,508	-114,492	3,969,508	7,573,508	7,768,508
95	2,054,633	10,684,091	-944,909	3,139,091	6,743,091	6,938,091
100	2,048,091	10,650,074	-978,926	3,105,074	6,709,074	6,904,074
125	2,015,385	10,480,000	-1,149,000	2,935,000	6,539,000	6,734,000
135	2,002,301	10,411,966	-1,217,034	2,866,966	6,470,966	6,665,966
150	1,982,677	10,309,920	-1,319,080	2,764,920	6,368,920	6,563,920
165	1,963,053	10,207,875	-1,421,125	2,662,875	6,266,875	6,461,875
175	1,949,970	10,139,846	-1,489,154	2,594,846	6,198,846	6,393,846
190	1,930,345	10,037,795	-1,591,205	2,492,795	6,096,795	6,291,795
200	1,917,263	9,969,767	-1,659,233	2,424,767	6,028,767	6,223,767
225	1,884,555	9,799,687	-1,829,313	2,254,687	5,858,687	6,053,687
235	1,871,473	9,731,659	-1,897,341	2,186,659	5,790,659	5,985,659
250	1,851,849	9,629,613	-1,999,387	2,084,613	5,688,613	5,883,613
265	1,832,223	9,527,562	-2,101,438	1,982,562	5,586,562	5,781,562
275	1,819,141	9,459,533	-2,169,467	1,914,533	5,518,533	5,713,533
300	1,786,433	9,289,454	-2,339,546	1,744,454	5,348,454	5,543,454

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,652,671	13,793,887	2,164,887	6,248,887	9,852,887	10,047,887
95	2,485,967	12,927,026	1,298,026	5,382,026	8,986,026	9,181,026
100	2,479,426	12,893,014	1,264,014	5,348,014	8,952,014	9,147,014
125	2,446,718	12,722,935	1,093,935	5,177,935	8,781,935	8,976,935
135	2,433,636	12,654,906	1,025,906	5,109,906	8,713,906	8,908,906
150	2,414,011	12,552,855	923,855	5,007,855	8,611,855	8,806,855
165	2,394,387	12,450,810	821,810	4,905,810	8,509,810	8,704,810
175	2,381,304	12,382,781	753,781	4,837,781	8,441,781	8,636,781
190	2,361,680	12,280,736	651,736	4,735,736	8,339,736	8,534,736
200	2,348,596	12,212,702	583,702	4,667,702	8,271,702	8,466,702
225	2,315,890	12,042,627	413,627	4,497,627	8,101,627	8,296,627
235	2,302,806	11,974,594	345,594	4,429,594	8,033,594	8,228,594
250	2,283,182	11,872,548	243,548	4,327,548	7,931,548	8,126,548
265	2,263,558	11,770,502	141,502	4,225,502	7,829,502	8,024,502
275	2,250,475	11,702,468	73,468	4,157,468	7,761,468	7,956,468
300	2,217,768	11,532,394	-96,606	3,987,394	7,591,394	7,786,394

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	999,094	3,496,829	-8,132,171	-4,048,171	-444,171	-249,171
95	750,872	2,628,052	-9,000,948	-4,916,948	-1,312,948	-1,117,948
100	738,649	2,585,270	-9,043,730	-4,959,730	-1,355,730	-1,160,730
125	677,531	2,371,358	-9,257,642	-5,173,642	-1,569,642	-1,374,642
135	653,084	2,285,795	-9,343,205	-5,259,205	-1,655,205	-1,460,205
150	616,414	2,157,451	-9,471,549	-5,387,549	-1,783,549	-1,588,549
165	579,743	2,029,102	-9,599,898	-5,515,898	-1,911,898	-1,716,898
175	555,297	1,943,539	-9,685,461	-5,601,461	-1,997,461	-1,802,461
190	518,626	1,815,191	-9,813,809	-5,729,809	-2,125,809	-1,930,809
200	494,179	1,729,628	-9,899,372	-5,815,372	-2,211,372	-2,016,372
225	433,062	1,515,716	-10,113,284	-6,029,284	-2,425,284	-2,230,284
235	408,615	1,430,153	-10,198,847	-6,114,847	-2,510,847	-2,315,847
250	371,944	1,301,805	-10,327,195	-6,243,195	-2,639,195	-2,444,195
265	335,274	1,173,460	-10,455,540	-6,371,540	-2,767,540	-2,572,540
275	310,828	1,087,897	-10,541,103	-6,457,103	-2,853,103	-2,658,103
300	249,710	873,985	-10,755,015	-6,671,015	-3,067,015	-2,872,015

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,395,671	8,384,849	-3,244,151	839,849	4,443,849	4,638,849
95	2,125,118	7,437,914	-4,191,086	-107,086	3,496,914	3,691,914
100	2,112,895	7,395,132	-4,233,868	-149,868	3,454,132	3,649,132
125	2,051,777	7,181,221	-4,447,779	-363,779	3,240,221	3,435,221
135	2,027,331	7,095,657	-4,533,343	-449,343	3,154,657	3,349,657
150	1,990,661	6,967,313	-4,661,687	-577,687	3,026,313	3,221,313
165	1,953,990	6,838,964	-4,790,036	-706,036	2,897,964	3,092,964
175	1,929,543	6,753,401	-4,875,599	-791,599	2,812,401	3,007,401
190	1,892,872	6,625,053	-5,003,947	-919,947	2,684,053	2,879,053
200	1,868,426	6,539,490	-5,089,510	-1,005,510	2,598,490	2,793,490
225	1,807,308	6,325,578	-5,303,422	-1,219,422	2,384,578	2,579,578
235	1,782,861	6,240,015	-5,388,985	-1,304,985	2,299,015	2,494,015
250	1,746,192	6,111,670	-5,517,330	-1,433,330	2,170,670	2,365,670
265	1,709,521	5,983,322	-5,645,678	-1,561,678	2,042,322	2,237,322
275	1,685,074	5,897,759	-5,731,241	-1,647,241	1,956,759	2,151,759
300	1,623,956	5,683,847	-5,945,153	-1,861,153	1,742,847	1,937,847

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,632,789	12,714,760	1,085,760	5,169,760	8,773,760	8,968,760
95	3,342,454	11,698,588	69,588	4,153,588	7,757,588	7,952,588
100	3,330,230	11,655,806	26,806	4,110,806	7,714,806	7,909,806
125	3,269,113	11,441,895	-187,105	3,896,895	7,500,895	7,695,895
135	3,244,666	11,356,331	-272,669	3,811,331	7,415,331	7,610,331
150	3,207,995	11,227,983	-401,017	3,682,983	7,286,983	7,481,983
165	3,171,325	11,099,638	-529,362	3,554,638	7,158,638	7,353,638
175	3,146,878	11,014,072	-614,928	3,469,072	7,073,072	7,268,072
190	3,110,208	10,885,727	-743,273	3,340,727	6,944,727	7,139,727
200	3,085,761	10,800,164	-828,836	3,255,164	6,859,164	7,054,164
225	3,024,644	10,586,252	-1,042,748	3,041,252	6,645,252	6,840,252
235	3,000,197	10,500,689	-1,128,311	2,955,689	6,559,689	6,754,689
250	2,963,526	10,372,341	-1,256,659	2,827,341	6,431,341	6,626,341
265	2,928,856	10,243,996	-1,385,004	2,698,996	6,302,996	6,497,996
275	2,902,408	10,158,429	-1,470,571	2,613,429	6,217,429	6,412,429
300	2,841,291	9,944,518	-1,684,482	2,399,518	6,003,518	6,198,518

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,455,818	15,595,362	3,966,362	8,050,362	11,654,362	11,849,362
95	4,152,323	14,533,130	2,904,130	6,988,130	10,592,130	10,787,130
100	4,140,100	14,490,349	2,861,349	6,945,349	10,549,349	10,744,349
125	4,078,982	14,276,437	2,647,437	6,731,437	10,335,437	10,530,437
135	4,054,535	14,190,874	2,561,874	6,645,874	10,249,874	10,444,874
150	4,017,865	14,062,526	2,433,526	6,517,526	10,121,526	10,316,526
165	3,981,195	13,934,181	2,305,181	6,389,181	9,993,181	10,188,181
175	3,956,747	13,848,614	2,219,614	6,303,614	9,907,614	10,102,614
190	3,920,077	13,720,270	2,091,270	6,175,270	9,779,270	9,974,270
200	3,895,629	13,634,703	2,005,703	6,089,703	9,693,703	9,888,703
225	3,834,513	13,420,795	1,791,795	5,875,795	9,479,795	9,674,795
235	3,810,065	13,335,228	1,706,228	5,790,228	9,394,228	9,589,228
250	3,773,395	13,206,884	1,577,884	5,661,884	9,265,884	9,460,884
265	3,736,724	13,078,535	1,449,535	5,533,535	9,137,535	9,332,535
275	3,712,278	12,992,972	1,363,972	5,447,972	9,051,972	9,246,972
300	3,651,160	12,779,061	1,150,061	5,234,061	8,838,061	9,033,061

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,276,155	18,466,543	6,837,543	10,921,543	14,525,543	14,720,543
95	4,959,542	17,358,397	5,729,397	9,813,397	13,417,397	13,612,397
100	4,947,319	17,315,616	5,686,616	9,770,616	13,374,616	13,569,616
125	4,886,201	17,101,704	5,472,704	9,556,704	13,160,704	13,355,704
135	4,861,755	17,016,141	5,387,141	9,471,141	13,075,141	13,270,141
150	4,825,084	16,887,793	5,258,793	9,342,793	12,946,793	13,141,793
165	4,788,414	16,759,448	5,130,448	9,214,448	12,818,448	13,013,448
175	4,763,966	16,673,881	5,044,881	9,128,881	12,732,881	12,927,881
190	4,727,296	16,545,537	4,916,537	9,000,537	12,604,537	12,799,537
200	4,702,850	16,459,974	4,830,974	8,914,974	12,518,974	12,713,974
225	4,641,732	16,246,062	4,617,062	8,701,062	12,305,062	12,500,062
235	4,617,285	16,160,499	4,531,499	8,615,499	12,219,499	12,414,499
250	4,580,614	16,032,151	4,403,151	8,487,151	12,091,151	12,286,151
265	4,543,945	15,903,806	4,274,806	8,358,806	11,962,806	12,157,806
275	4,519,497	15,818,239	4,189,239	8,273,239	11,877,239	12,072,239
300	4,458,379	15,604,328	3,975,328	8,059,328	11,663,328	11,858,328

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,529,928	5,529,928	-6,099,072	-2,015,072	1,588,928	1,783,928
95	4,760,691	4,760,691	-6,868,309	-2,784,309	819,691	1,014,691
100	4,724,859	4,724,859	-6,904,141	-2,820,141	783,859	978,859
125	4,545,698	4,545,698	-7,083,302	-2,999,302	604,698	799,698
135	4,474,033	4,474,033	-7,154,967	-3,070,967	533,033	728,033
150	4,366,537	4,366,537	-7,262,463	-3,178,463	425,537	620,537
165	4,259,041	4,259,041	-7,369,959	-3,285,959	318,041	513,041
175	4,187,376	4,187,376	-7,441,624	-3,357,624	246,376	441,376
190	4,079,879	4,079,879	-7,549,121	-3,465,121	138,879	333,879
200	4,008,215	4,008,215	-7,620,785	-3,536,785	67,215	262,215
225	3,829,054	3,829,054	-7,799,946	-3,715,946	-111,946	83,054
235	3,757,389	3,757,389	-7,871,611	-3,787,611	-183,611	11,389
250	3,649,893	3,649,893	-7,979,107	-3,895,107	-291,107	-96,107
265	3,542,396	3,542,396	-8,086,604	-4,002,604	-398,604	-203,604
275	3,470,732	3,470,732	-8,158,268	-4,074,268	-470,268	-275,268
300	3,291,571	3,291,571	-8,337,429	-4,253,429	-649,429	-454,429

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£235

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,827,097	9,827,097	-1,801,903	2,282,097	5,886,097	6,081,097
95	8,989,147	8,989,147	-2,639,853	1,444,147	5,048,147	5,243,147
100	8,953,315	8,953,315	-2,675,685	1,408,315	5,012,315	5,207,315
125	8,774,154	8,774,154	-2,854,846	1,229,154	4,833,154	5,028,154
135	8,702,489	8,702,489	-2,926,511	1,157,489	4,761,489	4,956,489
150	8,594,993	8,594,993	-3,034,007	1,049,993	4,653,993	4,848,993
165	8,487,497	8,487,497	-3,141,503	942,497	4,546,497	4,741,497
175	8,415,832	8,415,832	-3,213,168	870,832	4,474,832	4,669,832
190	8,308,335	8,308,335	-3,320,665	763,335	4,367,335	4,562,335
200	8,236,671	8,236,671	-3,392,329	691,671	4,295,671	4,490,671
225	8,057,510	8,057,510	-3,571,490	512,510	4,116,510	4,311,510
235	7,985,845	7,985,845	-3,643,155	440,845	4,044,845	4,239,845
250	7,878,349	7,878,349	-3,750,651	333,349	3,937,349	4,132,349
265	7,770,852	7,770,852	-3,858,148	225,852	3,829,852	4,024,852
275	7,699,188	7,699,188	-3,929,812	154,188	3,758,188	3,953,188
300	7,520,027	7,520,027	-4,108,973	-24,973	3,579,027	3,774,027

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,633,476	13,633,476	2,004,476	6,088,476	9,692,476	9,887,476
95	12,734,662	12,734,662	1,105,662	5,189,662	8,793,662	8,988,662
100	12,698,830	12,698,830	1,069,830	5,153,830	8,757,830	8,952,830
125	12,519,669	12,519,669	890,669	4,974,669	8,578,669	8,773,669
135	12,448,004	12,448,004	819,004	4,903,004	8,507,004	8,702,004
150	12,340,508	12,340,508	711,508	4,795,508	8,399,508	8,594,508
165	12,233,011	12,233,011	604,011	4,688,011	8,292,011	8,487,011
175	12,161,346	12,161,346	532,346	4,616,346	8,220,346	8,415,346
190	12,053,850	12,053,850	424,850	4,508,850	8,112,850	8,307,850
200	11,982,185	11,982,185	353,185	4,437,185	8,041,185	8,236,185
225	11,803,024	11,803,024	174,024	4,258,024	7,862,024	8,057,024
235	11,731,360	11,731,360	102,360	4,186,360	7,790,360	7,985,360
250	11,623,863	11,623,863	-5,137	4,078,863	7,682,863	7,877,863
265	11,516,366	11,516,366	-112,634	3,971,366	7,575,366	7,770,366
275	11,444,702	11,444,702	-184,298	3,899,702	7,503,702	7,698,702
300	11,265,541	11,265,541	-363,459	3,720,541	7,324,541	7,519,541

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,165,835	16,165,835	4,536,835	8,620,835	12,224,835	12,419,835
95	15,226,528	15,226,528	3,597,528	7,681,528	11,285,528	11,480,528
100	15,190,695	15,190,695	3,561,695	7,645,695	11,249,695	11,444,695
125	15,011,534	15,011,534	3,382,534	7,466,534	11,070,534	11,265,534
135	14,939,870	14,939,870	3,310,870	7,394,870	10,998,870	11,193,870
150	14,832,373	14,832,373	3,203,373	7,287,373	10,891,373	11,086,373
165	14,724,877	14,724,877	3,095,877	7,179,877	10,783,877	10,978,877
175	14,653,212	14,653,212	3,024,212	7,108,212	10,712,212	10,907,212
190	14,545,716	14,545,716	2,916,716	7,000,716	10,604,716	10,799,716
200	14,474,050	14,474,050	2,845,050	6,929,050	10,533,050	10,728,050
225	14,294,889	14,294,889	2,665,889	6,749,889	10,353,889	10,548,889
235	14,223,225	14,223,225	2,594,225	6,678,225	10,282,225	10,477,225
250	14,115,728	14,115,728	2,486,728	6,570,728	10,174,728	10,369,728
265	14,008,232	14,008,232	2,379,232	6,463,232	10,067,232	10,262,232
275	13,936,567	13,936,567	2,307,567	6,391,567	9,995,567	10,190,567
300	13,757,406	13,757,406	2,128,406	6,212,406	9,816,406	10,011,406

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,673,677	18,673,677	7,044,677	11,128,677	14,732,677	14,927,677
95	17,704,501	17,704,501	6,075,501	10,159,501	13,763,501	13,958,501
100	17,669,207	17,669,207	6,040,207	10,124,207	13,728,207	13,923,207
125	17,492,739	17,492,739	5,863,739	9,947,739	13,551,739	13,746,739
135	17,422,151	17,422,151	5,793,151	9,877,151	13,481,151	13,676,151
150	17,316,161	17,316,161	5,687,161	9,771,161	13,375,161	13,570,161
165	17,208,664	17,208,664	5,579,664	9,663,664	13,267,664	13,462,664
175	17,137,000	17,137,000	5,508,000	9,592,000	13,196,000	13,391,000
190	17,029,503	17,029,503	5,400,503	9,484,503	13,088,503	13,283,503
200	16,957,839	16,957,839	5,328,839	9,412,839	13,016,839	13,211,839
225	16,778,678	16,778,678	5,149,678	9,233,678	12,837,678	13,032,678
235	16,707,013	16,707,013	5,078,013	9,162,013	12,766,013	12,961,013
250	16,599,516	16,599,516	4,970,516	9,054,516	12,658,516	12,853,516
265	16,492,021	16,492,021	4,863,021	8,947,021	12,551,021	12,746,021
275	16,420,355	16,420,355	4,791,355	8,875,355	12,479,355	12,674,355
300	16,241,194	16,241,194	4,612,194	8,696,194	12,300,194	12,495,194

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,884,737	-10,884,737	-22,513,737	-18,429,737	-14,825,737	-14,630,737
95	-11,939,614	-11,939,614	-23,568,614	-19,484,614	-15,880,614	-15,685,614
100	-12,004,294	-12,004,294	-23,633,294	-19,549,294	-15,945,294	-15,750,294
125	-12,327,696	-12,327,696	-23,956,696	-19,872,696	-16,268,696	-16,073,696
135	-12,457,057	-12,457,057	-24,086,057	-20,002,057	-16,398,057	-16,203,057
150	-12,651,099	-12,651,099	-24,280,099	-20,196,099	-16,592,099	-16,397,099
165	-12,845,139	-12,845,139	-24,474,139	-20,390,139	-16,786,139	-16,591,139
175	-12,974,500	-12,974,500	-24,603,500	-20,519,500	-16,915,500	-16,720,500
190	-13,168,541	-13,168,541	-24,797,541	-20,713,541	-17,109,541	-16,914,541
200	-13,297,902	-13,297,902	-24,926,902	-20,842,902	-17,238,902	-17,043,902
225	-13,621,303	-13,621,303	-25,250,303	-21,166,303	-17,562,303	-17,367,303
235	-13,750,664	-13,750,664	-25,379,664	-21,295,664	-17,691,664	-17,496,664
250	-13,944,705	-13,944,705	-25,573,705	-21,489,705	-17,885,705	-17,690,705
265	-14,138,746	-14,138,746	-25,767,746	-21,683,746	-18,079,746	-17,884,746
275	-14,268,106	-14,268,106	-25,897,106	-21,813,106	-18,209,106	-18,014,106
300	-14,591,509	-14,591,509	-26,220,509	-22,136,509	-18,532,509	-18,337,509

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,056,770	-4,056,770	-15,685,770	-11,601,770	-7,997,770	-7,802,770
95	-5,220,829	-5,220,829	-16,849,829	-12,765,829	-9,161,829	-8,966,829
100	-5,285,509	-5,285,509	-16,914,509	-12,830,509	-9,226,509	-9,031,509
125	-5,608,911	-5,608,911	-17,237,911	-13,153,911	-9,549,911	-9,354,911
135	-5,738,272	-5,738,272	-17,367,272	-13,283,272	-9,679,272	-9,484,272
150	-5,932,312	-5,932,312	-17,561,312	-13,477,312	-9,873,312	-9,678,312
165	-6,126,354	-6,126,354	-17,755,354	-13,671,354	-10,067,354	-9,872,354
175	-6,255,714	-6,255,714	-17,884,714	-13,800,714	-10,196,714	-10,001,714
190	-6,449,755	-6,449,755	-18,078,755	-13,994,755	-10,390,755	-10,195,755
200	-6,579,116	-6,579,116	-18,208,116	-14,124,116	-10,520,116	-10,325,116
225	-6,902,518	-6,902,518	-18,531,518	-14,447,518	-10,843,518	-10,648,518
235	-7,031,878	-7,031,878	-18,660,878	-14,576,878	-10,972,878	-10,777,878
250	-7,225,920	-7,225,920	-18,854,920	-14,770,920	-11,166,920	-10,971,920
265	-7,419,960	-7,419,960	-19,048,960	-14,964,960	-11,360,960	-11,165,960
275	-7,549,321	-7,549,321	-19,178,321	-15,094,321	-11,490,321	-11,295,321
300	-7,872,723	-7,872,723	-19,501,723	-15,417,723	-11,813,723	-11,618,723

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,922,182	1,922,182	-9,706,818	-5,622,818	-2,018,818	-1,823,818
95	699,181	699,181	-10,929,819	-6,845,819	-3,241,819	-3,046,819
100	636,430	636,430	-10,992,570	-6,908,570	-3,304,570	-3,109,570
125	322,676	322,676	-11,306,324	-7,222,324	-3,618,324	-3,423,324
135	197,175	197,175	-11,431,825	-7,347,825	-3,743,825	-3,548,825
150	8,922	8,922	-11,620,078	-7,536,078	-3,932,078	-3,737,078
165	-182,066	-182,066	-11,811,066	-7,727,066	-4,123,066	-3,928,066
175	-309,483	-309,483	-11,938,483	-7,854,483	-4,250,483	-4,055,483
190	-500,608	-500,608	-12,129,608	-8,045,608	-4,441,608	-4,246,608
200	-628,024	-628,024	-12,257,024	-8,173,024	-4,569,024	-4,374,024
225	-950,792	-950,792	-12,579,792	-8,495,792	-4,891,792	-4,696,792
235	-1,080,153	-1,080,153	-12,709,153	-8,625,153	-5,021,153	-4,826,153
250	-1,274,194	-1,274,194	-12,903,194	-8,819,194	-5,215,194	-5,020,194
265	-1,468,235	-1,468,235	-13,097,235	-9,013,235	-5,409,235	-5,214,235
275	-1,597,595	-1,597,595	-13,226,595	-9,142,595	-5,538,595	-5,343,595
300	-1,920,997	-1,920,997	-13,549,997	-9,465,997	-5,861,997	-5,666,997

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,825,390	5,825,390	-5,803,610	-1,719,610	1,884,390	2,079,390
95	4,539,976	4,539,976	-7,089,024	-3,005,024	598,976	793,976
100	4,477,225	4,477,225	-7,151,775	-3,067,775	536,225	731,225
125	4,163,471	4,163,471	-7,465,529	-3,381,529	222,471	417,471
135	4,037,969	4,037,969	-7,591,031	-3,507,031	96,969	291,969
150	3,849,717	3,849,717	-7,779,283	-3,695,283	-91,283	103,717
165	3,661,465	3,661,465	-7,967,535	-3,883,535	-279,535	-84,535
175	3,535,963	3,535,963	-8,093,037	-4,009,037	-405,037	-210,037
190	3,347,710	3,347,710	-8,281,290	-4,197,290	-593,290	-398,290
200	3,222,209	3,222,209	-8,406,791	-4,322,791	-718,791	-523,791
225	2,908,455	2,908,455	-8,720,545	-4,636,545	-1,032,545	-837,545
235	2,782,953	2,782,953	-8,846,047	-4,762,047	-1,158,047	-963,047
250	2,594,701	2,594,701	-9,034,299	-4,950,299	-1,346,299	-1,151,299
265	2,406,448	2,406,448	-9,222,552	-5,138,552	-1,534,552	-1,339,552
275	2,280,947	2,280,947	-9,348,053	-5,264,053	-1,660,053	-1,465,053
300	1,967,193	1,967,193	-9,661,807	-5,577,807	-1,973,807	-1,778,807

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£135	£150

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,715,775	9,715,775	-1,913,225	2,170,775	5,774,775	5,969,775
95	8,368,152	8,368,152	-3,260,848	823,152	4,427,152	4,622,152
100	8,305,402	8,305,402	-3,323,598	760,402	4,364,402	4,559,402
125	7,991,647	7,991,647	-3,637,353	446,647	4,050,647	4,245,647
135	7,866,146	7,866,146	-3,762,854	321,146	3,925,146	4,120,146
150	7,677,893	7,677,893	-3,951,107	132,893	3,736,893	3,931,893
165	7,489,642	7,489,642	-4,139,358	-55,358	3,548,642	3,743,642
175	7,364,139	7,364,139	-4,264,861	-180,861	3,423,139	3,618,139
190	7,175,887	7,175,887	-4,453,113	-369,113	3,234,887	3,429,887
200	7,050,385	7,050,385	-4,578,615	-494,615	3,109,385	3,304,385
225	6,736,631	6,736,631	-4,892,369	-808,369	2,795,631	2,990,631
235	6,611,130	6,611,130	-5,017,870	-933,870	2,670,130	2,865,130
250	6,422,877	6,422,877	-5,206,123	-1,122,123	2,481,877	2,676,877
265	6,234,625	6,234,625	-5,394,375	-1,310,375	2,293,625	2,488,625
275	6,109,123	6,109,123	-5,519,877	-1,435,877	2,168,123	2,363,123
300	5,795,369	5,795,369	-5,833,631	-1,749,631	1,854,369	2,049,369

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shared Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,910,059	-18,910,059	-30,539,059	-26,455,059	-22,851,059	-22,656,059
95	-20,931,891	-20,931,891	-32,560,891	-28,476,891	-24,872,891	-24,677,891
100	-21,054,216	-21,054,216	-32,683,216	-28,599,216	-24,995,216	-24,800,216
125	-21,665,850	-21,665,850	-33,294,850	-29,210,850	-25,606,850	-25,411,850
135	-21,910,504	-21,910,504	-33,539,504	-29,455,504	-25,851,504	-25,656,504
150	-22,277,483	-22,277,483	-33,906,483	-29,822,483	-26,218,483	-26,023,483
165	-22,644,463	-22,644,463	-34,273,463	-30,189,463	-26,585,463	-26,390,463
175	-22,889,117	-22,889,117	-34,518,117	-30,434,117	-26,830,117	-26,635,117
190	-23,256,096	-23,256,096	-34,885,096	-30,801,096	-27,197,096	-27,002,096
200	-23,500,750	-23,500,750	-35,129,750	-31,045,750	-27,441,750	-27,246,750
225	-24,112,383	-24,112,383	-35,741,383	-31,657,383	-28,053,383	-27,858,383
235	-24,357,036	-24,357,036	-35,986,036	-31,902,036	-28,298,036	-28,103,036
250	-24,724,016	-24,724,016	-36,353,016	-32,269,016	-28,665,016	-28,470,016
265	-25,090,996	-25,090,996	-36,719,996	-32,635,996	-29,031,996	-28,836,996
275	-25,335,649	-25,335,649	-36,964,649	-32,880,649	-29,276,649	-29,081,649
300	-25,947,283	-25,947,283	-37,576,283	-33,492,283	-29,888,283	-29,693,283

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,276,328	-6,276,328	-17,905,328	-13,821,328	-10,217,328	-10,022,328
95	-8,465,245	-8,465,245	-20,094,245	-16,010,245	-12,406,245	-12,211,245
100	-8,585,733	-8,585,733	-20,214,733	-16,130,733	-12,526,733	-12,331,733
125	-9,188,174	-9,188,174	-20,817,174	-16,733,174	-13,129,174	-12,934,174
135	-9,429,151	-9,429,151	-21,058,151	-16,974,151	-13,370,151	-13,175,151
150	-9,790,615	-9,790,615	-21,419,615	-17,335,615	-13,731,615	-13,536,615
165	-10,152,080	-10,152,080	-21,781,080	-17,697,080	-14,093,080	-13,898,080
175	-10,393,056	-10,393,056	-22,022,056	-17,938,056	-14,334,056	-14,139,056
190	-10,754,521	-10,754,521	-22,383,521	-18,299,521	-14,695,521	-14,500,521
200	-10,995,884	-10,995,884	-22,624,884	-18,540,884	-14,936,884	-14,741,884
225	-11,607,518	-11,607,518	-23,236,518	-19,152,518	-15,548,518	-15,353,518
235	-11,852,171	-11,852,171	-23,481,171	-19,397,171	-15,793,171	-15,598,171
250	-12,219,151	-12,219,151	-23,848,151	-19,764,151	-16,160,151	-15,965,151
265	-12,586,131	-12,586,131	-24,215,131	-20,131,131	-16,527,131	-16,332,131
275	-12,830,784	-12,830,784	-24,459,784	-20,375,784	-16,771,784	-16,576,784
300	-13,442,418	-13,442,418	-25,071,418	-20,987,418	-17,383,418	-17,188,418

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,637,348	4,637,348	-6,991,652	-2,907,652	696,348	891,348
95	2,342,213	2,342,213	-9,286,787	-5,202,787	-1,598,787	-1,403,787
100	2,225,320	2,225,320	-9,403,680	-5,319,680	-1,715,680	-1,520,680
125	1,640,850	1,640,850	-9,988,150	-5,904,150	-2,300,150	-2,105,150
135	1,407,063	1,407,063	-10,221,937	-6,137,937	-2,533,937	-2,338,937
150	1,056,381	1,056,381	-10,572,619	-6,488,619	-2,884,619	-2,689,619
165	705,700	705,700	-10,923,300	-6,839,300	-3,235,300	-3,040,300
175	471,913	471,913	-11,157,087	-7,073,087	-3,469,087	-3,274,087
190	121,231	121,231	-11,507,769	-7,423,769	-3,819,769	-3,624,769
200	-114,274	-114,274	-11,743,274	-7,659,274	-4,055,274	-3,860,274
225	-707,661	-707,661	-12,336,661	-8,252,661	-4,648,661	-4,453,661
235	-945,016	-945,016	-12,574,016	-8,490,016	-4,886,016	-4,691,016
250	-1,306,156	-1,306,156	-12,935,156	-8,851,156	-5,247,156	-5,052,156
265	-1,667,621	-1,667,621	-13,296,621	-9,212,621	-5,608,621	-5,413,621
275	-1,908,597	-1,908,597	-13,537,597	-9,453,597	-5,849,597	-5,654,597
300	-2,511,038	-2,511,038	-14,140,038	-10,056,038	-6,452,038	-6,257,038

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,767,462	11,767,462	138,462	4,222,462	7,826,462	8,021,462
95	9,372,559	9,372,559	-2,256,441	1,827,559	5,431,559	5,626,559
100	9,255,666	9,255,666	-2,373,334	1,710,666	5,314,666	5,509,666
125	8,671,197	8,671,197	-2,957,803	1,126,197	4,730,197	4,925,197
135	8,437,409	8,437,409	-3,191,591	892,409	4,496,409	4,691,409
150	8,086,727	8,086,727	-3,542,273	541,727	4,145,727	4,340,727
165	7,736,045	7,736,045	-3,892,955	191,045	3,795,045	3,990,045
175	7,502,258	7,502,258	-4,126,742	-42,742	3,561,258	3,756,258
190	7,151,577	7,151,577	-4,477,423	-393,423	3,210,577	3,405,577
200	6,917,790	6,917,790	-4,711,210	-627,210	2,976,790	3,171,790
225	6,333,320	6,333,320	-5,295,680	-1,211,680	2,392,320	2,587,320
235	6,099,533	6,099,533	-5,529,467	-1,445,467	2,158,533	2,353,533
250	5,748,851	5,748,851	-5,880,149	-1,796,149	1,807,851	2,002,851
265	5,398,170	5,398,170	-6,230,830	-2,146,830	1,457,170	1,652,170
275	5,164,382	5,164,382	-6,464,618	-2,380,618	1,223,382	1,418,382
300	4,579,913	4,579,913	-7,049,087	-2,965,087	638,913	833,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£165	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,763,518	18,763,518	7,134,518	11,218,518	14,822,518	15,017,518
95	16,302,729	16,302,729	4,673,729	8,757,729	12,361,729	12,556,729
100	16,187,592	16,187,592	4,558,592	8,642,592	12,246,592	12,441,592
125	15,611,907	15,611,907	3,982,907	8,066,907	11,670,907	11,865,907
135	15,381,633	15,381,633	3,752,633	7,836,633	11,440,633	11,635,633
150	15,036,222	15,036,222	3,407,222	7,491,222	11,095,222	11,290,222
165	14,690,810	14,690,810	3,061,810	7,145,810	10,749,810	10,944,810
175	14,460,536	14,460,536	2,831,536	6,915,536	10,519,536	10,714,536
190	14,115,125	14,115,125	2,486,125	6,570,125	10,174,125	10,369,125
200	13,884,851	13,884,851	2,255,851	6,339,851	9,943,851	10,138,851
225	13,309,166	13,309,166	1,680,166	5,764,166	9,368,166	9,563,166
235	13,078,892	13,078,892	1,449,892	5,533,892	9,137,892	9,332,892
250	12,733,481	12,733,481	1,104,481	5,188,481	8,792,481	8,987,481
265	12,388,070	12,388,070	759,070	4,843,070	8,447,070	8,642,070
275	12,157,796	12,157,796	528,796	4,612,796	8,216,796	8,411,796
300	11,582,110	11,582,110	-46,890	4,037,110	7,641,110	7,836,110

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

Site type 2	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	698,283	3,631,074	-7,997,926	-3,913,926	-309,926	-114,926
95	554,545	2,883,634	-8,745,366	-4,661,366	-1,057,366	-862,366
100	547,567	2,847,351	-8,781,649	-4,697,649	-1,093,649	-898,649
125	512,679	2,665,932	-8,963,068	-4,879,068	-1,275,068	-1,080,068
135	498,724	2,593,365	-9,035,635	-4,951,635	-1,347,635	-1,152,635
150	477,792	2,484,519	-9,144,481	-5,060,481	-1,456,481	-1,261,481
165	456,859	2,375,668	-9,253,332	-5,169,332	-1,565,332	-1,370,332
175	442,904	2,303,101	-9,325,899	-5,241,899	-1,637,899	-1,442,899
190	421,971	2,194,249	-9,434,751	-5,350,751	-1,746,751	-1,551,751
200	408,017	2,121,687	-9,507,313	-5,423,313	-1,819,313	-1,624,313
225	373,129	1,940,269	-9,688,731	-5,604,731	-2,000,731	-1,805,731
235	359,173	1,867,701	-9,761,299	-5,677,299	-2,073,299	-1,878,299
250	338,240	1,758,850	-9,870,150	-5,786,150	-2,182,150	-1,987,150
265	317,309	1,650,005	-9,978,995	-5,894,995	-2,290,995	-2,095,995
275	303,353	1,577,437	-10,051,563	-5,967,563	-2,363,563	-2,168,563
300	268,465	1,396,019	-10,232,981	-6,148,981	-2,544,981	-2,349,981

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,493,417	7,765,769	-3,863,231	220,769	3,824,769	4,019,769
95	1,336,964	6,952,211	-4,676,789	-592,789	3,011,211	3,206,211
100	1,329,986	6,915,928	-4,713,072	-629,072	2,974,928	3,169,928
125	1,295,099	6,734,514	-4,894,486	-810,486	2,793,514	2,988,514
135	1,281,144	6,661,947	-4,967,053	-883,053	2,720,947	2,915,947
150	1,260,211	6,553,096	-5,075,904	-991,904	2,612,096	2,807,096
165	1,239,279	6,444,250	-5,184,750	-1,100,750	2,503,250	2,698,250
175	1,225,324	6,371,683	-5,257,317	-1,173,317	2,430,683	2,625,683
190	1,204,391	6,262,832	-5,366,168	-1,282,168	2,321,832	2,516,832
200	1,190,435	6,190,264	-5,438,736	-1,354,736	2,249,264	2,444,264
225	1,155,548	6,008,851	-5,620,149	-1,536,149	2,067,851	2,262,851
235	1,141,593	5,936,284	-5,692,716	-1,608,716	1,995,284	2,190,284
250	1,120,660	5,827,433	-5,801,567	-1,717,567	1,886,433	2,081,433
265	1,099,727	5,718,581	-5,910,419	-1,826,419	1,777,581	1,972,581
275	1,085,773	5,646,019	-5,982,981	-1,898,981	1,705,019	1,900,019
300	1,050,885	5,464,601	-6,164,399	-2,080,399	1,523,601	1,718,601

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,197,138	11,425,116	-203,884	3,880,116	7,484,116	7,679,116
95	2,029,432	10,553,045	-1,075,955	3,008,045	6,612,045	6,807,045
100	2,022,454	10,516,762	-1,112,238	2,971,762	6,575,762	6,770,762
125	1,987,566	10,335,343	-1,293,657	2,790,343	6,394,343	6,589,343
135	1,973,612	10,262,781	-1,366,219	2,717,781	6,321,781	6,516,781
150	1,952,679	10,153,930	-1,475,070	2,608,930	6,212,930	6,407,930
165	1,931,746	10,045,079	-1,583,921	2,500,079	6,104,079	6,299,079
175	1,917,791	9,972,511	-1,656,489	2,427,511	6,031,511	6,226,511
190	1,896,859	9,863,666	-1,765,334	2,318,666	5,922,666	6,117,666
200	1,882,904	9,791,098	-1,837,902	2,246,098	5,850,098	6,045,098
225	1,848,015	9,609,680	-2,019,320	2,064,680	5,668,680	5,863,680
235	1,834,060	9,537,112	-2,091,888	1,992,112	5,596,112	5,791,112
250	1,813,128	9,428,267	-2,200,733	1,883,267	5,487,267	5,682,267
265	1,792,195	9,319,415	-2,309,585	1,774,415	5,378,415	5,573,415
275	1,778,240	9,246,848	-2,382,152	1,701,848	5,305,848	5,500,848
300	1,743,353	9,065,435	-2,563,565	1,520,435	5,124,435	5,319,435

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,665,529	13,860,751	2,231,751	6,315,751	9,919,751	10,114,751
95	2,490,334	12,949,737	1,320,737	5,404,737	9,008,737	9,203,737
100	2,483,356	12,913,453	1,284,453	5,368,453	8,972,453	9,167,453
125	2,448,468	12,732,035	1,103,035	5,187,035	8,791,035	8,986,035
135	2,434,514	12,659,473	1,030,473	5,114,473	8,718,473	8,913,473
150	2,413,581	12,550,621	921,621	5,005,621	8,609,621	8,804,621
165	2,392,648	12,441,770	812,770	4,896,770	8,500,770	8,695,770
175	2,378,693	12,369,203	740,203	4,824,203	8,428,203	8,623,203
190	2,357,761	12,260,357	631,357	4,715,357	8,319,357	8,514,357
200	2,343,806	12,187,790	558,790	4,642,790	8,246,790	8,441,790
225	2,308,918	12,006,371	377,371	4,461,371	8,065,371	8,260,371
235	2,294,962	11,933,804	304,804	4,388,804	7,992,804	8,187,804
250	2,274,030	11,824,958	195,958	4,279,958	7,883,958	8,078,958
265	2,253,097	11,716,107	87,107	4,171,107	7,775,107	7,970,107
275	2,239,142	11,643,540	14,540	4,098,540	7,702,540	7,897,540
300	2,204,255	11,462,126	-166,874	3,917,126	7,521,126	7,716,126

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,132,735	16,290,223	4,661,223	8,745,223	12,349,223	12,544,223
95	2,950,069	15,340,361	3,711,361	7,795,361	11,399,361	11,594,361
100	2,943,092	15,304,077	3,675,077	7,759,077	11,363,077	11,558,077
125	2,908,204	15,122,659	3,493,659	7,577,659	11,181,659	11,376,659
135	2,894,249	15,050,097	3,421,097	7,505,097	11,109,097	11,304,097
150	2,873,316	14,941,246	3,312,246	7,396,246	11,000,246	11,195,246
165	2,852,384	14,832,395	3,203,395	7,287,395	10,891,395	11,086,395
175	2,838,428	14,759,827	3,130,827	7,214,827	10,818,827	11,013,827
190	2,817,496	14,650,981	3,021,981	7,105,981	10,709,981	10,904,981
200	2,803,541	14,578,414	2,949,414	7,033,414	10,637,414	10,832,414
225	2,768,653	14,396,995	2,767,995	6,851,995	10,455,995	10,650,995
235	2,754,698	14,324,428	2,695,428	6,779,428	10,383,428	10,578,428
250	2,733,766	14,215,582	2,586,582	6,670,582	10,274,582	10,469,582
265	2,712,833	14,106,731	2,477,731	6,561,731	10,165,731	10,360,731
275	2,698,878	14,034,164	2,405,164	6,489,164	10,093,164	10,288,164
300	2,663,990	13,852,751	2,223,751	6,307,751	9,911,751	10,106,751

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,561,624	5,465,683	-6,163,317	-2,079,317	1,524,683	1,719,683
95	1,288,923	4,511,232	-7,117,768	-3,033,768	570,232	765,232
100	1,275,886	4,465,600	-7,163,400	-3,079,400	524,600	719,600
125	1,210,693	4,237,427	-7,391,573	-3,307,573	296,427	491,427
135	1,184,617	4,146,160	-7,482,840	-3,398,840	205,160	400,160
150	1,145,502	4,009,257	-7,619,743	-3,535,743	68,257	263,257
165	1,106,387	3,872,355	-7,756,645	-3,672,645	-68,645	126,355
175	1,080,310	3,781,084	-7,847,916	-3,763,916	-159,916	35,084
190	1,041,195	3,644,182	-7,984,818	-3,900,818	-296,818	-101,818
200	1,015,118	3,552,914	-8,076,086	-3,992,086	-388,086	-193,086
225	949,926	3,324,741	-8,304,259	-4,220,259	-616,259	-421,259
235	923,850	3,233,474	-8,395,526	-4,311,526	-707,526	-512,526
250	884,735	3,096,572	-8,532,428	-4,448,428	-844,428	-649,428
265	845,619	2,959,666	-8,669,334	-4,585,334	-981,334	-786,334
275	819,542	2,868,398	-8,760,602	-4,676,602	-1,072,602	-877,602
300	754,351	2,640,229	-8,988,771	-4,904,771	-1,300,771	-1,105,771

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£175

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,049,661	10,673,812	-955,188	3,128,812	6,732,812	6,927,812
95	2,753,166	9,636,083	-1,992,917	2,091,083	5,695,083	5,890,083
100	2,740,128	9,590,447	-2,038,553	2,045,447	5,649,447	5,844,447
125	2,674,936	9,362,278	-2,266,722	1,817,278	5,421,278	5,616,278
135	2,648,860	9,271,010	-2,357,990	1,726,010	5,330,010	5,525,010
150	2,609,744	9,134,104	-2,494,896	1,589,104	5,193,104	5,388,104
165	2,570,629	8,997,202	-2,631,798	1,452,202	5,056,202	5,251,202
175	2,544,553	8,905,935	-2,723,065	1,360,935	4,964,935	5,159,935
190	2,505,438	8,769,032	-2,859,968	1,224,032	4,828,032	5,023,032
200	2,479,360	8,677,762	-2,951,238	1,132,762	4,736,762	4,931,762
225	2,414,169	8,449,592	-3,179,408	904,592	4,508,592	4,703,592
235	2,388,093	8,358,325	-3,270,675	813,325	4,417,325	4,612,325
250	2,348,977	8,221,419	-3,407,581	676,419	4,280,419	4,475,419
265	2,309,862	8,084,516	-3,544,484	539,516	4,143,516	4,338,516
275	2,263,785	7,993,249	-3,635,751	448,249	4,052,249	4,247,249
300	2,218,593	7,765,076	-3,863,924	220,076	3,824,076	4,019,076

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,366,508	15,282,778	3,653,778	7,737,778	11,341,778	11,536,778
95	4,048,958	14,171,352	2,542,352	6,626,352	10,230,352	10,425,352
100	4,035,919	14,125,717	2,496,717	6,580,717	10,184,717	10,379,717
125	3,970,727	13,897,544	2,268,544	6,352,544	9,956,544	10,151,544
135	3,944,651	13,806,277	2,177,277	6,261,277	9,865,277	10,060,277
150	3,905,536	13,669,374	2,040,374	6,124,374	9,728,374	9,923,374
165	3,866,421	13,532,472	1,903,472	5,987,472	9,591,472	9,786,472
175	3,840,343	13,441,201	1,812,201	5,896,201	9,500,201	9,695,201
190	3,801,228	13,304,299	1,675,299	5,759,299	9,363,299	9,558,299
200	3,775,152	13,213,031	1,584,031	5,668,031	9,272,031	9,467,031
225	3,709,960	12,984,858	1,355,858	5,439,858	9,043,858	9,238,858
235	3,683,883	12,893,591	1,264,591	5,348,591	8,952,591	9,147,591
250	3,644,768	12,756,689	1,127,689	5,211,689	8,815,689	9,010,689
265	3,605,653	12,619,786	990,786	5,074,786	8,678,786	8,873,786
275	3,579,576	12,528,515	899,515	4,983,515	8,587,515	8,782,515
300	3,514,385	12,300,346	671,346	4,755,346	8,359,346	8,554,346

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,243,034	18,350,618	6,721,618	10,805,618	14,409,618	14,604,618
95	4,911,468	17,190,139	5,561,139	9,645,139	13,249,139	13,444,139
100	4,898,430	17,144,504	5,515,504	9,599,504	13,203,504	13,398,504
125	4,833,237	16,916,331	5,287,331	9,371,331	12,975,331	13,170,331
135	4,807,161	16,825,063	5,196,063	9,280,063	12,884,063	13,079,063
150	4,768,046	16,688,161	5,059,161	9,143,161	12,747,161	12,942,161
165	4,728,931	16,551,258	4,922,258	9,006,258	12,610,258	12,805,258
175	4,702,854	16,459,988	4,830,988	8,914,988	12,518,988	12,713,988
190	4,663,739	16,323,085	4,694,085	8,778,085	12,382,085	12,577,085
200	4,637,662	16,231,818	4,602,818	8,686,818	12,290,818	12,485,818
225	4,572,470	16,003,645	4,374,645	8,458,645	12,062,645	12,257,645
235	4,546,394	15,912,378	4,283,378	8,367,378	11,971,378	12,166,378
250	4,507,279	15,775,475	4,146,475	8,230,475	11,834,475	12,029,475
265	4,468,164	15,638,573	4,009,573	8,093,573	11,697,573	11,892,573
275	4,442,086	15,547,302	3,918,302	8,002,302	11,606,302	11,801,302
300	4,376,895	15,319,132	3,690,132	7,774,132	11,378,132	11,573,132

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,116,727	21,408,545	9,779,545	13,863,545	17,467,545	17,662,545
95	5,771,858	20,201,504	8,572,504	12,656,504	16,260,504	16,455,504
100	5,758,820	20,155,872	8,526,872	12,610,872	16,214,872	16,409,872
125	5,693,628	19,927,699	8,298,699	12,382,699	15,986,699	16,181,699
135	5,667,552	19,836,431	8,207,431	12,291,431	15,895,431	16,090,431
150	5,628,437	19,699,529	8,070,529	12,154,529	15,758,529	15,953,529
165	5,589,321	19,562,623	7,933,623	12,017,623	15,621,623	15,816,623
175	5,563,244	19,471,356	7,842,356	11,926,356	15,530,356	15,725,356
190	5,524,129	19,334,453	7,705,453	11,789,453	15,393,453	15,588,453
200	5,498,053	19,243,186	7,614,186	11,698,186	15,302,186	15,497,186
225	5,432,861	19,015,013	7,386,013	11,470,013	15,074,013	15,269,013
235	5,406,784	18,923,746	7,294,746	11,378,746	14,982,746	15,177,746
250	5,367,668	18,786,840	7,157,840	11,241,840	14,845,840	15,040,840
265	5,328,553	18,649,937	7,020,937	11,104,937	14,708,937	14,903,937
275	5,302,477	18,558,670	6,929,670	11,013,670	14,617,670	14,812,670
300	5,237,285	18,330,497	6,701,497	10,785,497	14,389,497	14,584,497

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,215,627	7,215,627	-4,413,373	-329,373	3,274,627	3,469,627
95	6,374,048	6,374,048	-5,254,952	-1,170,952	2,433,048	2,628,048
100	6,335,827	6,335,827	-5,293,173	-1,209,173	2,394,827	2,589,827
125	6,144,722	6,144,722	-5,484,278	-1,400,278	2,203,722	2,398,722
135	6,068,280	6,068,280	-5,560,720	-1,476,720	2,127,280	2,322,280
150	5,953,617	5,953,617	-5,675,383	-1,591,383	2,012,617	2,207,617
165	5,838,953	5,838,953	-5,790,047	-1,706,047	1,897,953	2,092,953
175	5,762,511	5,762,511	-5,866,489	-1,782,489	1,821,511	2,016,511
190	5,647,848	5,647,848	-5,981,152	-1,897,152	1,706,848	1,901,848
200	5,571,407	5,571,407	-6,057,593	-1,973,593	1,630,407	1,825,407
225	5,380,301	5,380,301	-6,248,699	-2,164,699	1,439,301	1,634,301
235	5,303,859	5,303,859	-6,325,141	-2,241,141	1,362,859	1,557,859
250	5,189,196	5,189,196	-6,439,804	-2,355,804	1,248,196	1,443,196
265	5,074,532	5,074,532	-6,554,468	-2,470,468	1,133,532	1,328,532
275	4,998,090	4,998,090	-6,630,910	-2,546,910	1,057,090	1,252,090
300	4,806,985	4,806,985	-6,822,015	-2,738,015	865,985	1,060,985

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,794,255	11,794,255	165,255	4,249,255	7,853,255	8,048,255
95	10,879,463	10,879,463	-749,537	3,334,463	6,938,463	7,133,463
100	10,841,242	10,841,242	-787,758	3,296,242	6,900,242	7,095,242
125	10,650,136	10,650,136	-978,864	3,105,136	6,709,136	6,904,136
135	10,573,695	10,573,695	-1,055,305	3,028,695	6,632,695	6,827,695
150	10,459,032	10,459,032	-1,169,968	2,914,032	6,518,032	6,713,032
165	10,344,369	10,344,369	-1,284,631	2,799,369	6,403,369	6,598,369
175	10,267,926	10,267,926	-1,361,074	2,722,926	6,326,926	6,521,926
190	10,153,263	10,153,263	-1,475,737	2,608,263	6,212,263	6,407,263
200	10,076,821	10,076,821	-1,552,179	2,531,821	6,135,821	6,330,821
225	9,885,716	9,885,716	-1,743,284	2,340,716	5,944,716	6,139,716
235	9,809,274	9,809,274	-1,819,726	2,264,274	5,868,274	6,063,274
250	9,694,611	9,694,611	-1,934,389	2,149,611	5,753,611	5,948,611
265	9,579,948	9,579,948	-2,049,052	2,034,948	5,638,948	5,833,948
275	9,503,505	9,503,505	-2,125,495	1,958,505	5,562,505	5,757,505
300	9,312,400	9,312,400	-2,316,600	1,767,400	5,371,400	5,566,400

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,846,029	15,846,029	4,217,029	8,301,029	11,905,029	12,100,029
95	14,866,449	14,866,449	3,237,449	7,321,449	10,925,449	11,120,449
100	14,828,227	14,828,227	3,199,227	7,283,227	10,887,227	11,082,227
125	14,637,121	14,637,121	3,008,121	7,092,121	10,696,121	10,891,121
135	14,560,680	14,560,680	2,931,680	7,015,680	10,619,680	10,814,680
150	14,446,017	14,446,017	2,817,017	6,901,017	10,505,017	10,700,017
165	14,331,354	14,331,354	2,702,354	6,786,354	10,390,354	10,585,354
175	14,254,911	14,254,911	2,625,911	6,709,911	10,313,911	10,508,911
190	14,140,248	14,140,248	2,511,248	6,595,248	10,199,248	10,394,248
200	14,063,806	14,063,806	2,434,806	6,518,806	10,122,806	10,317,806
225	13,872,701	13,872,701	2,243,701	6,327,701	9,931,701	10,126,701
235	13,796,259	13,796,259	2,167,259	6,251,259	9,855,259	10,050,259
250	13,681,596	13,681,596	2,052,596	6,136,596	9,740,596	9,935,596
265	13,566,933	13,566,933	1,937,933	6,021,933	9,625,933	9,820,933
275	13,490,490	13,490,490	1,861,490	5,945,490	9,549,490	9,744,490
300	13,299,386	13,299,386	1,670,386	5,754,386	9,358,386	9,553,386

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,530,890	18,530,890	6,901,890	10,985,890	14,589,890	14,784,890
95	17,519,292	17,519,292	5,890,292	9,974,292	13,578,292	13,773,292
100	17,481,646	17,481,646	5,852,646	9,936,646	13,540,646	13,735,646
125	17,290,997	17,290,997	5,661,997	9,745,997	13,349,997	13,544,997
135	17,214,554	17,214,554	5,585,554	9,669,554	13,273,554	13,468,554
150	17,099,891	17,099,891	5,470,891	9,554,891	13,158,891	13,353,891
165	16,985,228	16,985,228	5,356,228	9,440,228	13,044,228	13,239,228
175	16,908,787	16,908,787	5,279,787	9,363,787	12,967,787	13,162,787
190	16,794,124	16,794,124	5,165,124	9,249,124	12,853,124	13,048,124
200	16,717,681	16,717,681	5,088,681	9,172,681	12,776,681	12,971,681
225	16,526,576	16,526,576	4,897,576	8,981,576	12,585,576	12,780,576
235	16,450,134	16,450,134	4,821,134	8,905,134	12,509,134	12,704,134
250	16,335,471	16,335,471	4,706,471	8,790,471	12,394,471	12,589,471
265	16,220,808	16,220,808	4,591,808	8,675,808	12,279,808	12,474,808
275	16,144,366	16,144,366	4,515,366	8,599,366	12,203,366	12,398,366
300	15,953,260	15,953,260	4,324,260	8,408,260	12,012,260	12,207,260

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,196,568	21,196,568	9,567,568	13,651,568	17,255,568	17,450,568
95	20,142,346	20,142,346	8,513,346	12,597,346	16,201,346	16,396,346
100	20,104,700	20,104,700	8,475,700	12,559,700	16,163,700	16,358,700
125	19,916,466	19,916,466	8,287,466	12,371,466	15,975,466	16,170,466
135	19,841,173	19,841,173	8,212,173	12,296,173	15,900,173	16,095,173
150	19,728,233	19,728,233	8,099,233	12,183,233	15,787,233	15,982,233
165	19,615,293	19,615,293	7,986,293	12,070,293	15,674,293	15,869,293
175	19,540,000	19,540,000	7,911,000	11,995,000	15,599,000	15,794,000
190	19,427,060	19,427,060	7,798,060	11,882,060	15,486,060	15,681,060
200	19,351,767	19,351,767	7,722,767	11,806,767	15,410,767	15,605,767
225	19,163,533	19,163,533	7,534,533	11,618,533	15,222,533	15,417,533
235	19,088,241	19,088,241	7,459,241	11,543,241	15,147,241	15,342,241
250	18,975,301	18,975,301	7,346,301	11,430,301	15,034,301	15,229,301
265	18,862,361	18,862,361	7,233,361	11,317,361	14,921,361	15,116,361
275	18,787,068	18,787,068	7,158,068	11,242,068	14,846,068	15,041,068
300	18,598,834	18,598,834	6,969,834	11,053,834	14,657,834	14,852,834

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,800,028	-7,800,028	-19,429,028	-15,345,028	-11,741,028	-11,546,028
95	-8,986,159	-8,986,159	-20,615,159	-16,531,159	-12,927,159	-12,732,159
100	-9,055,153	-9,055,153	-20,684,153	-16,600,153	-12,996,153	-12,801,153
125	-9,400,114	-9,400,114	-21,029,114	-16,945,114	-13,341,114	-13,146,114
135	-9,538,099	-9,538,099	-21,167,099	-17,083,099	-13,479,099	-13,284,099
150	-9,745,076	-9,745,076	-21,374,076	-17,290,076	-13,686,076	-13,491,076
165	-9,952,053	-9,952,053	-21,581,053	-17,497,053	-13,893,053	-13,698,053
175	-10,090,038	-10,090,038	-21,719,038	-17,635,038	-14,031,038	-13,836,038
190	-10,297,015	-10,297,015	-21,926,015	-17,842,015	-14,238,015	-14,043,015
200	-10,434,999	-10,434,999	-22,063,999	-17,979,999	-14,375,999	-14,180,999
225	-10,779,961	-10,779,961	-22,408,961	-18,324,961	-14,720,961	-14,525,961
235	-10,917,946	-10,917,946	-22,546,946	-18,462,946	-14,858,946	-14,663,946
250	-11,124,923	-11,124,923	-22,753,923	-18,669,923	-15,065,923	-14,870,923
265	-11,331,900	-11,331,900	-22,960,900	-18,876,900	-15,272,900	-15,077,900
275	-11,469,885	-11,469,885	-23,098,885	-19,014,885	-15,410,885	-15,215,885
300	-11,814,847	-11,814,847	-23,443,847	-19,359,847	-15,755,847	-15,560,847

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-526,942	-526,942	-12,155,942	-8,071,942	-4,467,942	-4,272,942
95	-1,827,407	-1,827,407	-13,456,407	-9,372,407	-5,768,407	-5,573,407
100	-1,896,399	-1,896,399	-13,525,399	-9,441,399	-5,837,399	-5,642,399
125	-2,241,361	-2,241,361	-13,870,361	-9,786,361	-6,182,361	-5,987,361
135	-2,379,346	-2,379,346	-14,008,346	-9,924,346	-6,320,346	-6,125,346
150	-2,586,322	-2,586,322	-14,215,322	-10,131,322	-6,527,322	-6,332,322
165	-2,793,300	-2,793,300	-14,422,300	-10,338,300	-6,734,300	-6,539,300
175	-2,931,284	-2,931,284	-14,560,284	-10,476,284	-6,872,284	-6,677,284
190	-3,138,261	-3,138,261	-14,767,261	-10,683,261	-7,079,261	-6,884,261
200	-3,276,247	-3,276,247	-14,905,247	-10,821,247	-7,217,247	-7,022,247
225	-3,621,208	-3,621,208	-15,250,208	-11,166,208	-7,562,208	-7,367,208
235	-3,759,193	-3,759,193	-15,388,193	-11,304,193	-7,700,193	-7,505,193
250	-3,966,170	-3,966,170	-15,595,170	-11,511,170	-7,907,170	-7,712,170
265	-4,173,147	-4,173,147	-15,802,147	-11,718,147	-8,114,147	-7,919,147
275	-4,311,132	-4,311,132	-15,940,132	-11,856,132	-8,252,132	-8,057,132
300	-4,656,094	-4,656,094	-16,285,094	-12,201,094	-8,597,094	-8,402,094

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,726,109	5,726,109	-5,902,891	-1,818,891	1,785,109	1,980,109
95	4,362,798	4,362,798	-7,266,202	-3,182,202	421,798	616,798
100	4,295,865	4,295,865	-7,333,135	-3,249,135	354,865	549,865
125	3,961,193	3,961,193	-7,667,807	-3,583,807	20,193	215,193
135	3,827,325	3,827,325	-7,801,675	-3,717,675	-113,675	81,325
150	3,626,522	3,626,522	-8,002,478	-3,918,478	-314,478	-119,478
165	3,425,720	3,425,720	-8,203,280	-4,119,280	-515,280	-320,280
175	3,291,851	3,291,851	-8,337,149	-4,253,149	-649,149	-454,149
190	3,091,049	3,091,049	-8,537,951	-4,453,951	-849,951	-654,951
200	2,957,180	2,957,180	-8,671,820	-4,587,820	-983,820	-788,820
225	2,622,509	2,622,509	-9,006,491	-4,922,491	-1,318,491	-1,123,491
235	2,488,641	2,488,641	-9,140,359	-5,056,359	-1,452,359	-1,257,359
250	2,287,838	2,287,838	-9,341,162	-5,257,162	-1,653,162	-1,458,162
265	2,087,036	2,087,036	-9,541,964	-5,457,964	-1,853,964	-1,658,964
275	1,953,167	1,953,167	-9,675,833	-5,591,833	-1,987,833	-1,792,833
300	1,618,496	1,618,496	-10,010,504	-5,926,504	-2,322,504	-2,127,504

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£135

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,882,998	9,882,998	-1,746,002	2,337,998	5,941,998	6,136,998
95	8,453,218	8,453,218	-3,175,782	908,218	4,512,218	4,707,218
100	8,386,283	8,386,283	-3,242,717	841,283	4,445,283	4,640,283
125	8,051,612	8,051,612	-3,577,388	506,612	4,110,612	4,305,612
135	7,917,744	7,917,744	-3,711,256	372,744	3,976,744	4,171,744
150	7,716,941	7,716,941	-3,912,059	171,941	3,775,941	3,970,941
165	7,516,139	7,516,139	-4,112,861	-28,861	3,575,139	3,770,139
175	7,382,270	7,382,270	-4,246,730	-162,730	3,441,270	3,636,270
190	7,181,468	7,181,468	-4,447,532	-363,532	3,240,468	3,435,468
200	7,047,599	7,047,599	-4,581,401	-497,401	3,106,599	3,301,599
225	6,712,928	6,712,928	-4,916,072	-832,072	2,771,928	2,966,928
235	6,579,061	6,579,061	-5,049,939	-965,939	2,638,061	2,833,061
250	6,378,258	6,378,258	-5,250,742	-1,166,742	2,437,258	2,632,258
265	6,177,455	6,177,455	-5,451,545	-1,367,545	2,236,455	2,431,455
275	6,043,587	6,043,587	-5,585,413	-1,501,413	2,102,587	2,297,587
300	5,708,916	5,708,916	-5,920,084	-1,836,084	1,767,916	1,962,916

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,027,261	14,027,261	2,398,261	6,482,261	10,086,261	10,281,261
95	12,533,543	12,533,543	904,543	4,988,543	8,592,543	8,787,543
100	12,466,608	12,466,608	837,608	4,921,608	8,525,608	8,720,608
125	12,131,937	12,131,937	502,937	4,586,937	8,190,937	8,385,937
135	11,998,069	11,998,069	369,069	4,453,069	8,057,069	8,252,069
150	11,797,266	11,797,266	168,266	4,252,266	7,856,266	8,051,266
165	11,596,464	11,596,464	-32,536	4,051,464	7,655,464	7,850,464
175	11,462,595	11,462,595	-166,405	3,917,595	7,521,595	7,716,595
190	11,261,793	11,261,793	-367,207	3,716,793	7,320,793	7,515,793
200	11,127,924	11,127,924	-501,076	3,582,924	7,186,924	7,381,924
225	10,793,253	10,793,253	-835,747	3,248,253	6,852,253	7,047,253
235	10,659,386	10,659,386	-969,614	3,114,386	6,718,386	6,913,386
250	10,458,582	10,458,582	-1,170,418	2,913,582	6,517,582	6,712,582
265	10,257,780	10,257,780	-1,371,220	2,712,780	6,316,780	6,511,780
275	10,123,911	10,123,911	-1,505,089	2,578,911	6,182,911	6,377,911
300	9,789,241	9,789,241	-1,839,759	2,244,241	5,848,241	6,043,241

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,112,285	-13,112,285	-24,741,285	-20,657,285	-17,053,285	-16,858,285
95	-15,381,770	-15,381,770	-27,010,770	-22,926,770	-19,322,770	-19,127,770
100	-15,512,252	-15,512,252	-27,141,252	-23,057,252	-19,453,252	-19,258,252
125	-16,164,661	-16,164,661	-27,793,661	-23,709,661	-20,105,661	-19,910,661
135	-16,425,624	-16,425,624	-28,054,624	-23,970,624	-20,366,624	-20,171,624
150	-16,817,070	-16,817,070	-28,446,070	-24,362,070	-20,758,070	-20,563,070
165	-17,208,515	-17,208,515	-28,837,515	-24,753,515	-21,149,515	-20,954,515
175	-17,469,478	-17,469,478	-29,098,478	-25,014,478	-21,410,478	-21,215,478
190	-17,860,923	-17,860,923	-29,489,923	-25,405,923	-21,801,923	-21,606,923
200	-18,121,887	-18,121,887	-29,750,887	-25,666,887	-22,062,887	-21,867,887
225	-18,774,296	-18,774,296	-30,403,296	-26,319,296	-22,715,296	-22,520,296
235	-19,035,259	-19,035,259	-30,664,259	-26,580,259	-22,976,259	-22,781,259
250	-19,426,705	-19,426,705	-31,055,705	-26,971,705	-23,367,705	-23,172,705
265	-19,818,150	-19,818,150	-31,447,150	-27,363,150	-23,759,150	-23,564,150
275	-20,079,113	-20,079,113	-31,708,113	-27,624,113	-24,020,113	-23,825,113
300	-20,731,523	-20,731,523	-32,360,523	-28,276,523	-24,672,523	-24,477,523

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,329	221,329	-11,407,671	-7,323,671	-3,719,671	-3,524,671
95	-2,203,156	-2,203,156	-13,832,156	-9,748,156	-6,144,156	-5,949,156
100	-2,331,677	-2,331,677	-13,960,677	-9,876,677	-6,272,677	-6,077,677
125	-2,974,280	-2,974,280	-14,603,280	-10,519,280	-6,915,280	-6,720,280
135	-3,231,321	-3,231,321	-14,860,321	-10,776,321	-7,172,321	-6,977,321
150	-3,616,884	-3,616,884	-15,245,884	-11,161,884	-7,557,884	-7,362,884
165	-4,002,446	-4,002,446	-15,631,446	-11,547,446	-7,943,446	-7,748,446
175	-4,259,488	-4,259,488	-15,888,488	-11,804,488	-8,200,488	-8,005,488
190	-4,645,050	-4,645,050	-16,274,050	-12,190,050	-8,586,050	-8,391,050
200	-4,902,092	-4,902,092	-16,531,092	-12,447,092	-8,843,092	-8,648,092
225	-5,544,695	-5,544,695	-17,173,695	-13,089,695	-9,485,695	-9,290,695
235	-5,801,737	-5,801,737	-17,430,737	-13,346,737	-9,742,737	-9,547,737
250	-6,187,299	-6,187,299	-17,816,299	-13,732,299	-10,128,299	-9,933,299
265	-6,572,862	-6,572,862	-18,201,862	-14,117,862	-10,513,862	-10,318,862
275	-6,829,903	-6,829,903	-18,458,903	-14,374,903	-10,770,903	-10,575,903
300	-7,472,507	-7,472,507	-19,101,507	-15,017,507	-11,413,507	-11,218,507

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,640,777	11,640,777	11,777	4,095,777	7,699,777	7,894,777
95	9,097,295	9,097,295	-2,531,705	1,552,295	5,156,295	5,351,295
100	8,972,608	8,972,608	-2,656,392	1,427,608	5,031,608	5,226,608
125	8,349,175	8,349,175	-3,279,825	804,175	4,408,175	4,603,175
135	8,099,801	8,099,801	-3,529,199	554,801	4,158,801	4,353,801
150	7,725,741	7,725,741	-3,903,259	180,741	3,784,741	3,979,741
165	7,351,681	7,351,681	-4,277,319	-193,319	3,410,681	3,605,681
175	7,102,308	7,102,308	-4,526,692	-442,692	3,161,308	3,356,308
190	6,728,247	6,728,247	-4,900,753	-816,753	2,787,247	2,982,247
200	6,478,873	6,478,873	-5,150,127	-1,066,127	2,537,873	2,732,873
225	5,855,440	5,855,440	-5,773,560	-1,689,560	1,914,440	2,109,440
235	5,606,067	5,606,067	-6,022,933	-1,938,933	1,665,067	1,860,067
250	5,232,007	5,232,007	-6,396,993	-2,312,993	1,291,007	1,486,007
265	4,857,947	4,857,947	-6,771,053	-2,687,053	916,947	1,111,947
275	4,608,573	4,608,573	-7,020,427	-2,936,427	667,573	862,573
300	3,985,139	3,985,139	-7,643,861	-3,559,861	44,139	239,139

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£150	£300	£300

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,116,638	19,116,638	7,487,638	11,571,638	15,175,638	15,370,638
95	16,505,817	16,505,817	4,876,817	8,960,817	12,564,817	12,759,817
100	16,383,005	16,383,005	4,754,005	8,838,005	12,442,005	12,637,005
125	15,768,939	15,768,939	4,139,939	8,223,939	11,827,939	12,022,939
135	15,523,315	15,523,315	3,894,315	7,978,315	11,582,315	11,777,315
150	15,154,875	15,154,875	3,525,875	7,609,875	11,213,875	11,408,875
165	14,786,437	14,786,437	3,157,437	7,241,437	10,845,437	11,040,437
175	14,540,811	14,540,811	2,911,811	6,995,811	10,599,811	10,794,811
190	14,172,373	14,172,373	2,543,373	6,627,373	10,231,373	10,426,373
200	13,926,747	13,926,747	2,297,747	6,381,747	9,985,747	10,180,747
225	13,312,683	13,312,683	1,683,683	5,767,683	9,371,683	9,566,683
235	13,067,058	13,067,058	1,438,058	5,522,058	9,126,058	9,321,058
250	12,698,619	12,698,619	1,069,619	5,153,619	8,757,619	8,952,619
265	12,330,181	12,330,181	701,181	4,785,181	8,389,181	8,584,181
275	12,084,555	12,084,555	455,555	4,539,555	8,143,555	8,338,555
300	11,470,491	11,470,491	-158,509	3,925,491	7,529,491	7,724,491

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,496,016	26,496,016	14,867,016	18,951,016	22,555,016	22,750,016
95	23,788,761	23,788,761	12,159,761	16,243,761	19,847,761	20,042,761
100	23,667,794	23,667,794	12,038,794	16,122,794	19,726,794	19,921,794
125	23,062,959	23,062,959	11,433,959	15,517,959	19,121,959	19,316,959
135	22,821,025	22,821,025	11,192,025	15,276,025	18,880,025	19,075,025
150	22,458,123	22,458,123	10,829,123	14,913,123	18,517,123	18,712,123
165	22,095,222	22,095,222	10,466,222	14,550,222	18,154,222	18,349,222
175	21,853,288	21,853,288	10,224,288	14,308,288	17,912,288	18,107,288
190	21,490,387	21,490,387	9,861,387	13,945,387	17,549,387	17,744,387
200	21,248,453	21,248,453	9,619,453	13,703,453	17,307,453	17,502,453
225	20,643,617	20,643,617	9,014,617	13,098,617	16,702,617	16,897,617
235	20,401,683	20,401,683	8,772,683	12,856,683	16,460,683	16,655,683
250	20,038,782	20,038,782	8,409,782	12,493,782	16,097,782	16,292,782
265	19,675,881	19,675,881	8,046,881	12,130,881	15,734,881	15,929,881
275	19,433,947	19,433,947	7,804,947	11,888,947	15,492,947	15,687,947
300	18,829,111	18,829,111	7,200,111	11,284,111	14,888,111	15,083,111

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,619,119	17,990,208	6,361,208	10,445,208	14,049,208	14,244,208
95	1,530,130	17,001,443	5,372,443	9,456,443	13,060,443	13,255,443
100	1,526,809	16,964,539	5,335,539	9,419,539	13,023,539	13,218,539
125	1,510,203	16,780,033	5,151,033	9,235,033	12,839,033	13,034,033
135	1,503,561	16,706,237	5,077,237	9,161,237	12,765,237	12,960,237
150	1,493,598	16,595,538	4,966,538	9,050,538	12,654,538	12,849,538
165	1,483,635	16,484,838	4,855,838	8,939,838	12,543,838	12,738,838
175	1,476,994	16,411,042	4,782,042	8,866,042	12,470,042	12,665,042
190	1,467,030	16,300,332	4,671,332	8,755,332	12,359,332	12,554,332
200	1,460,388	16,226,536	4,597,536	8,681,536	12,285,536	12,480,536
225	1,443,784	16,042,041	4,413,041	8,497,041	12,101,041	12,296,041
235	1,437,141	15,968,234	4,339,234	8,423,234	12,027,234	12,222,234
250	1,427,178	15,857,535	4,228,535	8,312,535	11,916,535	12,111,535
265	1,417,215	15,746,835	4,117,835	8,201,835	11,805,835	12,000,835
275	1,410,574	15,673,039	4,044,039	8,128,039	11,732,039	11,927,039
300	1,393,968	15,488,533	3,859,533	7,943,533	11,547,533	11,742,533

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,076,308	23,070,089	11,441,089	15,525,089	19,129,089	19,324,089
95	1,980,008	22,000,091	10,371,091	14,455,091	18,059,091	18,254,091
100	1,976,687	21,963,188	10,334,188	14,418,188	18,022,188	18,217,188
125	1,960,082	21,778,692	10,149,692	14,233,692	17,837,692	18,032,692
135	1,953,440	21,704,886	10,075,886	14,159,886	17,763,886	17,958,886
150	1,943,477	21,594,186	9,965,186	14,049,186	17,653,186	17,848,186
165	1,933,514	21,483,487	9,854,487	13,938,487	17,542,487	17,737,487
175	1,926,872	21,409,691	9,780,691	13,864,691	17,468,691	17,663,691
190	1,916,909	21,298,992	9,669,992	13,753,992	17,357,992	17,552,992
200	1,910,267	21,225,185	9,596,185	13,680,185	17,284,185	17,479,185
225	1,893,662	21,040,690	9,411,690	13,495,690	17,099,690	17,294,690
235	1,887,019	20,966,883	9,337,883	13,421,883	17,025,883	17,220,883
250	1,877,056	20,856,183	9,227,183	13,311,183	16,915,183	17,110,183
265	1,867,094	20,745,484	9,116,484	13,200,484	16,804,484	16,999,484
275	1,860,452	20,671,688	9,042,688	13,126,688	16,730,688	16,925,688
300	1,843,846	20,487,182	8,858,182	12,942,182	16,546,182	16,741,182

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,480,259	27,558,431	15,929,431	20,013,431	23,617,431	23,812,431
95	2,377,499	26,416,661	14,787,661	18,871,661	22,475,661	22,670,661
100	2,374,179	26,379,768	14,750,768	18,834,768	22,438,768	22,633,768
125	2,357,574	26,195,262	14,566,262	18,650,262	22,254,262	22,449,262
135	2,350,932	26,121,466	14,492,466	18,576,466	22,180,466	22,375,466
150	2,340,969	26,010,767	14,381,767	18,465,767	22,069,767	22,264,767
165	2,331,006	25,900,067	14,271,067	18,355,067	21,959,067	22,154,067
175	2,324,363	25,826,260	14,197,260	18,281,260	21,885,260	22,080,260
190	2,314,400	25,715,561	14,086,561	18,170,561	21,774,561	21,969,561
200	2,307,759	25,641,765	14,012,765	18,096,765	21,700,765	21,895,765
225	2,291,153	25,457,259	13,828,259	17,912,259	21,516,259	21,711,259
235	2,284,512	25,383,463	13,754,463	17,838,463	21,442,463	21,637,463
250	2,274,549	25,272,764	13,643,764	17,727,764	21,331,764	21,526,764
265	2,264,586	25,162,064	13,533,064	17,617,064	21,221,064	21,416,064
275	2,257,943	25,088,257	13,459,257	17,543,257	21,147,257	21,342,257
300	2,241,339	24,903,762	13,274,762	17,358,762	20,962,762	21,157,762

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,749,365	30,548,504	18,919,504	23,003,504	26,607,504	26,802,504
95	2,642,303	29,358,923	17,729,923	21,813,923	25,417,923	25,612,923
100	2,638,982	29,322,020	17,693,020	21,777,020	25,381,020	25,576,020
125	2,622,377	29,137,524	17,508,524	21,592,524	25,196,524	25,391,524
135	2,615,735	29,063,717	17,434,717	21,518,717	25,122,717	25,317,717
150	2,605,772	28,953,018	17,324,018	21,408,018	25,012,018	25,207,018
165	2,595,809	28,842,319	17,213,319	21,297,319	24,901,319	25,096,319
175	2,589,167	28,768,523	17,139,523	21,223,523	24,827,523	25,022,523
190	2,579,204	28,657,824	17,028,824	21,112,824	24,716,824	24,911,824
200	2,572,561	28,584,017	16,955,017	21,039,017	24,643,017	24,838,017
225	2,555,957	28,399,521	16,770,521	20,854,521	24,458,521	24,653,521
235	2,549,314	28,325,714	16,696,714	20,780,714	24,384,714	24,579,714
250	2,539,351	28,215,015	16,586,015	20,670,015	24,274,015	24,469,015
265	2,529,388	28,104,316	16,475,316	20,559,316	24,163,316	24,358,316
275	2,522,747	28,030,520	16,401,520	20,485,520	24,089,520	24,284,520
300	2,506,141	27,846,014	16,217,014	20,301,014	23,905,014	24,100,014

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,018,166	33,535,173	21,906,173	25,990,173	29,594,173	29,789,173
95	2,906,805	32,297,839	20,668,839	24,752,839	28,356,839	28,551,839
100	2,903,485	32,260,946	20,631,946	24,715,946	28,319,946	28,514,946
125	2,886,880	32,076,440	20,447,440	24,531,440	28,135,440	28,330,440
135	2,880,238	32,002,644	20,373,644	24,457,644	28,061,644	28,256,644
150	2,870,275	31,891,945	20,262,945	24,346,945	27,950,945	28,145,945
165	2,860,312	31,781,245	20,152,245	24,236,245	27,840,245	28,035,245
175	2,853,669	31,707,438	20,078,438	24,162,438	27,766,438	27,961,438
190	2,843,707	31,596,739	19,967,739	24,051,739	27,655,739	27,850,739
200	2,837,065	31,522,943	19,893,943	23,977,943	27,581,943	27,776,943
225	2,820,459	31,338,437	19,709,437	23,793,437	27,397,437	27,592,437
235	2,813,818	31,264,641	19,635,641	23,719,641	27,323,641	27,518,641
250	2,803,855	31,153,942	19,524,942	23,608,942	27,212,942	27,407,942
265	2,793,892	31,043,242	19,414,242	23,498,242	27,102,242	27,297,242
275	2,787,249	30,969,435	19,340,435	23,424,435	27,028,435	27,223,435
300	2,770,645	30,784,940	19,155,940	23,239,940	26,843,940	27,038,940

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

<b>Affordable %</b>	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

**Private values** £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,369,477	7,121,281	-4,507,719	-423,719	3,180,281	3,375,281
95	1,198,434	6,231,859	-5,397,141	-1,313,141	2,290,859	2,485,859
100	1,190,584	6,191,037	-5,437,963	-1,353,963	2,250,037	2,445,037
125	1,151,336	5,986,946	-5,642,054	-1,558,054	2,045,946	2,240,946
135	1,135,636	5,905,306	-5,723,694	-1,639,694	1,964,306	2,159,306
150	1,112,087	5,782,854	-5,846,146	-1,762,146	1,841,854	2,036,854
165	1,088,538	5,660,398	-5,968,602	-1,884,602	1,719,398	1,914,398
175	1,072,838	5,578,758	-6,050,242	-1,966,242	1,637,758	1,832,758
190	1,049,289	5,456,301	-6,172,699	-2,088,699	1,515,301	1,710,301
200	1,033,590	5,374,667	-6,254,333	-2,170,333	1,433,667	1,628,667
225	994,341	5,170,575	-6,458,425	-2,374,425	1,229,575	1,424,575
235	978,642	5,088,936	-6,540,064	-2,456,064	1,147,936	1,342,936
250	955,092	4,966,479	-6,662,521	-2,578,521	1,025,479	1,220,479
265	931,543	4,844,022	-6,784,978	-2,700,978	903,022	1,098,022
275	915,844	4,762,388	-6,866,612	-2,782,612	821,388	1,016,388
300	876,595	4,558,291	-7,070,709	-2,986,709	617,291	812,291

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

**Private values** £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,262,303	11,763,978	134,978	4,218,978	7,822,978	8,017,978
95	2,076,984	10,800,315	-828,685	3,255,315	6,859,315	7,054,315
100	2,069,134	10,759,498	-869,502	3,214,498	6,818,498	7,013,498
125	2,029,886	10,555,407	-1,073,593	3,010,407	6,614,407	6,809,407
135	2,014,186	10,473,767	-1,155,233	2,928,767	6,532,767	6,727,767
150	1,990,637	10,351,310	-1,277,690	2,806,310	6,410,310	6,605,310
165	1,967,088	10,228,859	-1,400,141	2,683,859	6,287,859	6,482,859
175	1,951,388	10,147,219	-1,481,781	2,602,219	6,206,219	6,401,219
190	1,927,839	10,024,762	-1,604,238	2,479,762	6,083,762	6,278,762
200	1,912,140	9,943,128	-1,685,872	2,398,128	6,002,128	6,197,128
225	1,872,891	9,739,031	-1,889,969	2,194,031	5,798,031	5,993,031
235	1,857,192	9,657,397	-1,971,603	2,112,397	5,716,397	5,911,397
250	1,833,642	9,534,940	-2,094,060	1,989,940	5,593,940	5,788,940
265	1,810,093	9,412,483	-2,216,517	1,867,483	5,471,483	5,666,483
275	1,794,394	9,330,849	-2,298,151	1,785,849	5,389,849	5,584,849
300	1,755,145	9,126,753	-2,502,247	1,581,753	5,185,753	5,380,753

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£800 per sq ft

**Private values** £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,051,157	15,866,018	4,237,018	8,321,018	11,925,018	12,120,018
95	2,853,224	14,836,766	3,207,766	7,291,766	10,895,766	11,090,766
100	2,845,375	14,795,949	3,166,949	7,250,949	10,854,949	11,049,949
125	2,806,126	14,591,853	2,962,853	7,046,853	10,650,853	10,845,853
135	2,790,427	14,510,218	2,881,218	6,965,218	10,569,218	10,764,218
150	2,766,877	14,387,761	2,758,761	6,842,761	10,446,761	10,641,761
165	2,743,328	14,265,305	2,636,305	6,720,305	10,324,305	10,519,305
175	2,727,628	14,183,665	2,554,665	6,638,665	10,242,665	10,437,665
190	2,704,079	14,061,213	2,432,213	6,516,213	10,120,213	10,315,213
200	2,688,380	13,979,574	2,350,574	6,434,574	10,038,574	10,233,574
225	2,649,131	13,775,483	2,146,483	6,230,483	9,834,483	10,029,483
235	2,633,431	13,693,843	2,064,843	6,148,843	9,752,843	9,947,843
250	2,609,882	13,571,386	1,942,386	6,026,386	9,630,386	9,825,386
265	2,586,334	13,448,935	1,819,935	5,903,935	9,507,935	9,702,935
275	2,570,634	13,367,295	1,738,295	5,822,295	9,426,295	9,621,295
300	2,531,385	13,163,204	1,534,204	5,618,204	9,222,204	9,417,204

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,576,682	18,598,748	6,969,748	11,053,748	14,657,748	14,852,748
95	3,370,346	17,525,800	5,896,800	9,980,800	13,584,800	13,779,800
100	3,362,497	17,484,983	5,855,983	9,939,983	13,543,983	13,738,983
125	3,323,247	17,280,886	5,651,886	9,735,886	13,339,886	13,534,886
135	3,307,548	17,199,252	5,570,252	9,654,252	13,258,252	13,453,252
150	3,283,999	17,076,795	5,447,795	9,531,795	13,135,795	13,330,795
165	3,260,450	16,954,338	5,325,338	9,409,338	13,013,338	13,208,338
175	3,244,751	16,872,704	5,243,704	9,327,704	12,931,704	13,126,704
190	3,221,201	16,750,247	5,121,247	9,205,247	12,809,247	13,004,247
200	3,205,501	16,668,607	5,039,607	9,123,607	12,727,607	12,922,607
225	3,166,253	16,464,516	4,835,516	8,919,516	12,523,516	12,718,516
235	3,150,553	16,382,876	4,753,876	8,837,876	12,441,876	12,636,876
250	3,127,004	16,280,420	4,631,420	8,715,420	12,319,420	12,514,420
265	3,103,455	16,137,968	4,508,968	8,592,968	12,196,968	12,391,968
275	3,087,755	16,056,328	4,427,328	8,511,328	12,115,328	12,310,328
300	3,048,507	15,852,237	4,223,237	8,307,237	11,911,237	12,106,237

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,101,615	21,328,401	9,699,401	13,783,401	17,387,401	17,582,401
95	3,886,885	20,211,802	8,582,802	12,666,802	16,270,802	16,465,802
100	3,879,035	20,170,980	8,541,980	12,625,980	16,229,980	16,424,980
125	3,839,786	19,966,888	8,337,888	12,421,888	16,025,888	16,220,888
135	3,824,086	19,885,249	8,256,249	12,340,249	15,944,249	16,139,249
150	3,800,538	19,762,797	8,133,797	12,217,797	15,821,797	16,016,797
165	3,776,989	19,640,340	8,011,340	12,095,340	15,699,340	15,894,340
175	3,761,289	19,558,701	7,929,701	12,013,701	15,617,701	15,812,701
190	3,737,739	19,436,244	7,807,244	11,891,244	15,495,244	15,690,244
200	3,722,040	19,354,610	7,725,610	11,809,610	15,413,610	15,608,610
225	3,682,791	19,150,513	7,521,513	11,605,513	15,209,513	15,404,513
235	3,667,092	19,068,879	7,439,879	11,523,879	15,127,879	15,322,879
250	3,643,543	18,946,422	7,317,422	11,401,422	15,005,422	15,200,422
265	3,619,993	18,823,965	7,194,965	11,278,965	14,882,965	15,077,965
275	3,604,294	18,742,331	7,113,331	11,197,331	14,801,331	14,996,331
300	3,565,045	18,538,234	6,909,234	10,993,234	14,597,234	14,792,234

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,686,639	9,403,237	-2,225,763	1,858,237	5,462,237	5,657,237
95	2,364,985	8,277,447	-3,351,553	732,447	4,336,447	4,531,447
100	2,350,316	8,226,107	-3,402,893	681,107	4,285,107	4,480,107
125	2,276,976	7,969,414	-3,659,586	424,414	4,028,414	4,223,414
135	2,247,639	7,866,736	-3,762,264	321,736	3,925,736	4,120,736
150	2,203,635	7,712,721	-3,916,279	167,721	3,771,721	3,966,721
165	2,159,630	7,558,703	-4,070,297	13,703	3,617,703	3,812,703
175	2,130,294	7,456,028	-4,172,972	-88,972	3,515,028	3,710,028
190	2,086,289	7,302,010	-4,326,990	-242,990	3,361,010	3,556,010
200	2,056,953	7,199,335	-4,429,665	-345,665	3,258,335	3,453,335
225	1,983,612	6,942,642	-4,686,358	-602,358	3,001,642	3,196,642
235	1,954,275	6,839,963	-4,789,037	-705,037	2,898,963	3,093,963
250	1,910,271	6,685,949	-4,943,051	-859,051	2,744,949	2,939,949
265	1,866,267	6,531,935	-5,097,065	-1,013,065	2,590,935	2,785,935
275	1,836,930	6,429,256	-5,199,744	-1,115,744	2,488,256	2,683,256
300	1,763,589	6,172,563	-5,456,437	-1,372,437	2,231,563	2,426,563

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,357,594	15,251,578	3,622,578	7,706,578	11,310,578	11,505,578
95	4,009,220	14,032,271	2,403,271	6,487,271	10,091,271	10,286,271
100	3,994,552	13,980,932	2,351,932	6,435,932	10,039,932	10,234,932
125	3,921,211	13,724,238	2,095,238	6,179,238	9,783,238	9,978,238
135	3,891,874	13,621,560	1,992,560	6,076,560	9,680,560	9,875,560
150	3,847,870	13,467,545	1,838,545	5,922,545	9,526,545	9,721,545
165	3,803,866	13,313,531	1,684,531	5,768,531	9,372,531	9,567,531
175	3,774,529	13,210,852	1,581,852	5,665,852	9,269,852	9,464,852
190	3,730,525	13,056,838	1,427,838	5,511,838	9,115,838	9,310,838
200	3,701,188	12,954,159	1,325,159	5,409,159	9,013,159	9,208,159
225	3,627,847	12,697,466	1,068,466	5,152,466	8,756,466	8,951,466
235	3,598,512	12,594,791	965,791	5,049,791	8,653,791	8,848,791
250	3,554,507	12,440,773	811,773	4,895,773	8,499,773	8,694,773
265	3,510,502	12,286,759	657,759	4,741,759	8,345,759	8,540,759
275	3,481,166	12,184,080	555,080	4,639,080	8,243,080	8,438,080
300	3,407,825	11,927,387	298,387	4,382,387	7,986,387	8,181,387

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,833,902	20,418,657	8,789,657	12,873,657	16,477,657	16,672,657
95	5,461,923	19,116,729	7,487,729	11,571,729	15,175,729	15,370,729
100	5,447,254	19,065,390	7,436,390	11,520,390	15,124,390	15,319,390
125	5,373,913	18,808,696	7,179,696	11,263,696	14,867,696	15,062,696
135	5,344,577	18,706,018	7,077,018	11,161,018	14,765,018	14,960,018
150	5,300,572	18,552,003	6,923,003	11,007,003	14,611,003	14,806,003
165	5,256,568	18,397,989	6,768,989	10,852,989	14,456,989	14,651,989
175	5,227,232	18,295,310	6,666,310	10,750,310	14,354,310	14,549,310
190	5,183,227	18,141,296	6,512,296	10,596,296	14,200,296	14,395,296
200	5,153,891	18,038,617	6,409,617	10,493,617	14,097,617	14,292,617
225	5,080,550	17,781,924	6,152,924	10,236,924	13,840,924	14,035,924
235	5,051,214	17,679,249	6,050,249	10,134,249	13,738,249	13,933,249
250	5,007,209	17,525,231	5,896,231	9,980,231	13,584,231	13,779,231
265	4,963,205	17,371,217	5,742,217	9,826,217	13,430,217	13,625,217
275	4,933,868	17,268,538	5,639,538	9,723,538	13,327,538	13,522,538
300	4,860,527	17,011,845	5,382,845	9,466,845	13,070,845	13,265,845

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,811,926	23,841,742	12,212,742	16,296,742	19,900,742	20,095,742
95	6,428,496	22,499,737	10,870,737	14,954,737	18,558,737	18,753,737
100	6,414,048	22,449,170	10,820,170	14,904,170	18,508,170	18,703,170
125	6,341,706	22,195,971	10,566,971	14,650,971	18,254,971	18,449,971
135	6,312,370	22,093,295	10,464,295	14,548,295	18,152,295	18,347,295
150	6,268,365	21,939,278	10,310,278	14,394,278	17,998,278	18,193,278
165	6,224,361	21,785,263	10,156,263	14,240,263	17,844,263	18,039,263
175	6,195,024	21,682,584	10,053,584	14,137,584	17,741,584	17,936,584
190	6,151,020	21,528,570	9,899,570	13,983,570	17,587,570	17,782,570
200	6,121,684	21,425,895	9,796,895	13,880,895	17,484,895	17,679,895
225	6,048,343	21,169,202	9,540,202	13,624,202	17,228,202	17,423,202
235	6,019,007	21,066,523	9,437,523	13,521,523	17,125,523	17,320,523
250	5,975,002	20,912,509	9,283,509	13,367,509	16,971,509	17,166,509
265	5,930,997	20,758,491	9,129,491	13,213,491	16,817,491	17,012,491
275	5,901,662	20,655,816	9,026,816	13,110,816	16,714,816	16,909,816
300	5,828,321	20,399,123	8,770,123	12,854,123	16,458,123	16,653,123

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,785,308	27,248,578	15,619,578	19,703,578	23,307,578	23,502,578
95	7,386,313	25,852,094	14,223,094	18,307,094	21,911,094	22,106,094
100	7,371,866	25,801,530	14,172,530	18,256,530	21,860,530	22,055,530
125	7,299,627	25,548,693	13,919,693	18,003,693	21,607,693	21,802,693
135	7,270,731	25,447,558	13,818,558	17,902,558	21,506,558	21,701,558
150	7,227,388	25,295,859	13,666,859	17,750,859	21,354,859	21,549,859
165	7,184,045	25,144,157	13,515,157	17,599,157	21,203,157	21,398,157
175	7,155,149	25,043,022	13,414,022	17,498,022	21,102,022	21,297,022
190	7,111,807	24,891,323	13,262,323	17,346,323	20,950,323	21,145,323
200	7,082,911	24,790,188	13,161,188	17,245,188	20,849,188	21,044,188
225	7,010,673	24,537,354	12,908,354	16,992,354	20,596,354	20,791,354
235	6,981,777	24,436,219	12,807,219	16,891,219	20,495,219	20,690,219
250	6,938,433	24,284,517	12,655,517	16,739,517	20,343,517	20,538,517
265	6,895,091	24,132,818	12,503,818	16,587,818	20,191,818	20,386,818
275	6,866,195	24,031,683	12,402,683	16,486,683	20,090,683	20,285,683
300	6,793,957	23,778,850	12,149,850	16,233,850	19,837,850	20,032,850

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,586,956	10,586,956	-1,042,044	3,041,956	6,645,956	6,840,956
95	9,600,694	9,600,694	-2,028,306	2,055,694	5,659,694	5,854,694
100	9,557,695	9,557,695	-2,071,305	2,012,695	5,616,695	5,811,695
125	9,342,702	9,342,702	-2,286,298	1,797,702	5,401,702	5,596,702
135	9,256,705	9,256,705	-2,372,295	1,711,705	5,315,705	5,510,705
150	9,127,709	9,127,709	-2,501,291	1,582,709	5,186,709	5,381,709
165	8,998,713	8,998,713	-2,630,287	1,453,713	5,057,713	5,252,713
175	8,912,715	8,912,715	-2,716,285	1,367,715	4,971,715	5,166,715
190	8,783,720	8,783,720	-2,845,280	1,238,720	4,842,720	5,037,720
200	8,697,722	8,697,722	-2,931,278	1,152,722	4,756,722	4,951,722
225	8,482,728	8,482,728	-3,146,272	937,728	4,541,728	4,736,728
235	8,396,731	8,396,731	-3,232,269	851,731	4,455,731	4,650,731
250	8,267,736	8,267,736	-3,361,264	722,736	4,326,736	4,521,736
265	8,138,739	8,138,739	-3,490,261	593,739	4,197,739	4,392,739
275	8,052,742	8,052,742	-3,576,258	507,742	4,111,742	4,306,742
300	7,837,748	7,837,748	-3,791,252	292,748	3,896,748	4,091,748

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,728,503	15,728,503	4,099,503	8,183,503	11,787,503	11,982,503
95	14,660,027	14,660,027	3,031,027	7,115,027	10,719,027	10,914,027
100	14,617,029	14,617,029	2,988,029	7,072,029	10,676,029	10,871,029
125	14,402,035	14,402,035	2,773,035	6,857,035	10,461,035	10,656,035
135	14,316,038	14,316,038	2,687,038	6,771,038	10,375,038	10,570,038
150	14,187,042	14,187,042	2,558,042	6,642,042	10,246,042	10,441,042
165	14,058,046	14,058,046	2,429,046	6,513,046	10,117,046	10,312,046
175	13,972,048	13,972,048	2,343,048	6,427,048	10,031,048	10,226,048
190	13,843,052	13,843,052	2,214,052	6,298,052	9,902,052	10,097,052
200	13,757,055	13,757,055	2,128,055	6,212,055	9,816,055	10,011,055
225	13,542,062	13,542,062	1,913,062	5,997,062	9,601,062	9,796,062
235	13,456,064	13,456,064	1,827,064	5,911,064	9,515,064	9,710,064
250	13,327,068	13,327,068	1,698,068	5,782,068	9,386,068	9,581,068
265	13,198,073	13,198,073	1,569,073	5,653,073	9,257,073	9,452,073
275	13,112,075	13,112,075	1,483,075	5,567,075	9,171,075	9,366,075
300	12,897,081	12,897,081	1,268,081	5,352,081	8,956,081	9,151,081

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,248,636	20,248,636	8,619,636	12,703,636	16,307,636	16,502,636
95	19,120,160	19,120,160	7,491,160	11,575,160	15,179,160	15,374,160
100	19,077,808	19,077,808	7,448,808	11,532,808	15,136,808	15,331,808
125	18,866,045	18,866,045	7,237,045	11,321,045	14,925,045	15,120,045
135	18,781,341	18,781,341	7,152,341	11,236,341	14,840,341	15,035,341
150	18,654,283	18,654,283	7,025,283	11,109,283	14,713,283	14,908,283
165	18,527,226	18,527,226	6,898,226	10,982,226	14,586,226	14,781,226
175	18,441,975	18,441,975	6,812,975	10,896,975	14,500,975	14,695,975
190	18,312,979	18,312,979	6,683,979	10,767,979	14,371,979	14,566,979
200	18,226,981	18,226,981	6,597,981	10,681,981	14,285,981	14,480,981
225	18,011,989	18,011,989	6,382,989	10,466,989	14,070,989	14,265,989
235	17,925,991	17,925,991	6,296,991	10,380,991	13,984,991	14,179,991
250	17,796,995	17,796,995	6,167,995	10,251,995	13,855,995	14,050,995
265	17,668,000	17,668,000	6,039,000	10,123,000	13,727,000	13,922,000
275	17,582,002	17,582,002	5,953,002	10,037,002	13,641,002	13,836,002
300	17,367,008	17,367,008	5,738,008	9,822,008	13,426,008	13,621,008

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,247,077	23,247,077	11,618,077	15,702,077	19,306,077	19,501,077
95	22,070,657	22,070,657	10,441,657	14,525,657	18,129,657	18,324,657
100	22,028,304	22,028,304	10,399,304	14,483,304	18,087,304	18,282,304
125	21,816,541	21,816,541	10,187,541	14,271,541	17,875,541	18,070,541
135	21,731,836	21,731,836	10,102,836	14,186,836	17,790,836	17,985,836
150	21,604,780	21,604,780	9,975,780	14,059,780	17,663,780	17,858,780
165	21,477,722	21,477,722	9,848,722	13,932,722	17,536,722	17,731,722
175	21,393,017	21,393,017	9,764,017	13,848,017	17,452,017	17,647,017
190	21,265,959	21,265,959	9,636,959	13,720,959	17,324,959	17,519,959
200	21,181,255	21,181,255	9,552,255	13,636,255	17,240,255	17,435,255
225	20,969,493	20,969,493	9,340,493	13,424,493	17,028,493	17,223,493
235	20,884,788	20,884,788	9,255,788	13,339,788	16,943,788	17,138,788
250	20,757,730	20,757,730	9,128,730	13,212,730	16,816,730	17,011,730
265	20,630,673	20,630,673	9,001,673	13,085,673	16,689,673	16,884,673
275	20,545,968	20,545,968	8,916,968	13,000,968	16,604,968	16,799,968
300	20,334,205	20,334,205	8,705,205	12,789,205	16,393,205	16,588,205

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,242,285	26,242,285	14,613,285	18,697,285	22,301,285	22,496,285
95	25,017,970	25,017,970	13,388,970	17,472,970	21,076,970	21,271,970
100	24,975,618	24,975,618	13,346,618	17,430,618	21,034,618	21,229,618
125	24,763,855	24,763,855	13,134,855	17,218,855	20,822,855	21,017,855
135	24,679,150	24,679,150	13,050,150	17,134,150	20,738,150	20,933,150
150	24,552,093	24,552,093	12,923,093	17,007,093	20,611,093	20,806,093
165	24,425,036	24,425,036	12,796,036	16,880,036	20,484,036	20,679,036
175	24,340,331	24,340,331	12,711,331	16,795,331	20,399,331	20,594,331
190	24,213,273	24,213,273	12,584,273	16,668,273	20,272,273	20,467,273
200	24,128,569	24,128,569	12,499,569	16,583,569	20,187,569	20,382,569
225	23,916,806	23,916,806	12,287,806	16,371,806	19,975,806	20,170,806
235	23,832,101	23,832,101	12,203,101	16,287,101	19,891,101	20,086,101
250	23,705,043	23,705,043	12,076,043	16,160,043	19,764,043	19,959,043
265	23,577,987	23,577,987	11,948,987	16,032,987	19,636,987	19,831,987
275	23,493,282	23,493,282	11,864,282	15,948,282	19,552,282	19,747,282
300	23,281,519	23,281,519	11,652,519	15,736,519	19,340,519	19,535,519

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,469,859	-1,469,859	-13,098,859	-9,014,859	-5,410,859	-5,215,859
95	-2,921,068	-2,921,068	-14,550,068	-10,466,068	-6,862,068	-6,667,068
100	-2,998,684	-2,998,684	-14,627,684	-10,543,684	-6,939,684	-6,744,684
125	-3,386,766	-3,386,766	-15,015,766	-10,931,766	-7,327,766	-7,132,766
135	-3,541,999	-3,541,999	-15,170,999	-11,086,999	-7,482,999	-7,287,999
150	-3,774,848	-3,774,848	-15,403,848	-11,319,848	-7,715,848	-7,520,848
165	-4,007,698	-4,007,698	-15,636,698	-11,552,698	-7,948,698	-7,753,698
175	-4,162,930	-4,162,930	-15,791,930	-11,707,930	-8,103,930	-7,908,930
190	-4,395,780	-4,395,780	-16,024,780	-11,940,780	-8,336,780	-8,141,780
200	-4,551,012	-4,551,012	-16,180,012	-12,096,012	-8,492,012	-8,297,012
225	-4,939,095	-4,939,095	-16,568,095	-12,484,095	-8,880,095	-8,685,095
235	-5,094,327	-5,094,327	-16,723,327	-12,639,327	-9,035,327	-8,840,327
250	-5,327,177	-5,327,177	-16,956,177	-12,872,177	-9,268,177	-9,073,177
265	-5,560,026	-5,560,026	-17,189,026	-13,105,026	-9,501,026	-9,306,026
275	-5,715,259	-5,715,259	-17,344,259	-13,260,259	-9,656,259	-9,461,259
300	-6,103,341	-6,103,341	-17,732,341	-13,648,341	-10,044,341	-9,849,341

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,488,646	6,488,646	-5,140,354	-1,056,354	2,547,646	2,742,646
95	4,954,174	4,954,174	-6,674,826	-2,590,826	1,013,174	1,208,174
100	4,878,873	4,878,873	-6,750,127	-2,666,127	937,873	1,132,873
125	4,502,368	4,502,368	-7,126,632	-3,042,632	561,368	756,368
135	4,351,766	4,351,766	-7,277,234	-3,193,234	410,766	605,766
150	4,125,863	4,125,863	-7,503,137	-3,419,137	184,863	379,863
165	3,899,960	3,899,960	-7,729,040	-3,645,040	-41,040	153,960
175	3,749,358	3,749,358	-7,879,642	-3,795,642	-191,642	3,358
190	3,523,455	3,523,455	-8,105,545	-4,021,545	-417,545	-222,545
200	3,372,853	3,372,853	-8,256,147	-4,172,147	-568,147	-373,147
225	2,996,348	2,996,348	-8,632,652	-4,548,652	-944,652	-749,652
235	2,845,746	2,845,746	-8,783,254	-4,699,254	-1,095,254	-900,254
250	2,619,844	2,619,844	-9,009,156	-4,925,156	-1,321,156	-1,126,156
265	2,393,941	2,393,941	-9,235,059	-5,151,059	-1,547,059	-1,352,059
275	2,243,339	2,243,339	-9,385,661	-5,301,661	-1,697,661	-1,502,661
300	1,866,834	1,866,834	-9,762,166	-5,678,166	-2,074,166	-1,879,166

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£175

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,489,922	13,489,922	1,860,922	5,944,922	9,548,922	9,743,922
95	11,843,498	11,843,498	214,498	4,298,498	7,902,498	8,097,498
100	11,768,197	11,768,197	139,197	4,223,197	7,827,197	8,022,197
125	11,391,692	11,391,692	-237,308	3,846,692	7,450,692	7,645,692
135	11,241,090	11,241,090	-387,910	3,696,090	7,300,090	7,495,090
150	11,015,187	11,015,187	-613,813	3,470,187	7,074,187	7,269,187
165	10,789,284	10,789,284	-839,716	3,244,284	6,848,284	7,043,284
175	10,638,682	10,638,682	-990,318	3,093,682	6,697,682	6,892,682
190	10,412,779	10,412,779	-1,216,221	2,867,779	6,471,779	6,666,779
200	10,262,177	10,262,177	-1,366,823	2,717,177	6,321,177	6,516,177
225	9,885,673	9,885,673	-1,743,327	2,340,673	5,944,673	6,139,673
235	9,735,071	9,735,071	-1,893,929	2,190,071	5,794,071	5,989,071
250	9,509,168	9,509,168	-2,119,832	1,964,168	5,568,168	5,763,168
265	9,283,265	9,283,265	-2,345,735	1,738,265	5,342,265	5,537,265
275	9,132,663	9,132,663	-2,496,337	1,587,663	5,191,663	5,386,663
300	8,756,159	8,756,159	-2,872,841	1,211,159	4,815,159	5,010,159

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,102,848	18,102,848	6,473,848	10,557,848	14,161,848	14,356,848
95	16,404,165	16,404,165	4,775,165	8,859,165	12,463,165	12,658,165
100	16,329,996	16,329,996	4,700,996	8,784,996	12,388,996	12,583,996
125	15,959,150	15,959,150	4,330,150	8,414,150	12,018,150	12,213,150
135	15,810,811	15,810,811	4,181,811	8,265,811	11,869,811	12,064,811
150	15,588,303	15,588,303	3,959,303	8,043,303	11,647,303	11,842,303
165	15,365,795	15,365,795	3,736,795	7,820,795	11,424,795	11,619,795
175	15,217,456	15,217,456	3,588,456	7,672,456	11,276,456	11,471,456
190	14,994,949	14,994,949	3,365,949	7,449,949	11,053,949	11,248,949
200	14,846,610	14,846,610	3,217,610	7,301,610	10,905,610	11,100,610
225	14,475,341	14,475,341	2,846,341	6,930,341	10,534,341	10,729,341
235	14,324,739	14,324,739	2,695,739	6,779,739	10,383,739	10,578,739
250	14,098,837	14,098,837	2,469,837	6,553,837	10,157,837	10,352,837
265	13,872,934	13,872,934	2,243,934	6,327,934	9,931,934	10,126,934
275	13,722,332	13,722,332	2,093,332	6,177,332	9,781,332	9,976,332
300	13,345,827	13,345,827	1,716,827	5,800,827	9,404,827	9,599,827

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,704,979	22,704,979	11,075,979	15,159,979	18,763,979	18,958,979
95	20,932,706	20,932,706	9,303,706	13,387,706	16,991,706	17,186,706
100	20,858,537	20,858,537	9,229,537	13,313,537	16,917,537	17,112,537
125	20,487,691	20,487,691	8,858,691	12,942,691	16,546,691	16,741,691
135	20,339,352	20,339,352	8,710,352	12,794,352	16,398,352	16,593,352
150	20,116,844	20,116,844	8,487,844	12,571,844	16,175,844	16,370,844
165	19,894,337	19,894,337	8,265,337	12,349,337	15,953,337	16,148,337
175	19,745,998	19,745,998	8,116,998	12,200,998	15,804,998	15,999,998
190	19,523,490	19,523,490	7,894,490	11,978,490	15,582,490	15,777,490
200	19,375,151	19,375,151	7,746,151	11,830,151	15,434,151	15,629,151
225	19,004,305	19,004,305	7,375,305	11,459,305	15,063,305	15,258,305
235	18,855,967	18,855,967	7,226,967	11,310,967	14,914,967	15,109,967
250	18,633,459	18,633,459	7,004,459	11,088,459	14,692,459	14,887,459
265	18,410,951	18,410,951	6,781,951	10,865,951	14,469,951	14,664,951
275	18,262,613	18,262,613	6,633,613	10,717,613	14,321,613	14,516,613
300	17,891,766	17,891,766	6,262,766	10,346,766	13,950,766	14,145,766

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,416,770	-1,416,770	-13,045,770	-8,961,770	-5,357,770	-5,162,770
95	-4,141,247	-4,141,247	-15,770,247	-11,686,247	-8,082,247	-7,887,247
100	-4,285,833	-4,285,833	-15,914,833	-11,830,833	-8,226,833	-8,031,833
125	-5,008,763	-5,008,763	-16,637,763	-12,553,763	-8,949,763	-8,754,763
135	-5,297,934	-5,297,934	-16,926,934	-12,842,934	-9,238,934	-9,043,934
150	-5,731,692	-5,731,692	-17,360,692	-13,276,692	-9,672,692	-9,477,692
165	-6,165,449	-6,165,449	-17,794,449	-13,710,449	-10,106,449	-9,911,449
175	-6,454,621	-6,454,621	-18,083,621	-13,999,621	-10,395,621	-10,200,621
190	-6,888,378	-6,888,378	-18,517,378	-14,433,378	-10,829,378	-10,634,378
200	-7,177,550	-7,177,550	-18,806,550	-14,722,550	-11,118,550	-10,923,550
225	-7,900,479	-7,900,479	-19,529,479	-15,445,479	-11,841,479	-11,646,479
235	-8,189,651	-8,189,651	-19,818,651	-15,734,651	-12,130,651	-11,935,651
250	-8,623,408	-8,623,408	-20,252,408	-16,168,408	-12,564,408	-12,369,408
265	-9,057,167	-9,057,167	-20,686,167	-16,602,167	-12,998,167	-12,803,167
275	-9,346,338	-9,346,338	-20,975,338	-16,891,338	-13,287,338	-13,092,338
300	-10,069,267	-10,069,267	-21,698,267	-17,614,267	-14,010,267	-13,815,267

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,084,888	13,084,888	1,455,888	5,539,888	9,143,888	9,338,888
95	10,240,681	10,240,681	-1,388,319	2,695,681	6,299,681	6,494,681
100	10,100,408	10,100,408	-1,528,592	2,555,408	6,159,408	6,354,408
125	9,399,045	9,399,045	-2,229,955	1,854,045	5,458,045	5,653,045
135	9,118,500	9,118,500	-2,510,500	1,573,500	5,177,500	5,372,500
150	8,697,682	8,697,682	-2,931,318	1,152,682	4,756,682	4,951,682
165	8,276,865	8,276,865	-3,352,135	731,865	4,335,865	4,530,865
175	7,996,320	7,996,320	-3,632,680	451,320	4,055,320	4,250,320
190	7,575,502	7,575,502	-4,053,498	30,502	3,634,502	3,829,502
200	7,294,957	7,294,957	-4,334,043	-250,043	3,353,957	3,548,957
225	6,593,593	6,593,593	-5,035,407	-951,407	2,652,593	2,847,593
235	6,313,048	6,313,048	-5,315,952	-1,231,952	2,372,048	2,567,048
250	5,892,231	5,892,231	-5,736,769	-1,652,769	1,951,231	2,146,231
265	5,471,413	5,471,413	-6,157,587	-2,073,587	1,530,413	1,725,413
275	5,190,868	5,190,868	-6,438,132	-2,354,132	1,249,868	1,444,868
300	4,489,505	4,489,505	-7,139,495	-3,055,495	548,505	743,505

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£190	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,620,373	25,620,373	13,991,373	18,075,373	21,679,373	21,874,373
95	22,625,028	22,625,028	10,996,028	15,080,028	18,684,028	18,879,028
100	22,488,940	22,488,940	10,859,940	14,943,940	18,547,940	18,742,940
125	21,808,500	21,808,500	10,179,500	14,263,500	17,867,500	18,062,500
135	21,536,324	21,536,324	9,907,324	13,991,324	17,595,324	17,790,324
150	21,128,060	21,128,060	9,499,060	13,583,060	17,187,060	17,382,060
165	20,719,796	20,719,796	9,090,796	13,174,796	16,778,796	16,973,796
175	20,447,621	20,447,621	8,818,621	12,902,621	16,506,621	16,701,621
190	20,039,356	20,039,356	8,410,356	12,494,356	16,098,356	16,293,356
200	19,767,180	19,767,180	8,138,180	12,222,180	15,826,180	16,021,180
225	19,086,740	19,086,740	7,457,740	11,541,740	15,145,740	15,340,740
235	18,814,565	18,814,565	7,185,565	11,269,565	14,873,565	15,068,565
250	18,404,751	18,404,751	6,775,751	10,859,751	14,463,751	14,658,751
265	17,990,258	17,990,258	6,361,258	10,445,258	14,049,258	14,244,258
275	17,713,928	17,713,928	6,084,928	10,168,928	13,772,928	13,967,928
300	17,023,107	17,023,107	5,394,107	9,478,107	13,082,107	13,277,107

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,848,845	33,848,845	22,219,845	26,303,845	29,907,845	30,102,845
95	30,760,784	30,760,784	19,131,784	23,215,784	26,819,784	27,014,784
100	30,626,742	30,626,742	18,997,742	23,081,742	26,685,742	26,880,742
125	29,956,528	29,956,528	18,327,528	22,411,528	26,015,528	26,210,528
135	29,688,442	29,688,442	18,059,442	22,143,442	25,747,442	25,942,442
150	29,286,314	29,286,314	17,657,314	21,741,314	25,345,314	25,540,314
165	28,884,186	28,884,186	17,255,186	21,339,186	24,943,186	25,138,186
175	28,616,101	28,616,101	16,987,101	21,071,101	24,675,101	24,870,101
190	28,213,973	28,213,973	16,584,973	20,668,973	24,272,973	24,467,973
200	27,945,887	27,945,887	16,316,887	20,400,887	24,004,887	24,199,887
225	27,271,185	27,271,185	15,642,185	19,726,185	23,330,185	23,525,185
235	26,999,009	26,999,009	15,370,009	19,454,009	23,058,009	23,253,009
250	26,590,745	26,590,745	14,961,745	19,045,745	22,649,745	22,844,745
265	26,182,481	26,182,481	14,553,481	18,637,481	22,241,481	22,436,481
275	25,910,305	25,910,305	14,281,305	18,365,305	21,969,305	22,164,305
300	25,229,865	25,229,865	13,600,865	17,684,865	21,288,865	21,483,865

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,019,739	42,019,739	30,390,739	34,474,739	38,078,739	38,273,739
95	38,839,300	38,839,300	27,210,300	31,294,300	34,898,300	35,093,300
100	38,707,272	38,707,272	27,078,272	31,162,272	34,766,272	34,961,272
125	38,044,332	38,044,332	26,415,332	30,499,332	34,103,332	34,298,332
135	37,776,247	37,776,247	26,147,247	30,231,247	33,835,247	34,030,247
150	37,374,119	37,374,119	25,745,119	29,829,119	33,433,119	33,628,119
165	36,971,991	36,971,991	25,342,991	29,426,991	33,030,991	33,225,991
175	36,703,905	36,703,905	25,074,905	29,158,905	32,762,905	32,957,905
190	36,301,777	36,301,777	24,672,777	28,756,777	32,360,777	32,555,777
200	36,033,691	36,033,691	24,404,691	28,488,691	32,092,691	32,287,691
225	35,363,478	35,363,478	23,734,478	27,818,478	31,422,478	31,617,478
235	35,095,392	35,095,392	23,466,392	27,550,392	31,154,392	31,349,392
250	34,693,264	34,693,264	23,064,264	27,148,264	30,752,264	30,947,264
265	34,291,136	34,291,136	22,662,136	26,746,136	30,350,136	30,545,136
275	34,023,051	34,023,051	22,394,051	26,478,051	30,082,051	30,277,051
300	33,352,837	33,352,837	21,723,837	25,807,837	29,411,837	29,606,837

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

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

Site area	0.0900 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,889,296	20,992,180	9,363,180	13,447,180	17,051,180	17,246,180
95	1,788,976	19,877,515	8,248,515	12,332,515	15,936,515	16,131,515
100	1,785,286	19,836,513	8,207,513	12,291,513	15,895,513	16,090,513
125	1,766,836	19,631,511	8,002,511	12,086,511	15,690,511	15,885,511
135	1,759,456	19,549,516	7,920,516	12,004,516	15,608,516	15,803,516
150	1,748,386	19,426,508	7,797,508	11,881,508	15,485,508	15,680,508
165	1,737,316	19,303,512	7,674,512	11,758,512	15,362,512	15,557,512
175	1,729,936	19,221,506	7,592,506	11,676,506	15,280,506	15,475,506
190	1,718,866	19,098,510	7,469,510	11,553,510	15,157,510	15,352,510
200	1,711,486	19,016,515	7,387,515	11,471,515	15,075,515	15,270,515
225	1,693,036	18,811,513	7,182,513	11,266,513	14,870,513	15,065,513
235	1,685,656	18,729,508	7,100,508	11,184,508	14,788,508	14,983,508
250	1,674,586	18,606,511	6,977,511	11,061,511	14,665,511	14,860,511
265	1,663,516	18,483,515	6,854,515	10,938,515	14,542,515	14,737,515
275	1,656,136	18,401,509	6,772,509	10,856,509	14,460,509	14,655,509
300	1,637,686	18,196,507	6,567,507	10,651,507	14,255,507	14,450,507

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,396,507	26,627,861	14,998,861	19,082,861	22,686,861	22,881,861
95	2,288,077	25,423,073	13,794,073	17,878,073	21,482,073	21,677,073
100	2,284,386	25,382,070	13,753,070	17,837,070	21,441,070	21,636,070
125	2,265,936	25,177,068	13,548,068	17,632,068	21,236,068	21,431,068
135	2,258,557	25,095,074	13,466,074	17,550,074	21,154,074	21,349,074
150	2,247,486	24,972,066	13,343,066	17,427,066	21,031,066	21,226,066
165	2,236,416	24,849,069	13,220,069	17,304,069	20,908,069	21,103,069
175	2,229,036	24,767,064	13,138,064	17,222,064	20,826,064	21,021,064
190	2,217,966	24,644,067	13,015,067	17,099,067	20,703,067	20,898,067
200	2,210,587	24,562,073	12,933,073	17,017,073	20,621,073	20,816,073
225	2,192,136	24,357,071	12,728,071	16,812,071	20,416,071	20,611,071
235	2,184,756	24,275,066	12,646,066	16,730,066	20,334,066	20,529,066
250	2,173,686	24,152,069	12,523,069	16,607,069	20,211,069	20,406,069
265	2,162,616	24,029,072	12,400,072	16,484,072	20,088,072	20,283,072
275	2,155,236	23,947,067	12,318,067	16,402,067	20,006,067	20,201,067
300	2,136,786	23,742,065	12,113,065	16,197,065	19,801,065	19,996,065

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,844,046	31,600,514	19,971,514	24,055,514	27,659,514	27,854,514
95	2,728,459	30,316,210	18,687,210	22,771,210	26,375,210	26,570,210
100	2,724,769	30,275,208	18,646,208	22,730,208	26,334,208	26,529,208
125	2,706,319	30,070,206	18,441,206	22,525,206	26,129,206	26,324,206
135	2,698,939	29,988,211	18,359,211	22,443,211	26,047,211	26,242,211
150	2,687,868	29,865,204	18,236,204	22,320,204	25,924,204	26,119,204
165	2,676,799	29,742,207	18,113,207	22,197,207	25,801,207	25,996,207
175	2,669,419	29,660,213	18,031,213	22,115,213	25,719,213	25,914,213
190	2,658,348	29,537,205	17,908,205	21,992,205	25,596,205	25,791,205
200	2,650,969	29,455,210	17,826,210	21,910,210	25,514,210	25,709,210
225	2,632,519	29,250,208	17,621,208	21,705,208	25,309,208	25,504,208
235	2,625,138	29,168,203	17,539,203	21,623,203	25,227,203	25,422,203
250	2,614,069	29,045,206	17,416,206	21,500,206	25,104,206	25,299,206
265	2,602,999	28,922,210	17,293,210	21,377,210	24,981,210	25,176,210
275	2,595,618	28,840,204	17,211,204	21,295,204	24,899,204	25,094,204
300	2,577,168	28,635,202	17,006,202	21,090,202	24,694,202	24,889,202

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,142,405	34,915,612	23,286,612	27,370,612	30,974,612	31,169,612
95	3,022,047	33,578,298	21,949,298	26,033,298	29,637,298	29,832,298
100	3,018,358	33,537,307	21,908,307	25,992,307	29,596,307	29,791,307
125	2,999,907	33,332,305	21,703,305	25,787,305	29,391,305	29,586,305
135	2,992,527	33,250,299	21,621,299	25,705,299	29,309,299	29,504,299
150	2,981,457	33,127,303	21,498,303	25,582,303	29,186,303	29,381,303
165	2,970,387	33,004,295	21,375,295	25,459,295	29,063,295	29,258,295
175	2,963,007	32,922,301	21,293,301	25,377,301	28,981,301	29,176,301
190	2,951,937	32,799,304	21,170,304	25,254,304	28,858,304	29,053,304
200	2,944,557	32,717,299	21,088,299	25,172,299	28,776,299	28,971,299
225	2,926,107	32,512,296	20,883,296	24,967,296	28,571,296	28,766,296
235	2,918,727	32,430,302	20,801,302	24,885,302	28,489,302	28,684,302
250	2,907,656	32,307,294	20,678,294	24,762,294	28,366,294	28,561,294
265	2,896,587	32,184,298	20,555,298	24,639,298	28,243,298	28,438,298
275	2,889,207	32,102,303	20,473,303	24,557,303	28,161,303	28,356,303
300	2,870,757	31,897,301	20,268,301	24,352,301	27,956,301	28,151,301

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,440,764	38,230,710	26,601,710	30,685,710	34,289,710	34,484,710
95	3,315,636	36,840,397	25,211,397	29,295,397	32,899,397	33,094,397
100	3,311,946	36,799,395	25,170,395	29,254,395	32,858,395	33,053,395
125	3,293,495	36,594,393	24,965,393	29,049,393	32,653,393	32,848,393
135	3,286,116	36,512,399	24,883,399	28,967,399	32,571,399	32,766,399
150	3,275,045	36,389,391	24,760,391	28,844,391	32,448,391	32,643,391
165	3,263,975	36,266,394	24,637,394	28,721,394	32,325,394	32,520,394
175	3,256,595	36,184,389	24,555,389	28,639,389	32,243,389	32,438,389
190	3,245,525	36,061,392	24,432,392	28,516,392	32,120,392	32,315,392
200	3,238,145	35,979,387	24,350,387	28,434,387	32,038,387	32,233,387
225	3,219,696	35,774,396	24,145,396	28,229,396	31,833,396	32,028,396
235	3,212,315	35,692,390	24,063,390	28,147,390	31,751,390	31,946,390
250	3,201,245	35,569,394	23,940,394	28,024,394	31,628,394	31,823,394
265	3,190,175	35,446,386	23,817,386	27,901,386	31,505,386	31,700,386
275	3,182,795	35,364,391	23,735,391	27,819,391	31,423,391	31,618,391
300	3,164,345	35,159,389	23,530,389	27,614,389	31,218,389	31,413,389

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

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

Site area	0.19 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,052,338	10,672,156	-956,844	3,127,156	6,731,156	6,926,156
95	1,853,804	9,639,778	-1,989,222	2,094,778	5,698,778	5,893,778
100	1,845,081	9,594,423	-2,034,577	2,049,423	5,653,423	5,848,423
125	1,801,472	9,367,653	-2,261,347	1,822,653	5,426,653	5,621,653
135	1,784,028	9,276,947	-2,352,053	1,731,947	5,335,947	5,530,947
150	1,757,862	9,140,884	-2,488,116	1,595,884	5,199,884	5,394,884
165	1,731,696	9,004,822	-2,624,178	1,459,822	5,063,822	5,258,822
175	1,714,253	8,914,115	-2,714,885	1,369,115	4,973,115	5,168,115
190	1,688,087	8,778,053	-2,850,947	1,233,053	4,837,053	5,032,053
200	1,670,643	8,687,346	-2,941,654	1,142,346	4,746,346	4,941,346
225	1,627,033	8,460,572	-3,168,428	915,572	4,519,572	4,714,572
235	1,609,589	8,369,865	-3,259,135	824,865	4,428,865	4,623,865
250	1,583,424	8,233,802	-3,395,198	688,802	4,292,802	4,487,802
265	1,557,258	8,097,740	-3,531,260	552,740	4,156,740	4,351,740
275	1,539,814	8,007,033	-3,621,967	462,033	4,066,033	4,261,033
300	1,496,205	7,780,264	-3,848,736	235,264	3,839,264	4,034,264

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,042,857	15,822,855	4,193,855	8,277,855	11,881,855	12,076,855
95	2,828,484	14,708,119	3,079,119	7,163,119	10,767,119	10,962,119
100	2,819,762	14,662,763	3,033,763	7,117,763	10,721,763	10,916,763
125	2,776,153	14,435,994	2,806,994	6,890,994	10,494,994	10,689,994
135	2,758,709	14,345,287	2,716,287	6,800,287	10,404,287	10,599,287
150	2,732,543	14,209,224	2,580,224	6,664,224	10,268,224	10,463,224
165	2,706,377	14,073,162	2,444,162	6,528,162	10,132,162	10,327,162
175	2,688,934	13,982,455	2,353,455	6,437,455	10,041,455	10,236,455
190	2,662,768	13,846,393	2,217,393	6,301,393	9,905,393	10,100,393
200	2,645,324	13,755,686	2,126,686	6,210,686	9,814,686	10,009,686
225	2,601,714	13,528,912	1,899,912	5,983,912	9,587,912	9,782,912
235	2,584,270	13,438,205	1,809,205	5,893,205	9,497,205	9,692,205
250	2,558,104	13,302,143	1,673,143	5,757,143	9,361,143	9,556,143
265	2,531,938	13,166,080	1,537,080	5,621,080	9,225,080	9,420,080
275	2,514,495	13,075,373	1,446,373	5,530,373	9,134,373	9,329,373
300	2,470,885	12,848,604	1,219,604	5,303,604	8,907,604	9,102,604

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,916,845	20,367,592	8,738,592	12,822,592	16,426,592	16,621,592
95	3,688,496	19,180,182	7,551,182	11,635,182	15,239,182	15,434,182
100	3,679,775	19,134,831	7,505,831	11,589,831	15,193,831	15,388,831
125	3,636,165	18,908,057	7,279,057	11,363,057	14,967,057	15,162,057
135	3,618,721	18,817,350	7,188,350	11,272,350	14,876,350	15,071,350
150	3,592,555	18,681,288	7,052,288	11,136,288	14,740,288	14,935,288
165	3,566,389	18,545,225	6,916,225	11,000,225	14,604,225	14,799,225
175	3,548,946	18,454,518	6,825,518	10,909,518	14,513,518	14,708,518
190	3,522,780	18,318,456	6,689,456	10,773,456	14,377,456	14,572,456
200	3,505,336	18,227,749	6,598,749	10,682,749	14,286,749	14,481,749
225	3,461,727	18,000,980	6,371,980	10,455,980	14,059,980	14,254,980
235	3,444,282	17,910,268	6,281,268	10,365,268	13,969,268	14,164,268
250	3,418,116	17,774,206	6,145,206	10,229,206	13,833,206	14,028,206
265	3,391,952	17,638,148	6,009,148	10,093,148	13,697,148	13,892,148
275	3,374,507	17,547,436	5,918,436	10,002,436	13,606,436	13,801,436
300	3,330,898	17,320,667	5,691,667	9,775,667	13,379,667	13,574,667

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,499,503	23,397,414	11,768,414	15,852,414	19,456,414	19,651,414
95	4,261,838	22,161,557	10,532,557	14,616,557	18,220,557	18,415,557
100	4,253,117	22,116,206	10,487,206	14,571,206	18,175,206	18,370,206
125	4,209,507	21,889,437	10,260,437	14,344,437	17,948,437	18,143,437
135	4,192,063	21,798,725	10,169,725	14,253,725	17,857,725	18,052,725
150	4,165,897	21,662,663	10,033,663	14,117,663	17,721,663	17,916,663
165	4,139,732	21,526,606	9,897,606	13,981,606	17,585,606	17,780,606
175	4,122,287	21,435,894	9,806,894	13,890,894	17,494,894	17,689,894
190	4,096,121	21,299,831	9,670,831	13,754,831	17,358,831	17,553,831
200	4,078,678	21,209,125	9,580,125	13,664,125	17,268,125	17,463,125
225	4,035,068	20,982,355	9,353,355	13,437,355	17,041,355	17,236,355
235	4,017,625	20,891,649	9,262,649	13,346,649	16,950,649	17,145,649
250	3,991,459	20,755,586	9,126,586	13,210,586	16,814,586	17,009,586
265	3,965,293	20,619,524	8,990,524	13,074,524	16,678,524	16,873,524
275	3,947,849	20,528,817	8,899,817	12,983,817	16,587,817	16,782,817
300	3,904,239	20,302,043	8,673,043	12,757,043	16,361,043	16,556,043

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,082,162	26,427,240	14,798,240	18,882,240	22,486,240	22,681,240
95	4,835,180	25,142,938	13,513,938	17,597,938	21,201,938	21,396,938
100	4,826,458	25,097,582	13,468,582	17,552,582	21,156,582	21,351,582
125	4,782,849	24,870,813	13,241,813	17,325,813	20,929,813	21,124,813
135	4,765,405	24,780,106	13,151,106	17,235,106	20,839,106	21,034,106
150	4,739,239	24,644,043	13,015,043	17,099,043	20,703,043	20,898,043
165	4,713,073	24,507,981	12,878,981	16,962,981	20,566,981	20,761,981
175	4,695,629	24,417,269	12,788,269	16,872,269	20,476,269	20,671,269
190	4,669,464	24,281,212	12,652,212	16,736,212	20,340,212	20,535,212
200	4,652,019	24,190,500	12,561,500	16,645,500	20,249,500	20,444,500
225	4,608,410	23,963,731	12,334,731	16,418,731	20,022,731	20,217,731
235	4,590,966	23,873,024	12,244,024	16,328,024	19,932,024	20,127,024
250	4,564,800	23,736,962	12,107,962	16,191,962	19,795,962	19,990,962
265	4,538,634	23,600,899	11,971,899	16,055,899	19,659,899	19,854,899
275	4,521,191	23,510,192	11,881,192	15,965,192	19,569,192	19,764,192
300	4,477,581	23,283,423	11,654,423	15,738,423	19,342,423	19,537,423

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

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

Site area	0.29 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,811,599	13,340,597	1,711,597	5,795,597	9,399,597	9,594,597
95	3,440,990	12,043,464	414,464	4,498,464	8,102,464	8,297,464
100	3,424,692	11,986,420	357,420	4,441,420	8,045,420	8,240,420
125	3,343,201	11,701,204	72,204	4,156,204	7,760,204	7,955,204
135	3,310,606	11,587,121	-41,879	4,042,121	7,646,121	7,841,121
150	3,261,712	11,415,991	-213,009	3,870,991	7,474,991	7,669,991
165	3,212,817	11,244,861	-384,139	3,699,861	7,303,861	7,498,861
175	3,180,222	11,130,778	-498,222	3,585,778	7,189,778	7,384,778
190	3,131,328	10,959,648	-669,352	3,414,648	7,018,648	7,213,648
200	3,098,732	10,845,562	-783,438	3,300,562	6,904,562	7,099,562
225	3,017,242	10,560,349	-1,068,651	3,015,349	6,619,349	6,814,349
235	2,984,646	10,446,262	-1,182,738	2,901,262	6,505,262	6,700,262
250	2,935,752	10,275,132	-1,353,868	2,730,132	6,334,132	6,529,132
265	2,886,859	10,104,006	-1,524,994	2,559,006	6,163,006	6,358,006
275	2,854,263	9,989,919	-1,639,081	2,444,919	6,048,919	6,243,919
300	2,772,773	9,704,706	-1,924,294	2,159,706	5,763,706	5,958,706

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£125	£300	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,665,471	19,829,147	8,200,147	12,284,147	15,888,147	16,083,147
95	5,265,218	18,428,261	6,799,261	10,883,261	14,487,261	14,682,261
100	5,248,920	18,371,222	6,742,222	10,826,222	14,430,222	14,625,222
125	5,167,430	18,086,005	6,457,005	10,541,005	14,145,005	14,340,005
135	5,134,834	17,971,919	6,342,919	10,426,919	14,030,919	14,225,919
150	5,085,941	17,800,792	6,171,792	10,255,792	13,859,792	14,054,792
165	5,037,046	17,629,662	6,000,662	10,084,662	13,688,662	13,883,662
175	5,004,450	17,515,576	5,886,576	9,970,576	13,574,576	13,769,576
190	4,955,557	17,344,449	5,715,449	9,799,449	13,403,449	13,598,449
200	4,922,961	17,230,363	5,601,363	9,685,363	13,289,363	13,484,363
225	4,841,471	16,945,150	5,316,150	9,400,150	13,004,150	13,199,150
235	4,808,875	16,831,063	5,202,063	9,286,063	12,890,063	13,085,063
250	4,759,981	16,659,933	5,030,933	9,114,933	12,718,933	12,913,933
265	4,711,088	16,488,807	4,859,807	8,943,807	12,547,807	12,742,807
275	4,678,492	16,374,720	4,745,720	8,829,720	12,433,720	12,628,720
300	4,597,001	16,089,504	4,460,504	8,544,504	12,148,504	12,343,504

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,292,910	25,525,186	13,896,186	17,980,186	21,584,186	21,779,186
95	6,871,288	24,049,508	12,420,508	16,504,508	20,108,508	20,303,508
100	6,855,236	23,993,325	12,364,325	16,448,325	20,052,325	20,247,325
125	6,774,970	23,712,396	12,083,396	16,167,396	19,771,396	19,966,396
135	6,742,864	23,600,023	11,971,023	16,055,023	19,659,023	19,854,023
150	6,694,705	23,431,467	11,802,467	15,886,467	19,490,467	19,685,467
165	6,646,546	23,262,912	11,633,912	15,717,912	19,321,912	19,516,912
175	6,614,064	23,149,225	11,520,225	15,604,225	19,208,225	19,403,225
190	6,565,170	22,978,095	11,349,095	15,433,095	19,037,095	19,232,095
200	6,532,574	22,864,009	11,235,009	15,319,009	18,923,009	19,118,009
225	6,451,085	22,578,796	10,949,796	15,033,796	18,637,796	18,832,796
235	6,418,488	22,464,709	10,835,709	14,919,709	18,523,709	18,718,709
250	6,369,595	22,293,583	10,664,583	14,748,583	18,352,583	18,547,583
265	6,320,701	22,122,453	10,493,453	14,577,453	18,181,453	18,376,453
275	6,288,105	22,008,366	10,379,366	14,463,366	18,067,366	18,262,366
300	6,206,615	21,723,153	10,094,153	14,178,153	17,782,153	17,977,153

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,373,372	29,306,801	17,677,801	21,761,801	25,365,801	25,560,801
95	7,934,473	27,770,656	16,141,656	20,225,656	23,829,656	24,024,656
100	7,918,420	27,714,469	16,085,469	20,169,469	23,773,469	23,968,469
125	7,838,154	27,433,541	15,804,541	19,888,541	23,492,541	23,687,541
135	7,806,049	27,321,171	15,692,171	19,776,171	23,380,171	23,575,171
150	7,757,890	27,152,615	15,523,615	19,607,615	23,211,615	23,406,615
165	7,709,730	26,984,056	15,355,056	19,439,056	23,043,056	23,238,056
175	7,677,625	26,871,687	15,242,687	19,326,687	22,930,687	23,125,687
190	7,629,466	26,703,131	15,074,131	19,158,131	22,762,131	22,957,131
200	7,597,359	26,590,758	14,961,758	19,045,758	22,649,758	22,844,758
225	7,517,094	26,309,829	14,680,829	18,764,829	22,368,829	22,563,829
235	7,484,988	26,197,460	14,568,460	18,652,460	22,256,460	22,451,460
250	7,436,830	26,028,904	14,399,904	18,483,904	22,087,904	22,282,904
265	7,388,670	25,860,344	14,231,344	18,315,344	21,919,344	22,114,344
275	7,356,564	25,747,975	14,118,975	18,202,975	21,806,975	22,001,975
300	7,276,299	25,467,046	13,838,046	17,922,046	21,526,046	21,721,046

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,453,833	33,088,416	21,459,416	25,543,416	29,147,416	29,342,416
95	8,997,658	31,491,804	19,862,804	23,946,804	27,550,804	27,745,804
100	8,981,605	31,435,617	19,806,617	23,890,617	27,494,617	27,689,617
125	8,901,340	31,154,688	19,525,688	23,609,688	27,213,688	27,408,688
135	8,869,234	31,042,319	19,413,319	23,497,319	27,101,319	27,296,319
150	8,821,074	30,873,760	19,244,760	23,328,760	26,932,760	27,127,760
165	8,772,915	30,705,204	19,076,204	23,160,204	26,764,204	26,959,204
175	8,740,810	30,592,834	18,963,834	23,047,834	26,651,834	26,846,834
190	8,692,650	30,424,275	18,795,275	22,879,275	26,483,275	26,678,275
200	8,660,544	30,311,906	18,682,906	22,766,906	26,370,906	26,565,906
225	8,580,279	30,030,977	18,401,977	22,485,977	26,089,977	26,284,977
235	8,548,174	29,918,607	18,289,607	22,373,607	25,977,607	26,172,607
250	8,500,014	29,750,048	18,121,048	22,205,048	25,809,048	26,004,048
265	8,451,855	29,581,492	17,952,492	22,036,492	25,640,492	25,835,492
275	8,419,749	29,469,123	17,840,123	21,924,123	25,528,123	25,723,123
300	8,339,484	29,188,194	17,559,194	21,643,194	25,247,194	25,442,194

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

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

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,958,195	13,958,195	2,329,195	6,413,195	10,017,195	10,212,195
95	12,827,251	12,827,251	1,198,251	5,282,251	8,886,251	9,081,251
100	12,779,475	12,779,475	1,150,475	5,234,475	8,838,475	9,033,475
125	12,540,593	12,540,593	911,593	4,995,593	8,599,593	8,794,593
135	12,445,041	12,445,041	816,041	4,900,041	8,504,041	8,699,041
150	12,301,711	12,301,711	672,711	4,756,711	8,360,711	8,555,711
165	12,158,383	12,158,383	529,383	4,613,383	8,217,383	8,412,383
175	12,062,830	12,062,830	433,830	4,517,830	8,121,830	8,316,830
190	11,919,501	11,919,501	290,501	4,374,501	7,978,501	8,173,501
200	11,823,948	11,823,948	194,948	4,278,948	7,882,948	8,077,948
225	11,585,067	11,585,067	-43,933	4,040,067	7,644,067	7,839,067
235	11,489,514	11,489,514	-139,486	3,944,514	7,548,514	7,743,514
250	11,346,186	11,346,186	-282,814	3,801,186	7,405,186	7,600,186
265	11,202,856	11,202,856	-426,144	3,657,856	7,261,856	7,456,856
275	11,107,304	11,107,304	-521,696	3,562,304	7,166,304	7,361,304
300	10,868,423	10,868,423	-760,577	3,323,423	6,927,423	7,122,423

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,651,334	19,651,334	8,022,334	12,106,334	15,710,334	15,905,334
95	18,440,502	18,440,502	6,811,502	10,895,502	14,499,502	14,694,502
100	18,392,725	18,392,725	6,763,725	10,847,725	14,451,725	14,646,725
125	18,153,845	18,153,845	6,524,845	10,608,845	14,212,845	14,407,845
135	18,058,291	18,058,291	6,429,291	10,513,291	14,117,291	14,312,291
150	17,914,963	17,914,963	6,285,963	10,369,963	13,973,963	14,168,963
165	17,771,634	17,771,634	6,142,634	10,226,634	13,830,634	14,025,634
175	17,676,081	17,676,081	6,047,081	10,131,081	13,735,081	13,930,081
190	17,532,752	17,532,752	5,903,752	9,987,752	13,591,752	13,786,752
200	17,437,200	17,437,200	5,808,200	9,892,200	13,496,200	13,691,200
225	17,198,318	17,198,318	5,569,318	9,653,318	13,257,318	13,452,318
235	17,102,766	17,102,766	5,473,766	9,557,766	13,161,766	13,356,766
250	16,959,436	16,959,436	5,330,436	9,414,436	13,018,436	13,213,436
265	16,816,108	16,816,108	5,187,108	9,271,108	12,875,108	13,070,108
275	16,720,555	16,720,555	5,091,555	9,175,555	12,779,555	12,974,555
300	16,481,673	16,481,673	4,852,673	8,936,673	12,540,673	12,735,673

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,638,439	24,638,439	13,009,439	17,093,439	20,697,439	20,892,439
95	23,350,359	23,350,359	11,721,359	15,805,359	19,409,359	19,604,359
100	23,303,300	23,303,300	11,674,300	15,758,300	19,362,300	19,557,300
125	23,068,009	23,068,009	11,439,009	15,523,009	19,127,009	19,322,009
135	22,973,892	22,973,892	11,344,892	15,428,892	19,032,892	19,227,892
150	22,832,718	22,832,718	11,203,718	15,287,718	18,891,718	19,086,718
165	22,691,543	22,691,543	11,062,543	15,146,543	18,750,543	18,945,543
175	22,597,427	22,597,427	10,968,427	15,052,427	18,656,427	18,851,427
190	22,456,252	22,456,252	10,827,252	14,911,252	18,515,252	18,710,252
200	22,362,135	22,362,135	10,733,135	14,817,135	18,421,135	18,616,135
225	22,126,844	22,126,844	10,497,844	14,581,844	18,185,844	18,380,844
235	22,032,727	22,032,727	10,403,727	14,487,727	18,091,727	18,286,727
250	21,891,552	21,891,552	10,262,552	14,346,552	17,950,552	18,145,552
265	21,750,378	21,750,378	10,121,378	14,205,378	17,809,378	18,004,378
275	21,656,260	21,656,260	10,027,260	14,111,260	17,715,260	17,910,260
300	21,420,970	21,420,970	9,791,970	13,875,970	17,479,970	17,674,970

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,963,175	27,963,175	16,334,175	20,418,175	24,022,175	24,217,175
95	26,621,932	26,621,932	14,992,932	19,076,932	22,680,932	22,875,932
100	26,574,874	26,574,874	14,945,874	19,029,874	22,633,874	22,828,874
125	26,339,583	26,339,583	14,710,583	18,794,583	22,398,583	22,593,583
135	26,245,466	26,245,466	14,616,466	18,700,466	22,304,466	22,499,466
150	26,104,291	26,104,291	14,475,291	18,559,291	22,163,291	22,358,291
165	25,963,116	25,963,116	14,334,116	18,418,116	22,022,116	22,217,116
175	25,869,000	25,869,000	14,240,000	18,324,000	21,928,000	22,123,000
190	25,727,826	25,727,826	14,098,826	18,182,826	21,786,826	21,981,826
200	25,633,708	25,633,708	14,004,708	18,088,708	21,692,708	21,887,708
225	25,398,418	25,398,418	13,769,418	17,853,418	21,457,418	21,652,418
235	25,304,300	25,304,300	13,675,300	17,759,300	21,363,300	21,558,300
250	25,163,126	25,163,126	13,534,126	17,618,126	21,222,126	21,417,126
265	25,021,951	25,021,951	13,392,951	17,476,951	21,080,951	21,275,951
275	24,927,834	24,927,834	13,298,834	17,382,834	20,986,834	21,181,834
300	24,692,543	24,692,543	13,063,543	17,147,543	20,751,543	20,946,543

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,287,912	31,287,912	19,658,912	23,742,912	27,346,912	27,541,912
95	29,893,506	29,893,506	18,264,506	22,348,506	25,952,506	26,147,506
100	29,846,447	29,846,447	18,217,447	22,301,447	25,905,447	26,100,447
125	29,611,156	29,611,156	17,982,156	22,066,156	25,670,156	25,865,156
135	29,517,039	29,517,039	17,888,039	21,972,039	25,576,039	25,771,039
150	29,375,865	29,375,865	17,746,865	21,830,865	25,434,865	25,629,865
165	29,234,690	29,234,690	17,605,690	21,689,690	25,293,690	25,488,690
175	29,140,574	29,140,574	17,511,574	21,595,574	25,199,574	25,394,574
190	28,999,399	28,999,399	17,370,399	21,454,399	25,058,399	25,253,399
200	28,905,282	28,905,282	17,276,282	21,360,282	24,964,282	25,159,282
225	28,669,991	28,669,991	17,040,991	21,124,991	24,728,991	24,923,991
235	28,575,874	28,575,874	16,946,874	21,030,874	24,634,874	24,829,874
250	28,434,699	28,434,699	16,805,699	20,889,699	24,493,699	24,688,699
265	28,293,525	28,293,525	16,664,525	20,748,525	24,352,525	24,547,525
275	28,199,407	28,199,407	16,570,407	20,654,407	24,258,407	24,453,407
300	27,964,117	27,964,117	16,335,117	20,419,117	24,023,117	24,218,117

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

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

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,912,486	4,912,486	-6,716,514	-2,632,514	971,486	1,166,486
95	3,244,248	3,244,248	-8,384,752	-4,300,752	-696,752	-501,752
100	3,160,581	3,160,581	-8,468,419	-4,384,419	-780,419	-585,419
125	2,742,241	2,742,241	-8,886,759	-4,802,759	-1,198,759	-1,003,759
135	2,574,906	2,574,906	-9,054,094	-4,970,094	-1,366,094	-1,171,094
150	2,323,903	2,323,903	-9,305,097	-5,221,097	-1,617,097	-1,422,097
165	2,072,899	2,072,899	-9,556,101	-5,472,101	-1,868,101	-1,673,101
175	1,905,564	1,905,564	-9,723,436	-5,639,436	-2,035,436	-1,840,436
190	1,654,561	1,654,561	-9,974,439	-5,890,439	-2,286,439	-2,091,439
200	1,487,226	1,487,226	-10,141,774	-6,057,774	-2,453,774	-2,258,774
225	1,068,887	1,068,887	-10,560,113	-6,476,113	-2,872,113	-2,677,113
235	901,552	901,552	-10,727,448	-6,643,448	-3,039,448	-2,844,448
250	650,548	650,548	-10,978,452	-6,894,452	-3,290,452	-3,095,452
265	399,545	399,545	-11,229,455	-7,145,455	-3,541,455	-3,346,455
275	232,210	232,210	-11,396,790	-7,312,790	-3,708,790	-3,513,790
300	-188,970	-188,970	-11,817,970	-7,733,970	-4,129,970	-3,934,970

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,704,229	13,704,229	2,075,229	6,159,229	9,763,229	9,958,229
95	11,895,409	11,895,409	266,409	4,350,409	7,954,409	8,149,409
100	11,811,741	11,811,741	182,741	4,266,741	7,870,741	8,065,741
125	11,393,403	11,393,403	-235,597	3,848,403	7,452,403	7,647,403
135	11,226,067	11,226,067	-402,933	3,681,067	7,285,067	7,480,067
150	10,975,063	10,975,063	-653,937	3,430,063	7,034,063	7,229,063
165	10,724,061	10,724,061	-904,939	3,179,061	6,783,061	6,978,061
175	10,556,725	10,556,725	-1,072,275	3,011,725	6,615,725	6,810,725
190	10,305,721	10,305,721	-1,323,279	2,760,721	6,364,721	6,559,721
200	10,138,386	10,138,386	-1,490,614	2,593,386	6,197,386	6,392,386
225	9,720,047	9,720,047	-1,908,953	2,175,047	5,779,047	5,974,047
235	9,552,712	9,552,712	-2,076,288	2,007,712	5,611,712	5,806,712
250	9,301,709	9,301,709	-2,327,291	1,756,709	5,360,709	5,555,709
265	9,050,705	9,050,705	-2,578,295	1,505,705	5,109,705	5,304,705
275	8,883,370	8,883,370	-2,745,630	1,338,370	4,942,370	5,137,370
300	8,465,032	8,465,032	-3,163,968	920,032	4,524,032	4,719,032

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,370,751	21,370,751	9,741,751	13,825,751	17,429,751	17,624,751
95	19,463,233	19,463,233	7,834,233	11,918,233	15,522,233	15,717,233
100	19,380,823	19,380,823	7,751,823	11,835,823	15,439,823	15,634,823
125	18,968,771	18,968,771	7,339,771	11,423,771	15,027,771	15,222,771
135	18,803,951	18,803,951	7,174,951	11,258,951	14,862,951	15,057,951
150	18,556,719	18,556,719	6,927,719	11,011,719	14,615,719	14,810,719
165	18,309,489	18,309,489	6,680,489	10,764,489	14,368,489	14,563,489
175	18,144,668	18,144,668	6,515,668	10,599,668	14,203,668	14,398,668
190	17,897,437	17,897,437	6,268,437	10,352,437	13,956,437	14,151,437
200	17,732,617	17,732,617	6,103,617	10,187,617	13,791,617	13,986,617
225	17,320,565	17,320,565	5,691,565	9,775,565	13,379,565	13,574,565
235	17,155,744	17,155,744	5,526,744	9,610,744	13,214,744	13,409,744
250	16,908,514	16,908,514	5,279,514	9,363,514	12,967,514	13,162,514
265	16,661,283	16,661,283	5,032,283	9,116,283	12,720,283	12,915,283
275	16,496,461	16,496,461	4,867,461	8,951,461	12,555,461	12,750,461
300	16,084,410	16,084,410	4,455,410	8,539,410	12,143,410	12,338,410

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,479,117	26,479,117	14,850,117	18,934,117	22,538,117	22,733,117
95	24,489,916	24,489,916	12,860,916	16,944,916	20,548,916	20,743,916
100	24,407,506	24,407,506	12,778,506	16,862,506	20,466,506	20,661,506
125	23,995,455	23,995,455	12,366,455	16,450,455	20,054,455	20,249,455
135	23,830,634	23,830,634	12,201,634	16,285,634	19,889,634	20,084,634
150	23,583,404	23,583,404	11,954,404	16,038,404	19,642,404	19,837,404
165	23,336,172	23,336,172	11,707,172	15,791,172	19,395,172	19,590,172
175	23,171,351	23,171,351	11,542,351	15,626,351	19,230,351	19,425,351
190	22,924,121	22,924,121	11,295,121	15,379,121	18,983,121	19,178,121
200	22,759,300	22,759,300	11,130,300	15,214,300	18,818,300	19,013,300
225	22,347,249	22,347,249	10,718,249	14,802,249	18,406,249	18,601,249
235	22,182,428	22,182,428	10,553,428	14,637,428	18,241,428	18,436,428
250	21,935,197	21,935,197	10,306,197	14,390,197	17,994,197	18,189,197
265	21,687,966	21,687,966	10,058,966	14,142,966	17,746,966	17,941,966
275	21,523,146	21,523,146	9,894,146	13,978,146	17,582,146	17,777,146
300	21,111,094	21,111,094	9,482,094	13,566,094	17,170,094	17,365,094

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,587,485	31,587,485	19,958,485	24,042,485	27,646,485	27,841,485
95	29,516,600	29,516,600	17,887,600	21,971,600	25,575,600	25,770,600
100	29,434,190	29,434,190	17,805,190	21,889,190	25,493,190	25,688,190
125	29,022,138	29,022,138	17,393,138	21,477,138	25,081,138	25,276,138
135	28,857,317	28,857,317	17,228,317	21,312,317	24,916,317	25,111,317
150	28,610,087	28,610,087	16,981,087	21,065,087	24,669,087	24,864,087
165	28,362,856	28,362,856	16,733,856	20,817,856	24,421,856	24,616,856
175	28,198,036	28,198,036	16,569,036	20,653,036	24,257,036	24,452,036
190	27,950,804	27,950,804	16,321,804	20,405,804	24,009,804	24,204,804
200	27,785,983	27,785,983	16,156,983	20,240,983	23,844,983	24,039,983
225	27,373,932	27,373,932	15,744,932	19,828,932	23,432,932	23,627,932
235	27,209,112	27,209,112	15,580,112	19,664,112	23,268,112	23,463,112
250	26,961,881	26,961,881	15,332,881	19,416,881	23,020,881	23,215,881
265	26,714,649	26,714,649	15,085,649	19,169,649	22,773,649	22,968,649
275	26,549,829	26,549,829	14,920,829	19,004,829	22,608,829	22,803,829
300	26,137,778	26,137,778	14,508,778	18,592,778	22,196,778	22,391,778

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

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

Site area	1.00 ha
Net to gross	100%

Growth Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,247,844	10,247,844	-1,381,156	2,702,844	6,306,844	6,501,844
95	7,122,670	7,122,670	-4,506,330	-422,330	3,181,670	3,376,670
100	6,966,812	6,966,812	-4,662,188	-578,188	3,025,812	3,220,812
125	6,187,519	6,187,519	-5,441,481	-1,357,481	2,246,519	2,441,519
135	5,875,802	5,875,802	-5,753,198	-1,669,198	1,934,802	2,129,802
150	5,408,227	5,408,227	-6,220,773	-2,136,773	1,467,227	1,662,227
165	4,940,652	4,940,652	-6,688,348	-2,604,348	999,652	1,194,652
175	4,628,936	4,628,936	-7,000,064	-2,916,064	687,936	882,936
190	4,161,359	4,161,359	-7,467,641	-3,383,641	220,359	415,359
200	3,849,643	3,849,643	-7,779,357	-3,695,357	-91,357	103,643
225	3,070,351	3,070,351	-8,558,649	-4,474,649	-870,649	-675,649
235	2,758,634	2,758,634	-8,870,366	-4,786,366	-1,182,366	-987,366
250	2,291,059	2,291,059	-9,337,941	-5,253,941	-1,649,941	-1,454,941
265	1,823,483	1,823,483	-9,805,517	-5,721,517	-2,117,517	-1,922,517
275	1,511,766	1,511,766	-10,117,234	-6,033,234	-2,429,234	-2,234,234
300	732,475	732,475	-10,896,525	-6,812,525	-3,208,525	-3,013,525

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£190	£200

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,023,818	26,023,818	14,394,818	18,478,818	22,082,818	22,277,818
95	22,734,724	22,734,724	11,105,724	15,189,724	18,793,724	18,988,724
100	22,583,516	22,583,516	10,954,516	15,038,516	18,642,516	18,837,516
125	21,827,471	21,827,471	10,198,471	14,282,471	17,886,471	18,081,471
135	21,525,054	21,525,054	9,896,054	13,980,054	17,584,054	17,779,054
150	21,071,427	21,071,427	9,442,427	13,526,427	17,130,427	17,325,427
165	20,617,800	20,617,800	8,988,800	13,072,800	16,676,800	16,871,800
175	20,315,383	20,315,383	8,686,383	12,770,383	16,374,383	16,569,383
190	19,861,756	19,861,756	8,232,756	12,316,756	15,920,756	16,115,756
200	19,559,338	19,559,338	7,930,338	12,014,338	15,618,338	15,813,338
225	18,802,243	18,802,243	7,173,243	11,257,243	14,861,243	15,056,243
235	18,495,211	18,495,211	6,866,211	10,950,211	14,554,211	14,749,211
250	18,034,663	18,034,663	6,405,663	10,489,663	14,093,663	14,288,663
265	17,574,114	17,574,114	5,945,114	10,029,114	13,633,114	13,828,114
275	17,267,083	17,267,083	5,638,083	9,722,083	13,326,083	13,521,083
300	16,499,503	16,499,503	4,870,503	8,954,503	12,558,503	12,753,503

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,687,412	39,687,412	28,058,412	32,142,412	35,746,412	35,941,412
95	36,244,426	36,244,426	24,615,426	28,699,426	32,303,426	32,498,426
100	36,095,490	36,095,490	24,466,490	28,550,490	32,154,490	32,349,490
125	35,350,808	35,350,808	23,721,808	27,805,808	31,409,808	31,604,808
135	35,052,936	35,052,936	23,423,936	27,507,936	31,111,936	31,306,936
150	34,606,126	34,606,126	22,977,126	27,061,126	30,665,126	30,860,126
165	34,159,317	34,159,317	22,530,317	26,614,317	30,218,317	30,413,317
175	33,861,444	33,861,444	22,232,444	26,316,444	29,920,444	30,115,444
190	33,414,635	33,414,635	21,785,635	25,869,635	29,473,635	29,668,635
200	33,116,762	33,116,762	21,487,762	25,571,762	29,175,762	29,370,762
225	32,372,082	32,372,082	20,743,082	24,827,082	28,431,082	28,626,082
235	32,074,209	32,074,209	20,445,209	24,529,209	28,133,209	28,328,209
250	31,627,400	31,627,400	19,998,400	24,082,400	27,686,400	27,881,400
265	31,180,590	31,180,590	19,551,590	23,635,590	27,239,590	27,434,590
275	30,882,718	30,882,718	19,253,718	23,337,718	26,941,718	27,136,718
300	30,138,036	30,138,036	18,509,036	22,593,036	26,197,036	26,392,036

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	48,726,992	48,726,992	37,097,992	41,181,992	44,785,992	44,980,992
95	45,160,577	45,160,577	33,531,577	37,615,577	41,219,577	41,414,577
100	45,013,879	45,013,879	33,384,879	37,468,879	41,072,879	41,267,879
125	44,280,389	44,280,389	32,651,389	36,735,389	40,339,389	40,534,389
135	43,986,993	43,986,993	32,357,993	36,441,993	40,045,993	40,240,993
150	43,546,898	43,546,898	31,917,898	36,001,898	39,605,898	39,800,898
165	43,106,804	43,106,804	31,477,804	35,561,804	39,165,804	39,360,804
175	42,813,409	42,813,409	31,184,409	35,268,409	38,872,409	39,067,409
190	42,373,315	42,373,315	30,744,315	34,828,315	38,432,315	38,627,315
200	42,079,918	42,079,918	30,450,918	34,534,918	38,138,918	38,333,918
225	41,346,429	41,346,429	29,717,429	33,801,429	37,405,429	37,600,429
235	41,051,594	41,051,594	29,422,594	33,506,594	37,110,594	37,305,594
250	40,604,785	40,604,785	28,975,785	33,059,785	36,663,785	36,858,785
265	40,157,976	40,157,976	28,528,976	32,612,976	36,216,976	36,411,976
275	39,860,103	39,860,103	28,231,103	32,315,103	35,919,103	36,114,103
300	39,115,421	39,115,421	27,486,421	31,570,421	35,174,421	35,369,421

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	57,731,050	57,731,050	46,102,050	50,186,050	53,790,050	53,985,050
95	54,055,612	54,055,612	42,426,612	46,510,612	50,114,612	50,309,612
100	53,908,915	53,908,915	42,279,915	46,363,915	49,967,915	50,162,915
125	53,175,424	53,175,424	41,546,424	45,630,424	49,234,424	49,429,424
135	52,882,029	52,882,029	41,253,029	45,337,029	48,941,029	49,136,029
150	52,441,934	52,441,934	40,812,934	44,896,934	48,500,934	48,695,934
165	52,001,840	52,001,840	40,372,840	44,456,840	48,060,840	48,255,840
175	51,708,444	51,708,444	40,079,444	44,163,444	47,767,444	47,962,444
190	51,268,350	51,268,350	39,639,350	43,723,350	47,327,350	47,522,350
200	50,974,954	50,974,954	39,345,954	43,429,954	47,033,954	47,228,954
225	50,241,464	50,241,464	38,612,464	42,696,464	46,300,464	46,495,464
235	49,948,068	49,948,068	38,319,068	42,403,068	46,007,068	46,202,068
250	49,507,974	49,507,974	37,878,974	41,962,974	45,566,974	45,761,974
265	49,067,880	49,067,880	37,438,880	41,522,880	45,126,880	45,321,880
275	48,774,484	48,774,484	37,145,484	41,229,484	44,833,484	45,028,484
300	48,040,994	48,040,994	36,411,994	40,495,994	44,099,994	44,294,994

Maximum CIL rates (per square metre)

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

## Appendix 4 - Residential appraisal results (‘downside’ scenario)



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>50%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	100	150
£660 per sq ft	#N/A	#N/A	265	300
£725 per sq ft	#N/A	#N/A	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	200	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	0

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>40%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	0
£640 per sq ft	#N/A	#N/A	300	300
£660 per sq ft	#N/A	0	300	300
£725 per sq ft	#N/A	300	300	300
£800 per sq ft	275	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	0	0

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	95
£900 per sq ft	#N/A	#N/A	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	100	135
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	135	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>35%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	165	200
£640 per sq ft	#N/A	165	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	0	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	100
£900 per sq ft	#N/A	#N/A	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	0	100
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	225	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	300	300
£850 per sq ft	#N/A	165	300	300
£900 per sq ft	#N/A	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>30%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	300	300
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	0	100
£850 per sq ft	#N/A	#N/A	300	300
£900 per sq ft	#N/A	135	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	300	300
£850 per sq ft	#N/A	235	300	300
£900 per sq ft	0	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	200	225
£800 per sq ft	#N/A	150	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	190	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>25%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	300	300
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	0	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	300	300
£850 per sq ft	#N/A	150	300	300
£900 per sq ft	#N/A	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	150	175
£800 per sq ft	#N/A	200	300	300
£850 per sq ft	0	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	0	0
£725 per sq ft	#N/A	#N/A	300	300
£800 per sq ft	#N/A	300	300	300
£850 per sq ft	175	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	0	0

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	0	235	235





**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>20%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	0	300	300
£640 per sq ft	125	300	300	300
£660 per sq ft	275	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	165	190
£800 per sq ft	#N/A	135	300	300
£850 per sq ft	#N/A	300	300	300
£900 per sq ft	190	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	0
£725 per sq ft	#N/A	#N/A	300	300
£800 per sq ft	0	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	95	100
£660 per sq ft	#N/A	#N/A	225	250
£725 per sq ft	#N/A	175	300	300
£800 per sq ft	125	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	0	0
£900 per sq ft	#N/A	0	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	0	225	235
£900 per sq ft	200	300	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>10%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	0	95
£660 per sq ft	#N/A	#N/A	190	200
£725 per sq ft	#N/A	150	300	300
£800 per sq ft	100	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	200	235
£660 per sq ft	#N/A	0	300	300
£725 per sq ft	0	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	0	300	300
£660 per sq ft	#N/A	135	300	300
£725 per sq ft	95	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	0	265	275
£850 per sq ft	0	300	300	300
£900 per sq ft	300	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	#N/A	0	0
£800 per sq ft	150	275	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Downside Scenario Results summary**

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

<b>Affordable Housing</b>	<b>0%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

**Site type T1 - 9 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	0	300	300	300
£640 per sq ft	300	300	300	300
£660 per sq ft	300	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T2 - 25 Low Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	0	300	300
£660 per sq ft	#N/A	150	300	300
£725 per sq ft	100	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T3 - 50 Medium Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	190	300	300
£660 per sq ft	#N/A	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T4 - 150 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	125	150
£640 per sq ft	#N/A	300	300	300
£660 per sq ft	0	300	300	300
£725 per sq ft	300	300	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T5 -250 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£725 per sq ft	#N/A	0	250	265
£800 per sq ft	200	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Site type T6 - 500 High Density Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£550 per sq ft	#N/A	#N/A	#N/A	#N/A
£640 per sq ft	#N/A	#N/A	#N/A	#N/A
£660 per sq ft	#N/A	#N/A	0	0
£725 per sq ft	135	275	300	300
£800 per sq ft	300	300	300	300
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£404,460	4,494,001	-7,134,999	-3,050,999	553,001	748,001
95	362,938	4,032,645	-7,596,355	-3,512,355	91,645	286,645
100	361,092	4,012,139	-7,616,861	-3,532,861	71,139	266,139
125	351,867	3,909,638	-7,719,362	-3,635,362	-31,362	163,638
135	348,177	3,868,635	-7,760,365	-3,676,365	-72,365	122,635
150	342,642	3,807,137	-7,821,863	-3,737,863	-133,863	61,137
165	337,107	3,745,638	-7,883,362	-3,799,362	-195,362	-362
175	333,417	3,704,636	-7,924,364	-3,840,364	-236,364	-41,364
190	327,882	3,643,137	-7,985,863	-3,901,863	-297,863	-102,863
200	324,192	3,602,134	-8,026,866	-3,942,866	-338,866	-143,866
225	314,968	3,499,645	-8,129,355	-4,045,355	-441,355	-246,355
235	311,278	3,458,642	-8,170,358	-4,086,358	-482,358	-287,358
250	305,743	3,397,144	-8,231,856	-4,147,856	-543,856	-348,856
265	300,207	3,335,634	-8,293,366	-4,209,366	-605,366	-410,366
275	296,518	3,294,643	-8,334,357	-4,250,357	-646,357	-451,357
300	287,293	3,192,141	-8,436,859	-4,352,859	-748,859	-553,859

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£150

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£404,460	4,494,001	-4,458,748	-374,748	3,229,252	3,424,252
95	599,949	6,666,102	-4,962,898	-878,898	2,725,102	2,920,102
100	598,105	6,645,607	-4,983,393	-899,393	2,704,607	2,899,607
125	588,880	6,543,106	-5,085,894	-1,001,894	2,602,106	2,797,106
135	585,189	6,502,103	-5,126,897	-1,042,897	2,561,103	2,756,103
150	579,654	6,440,605	-5,188,395	-1,104,395	2,499,605	2,694,605
165	574,119	6,379,095	-5,249,905	-1,165,905	2,438,095	2,633,095
175	570,429	6,338,104	-5,290,896	-1,206,896	2,397,104	2,592,104
190	564,894	6,276,605	-5,352,395	-1,268,395	2,335,605	2,530,605
200	561,204	6,235,603	-5,393,397	-1,309,397	2,294,603	2,489,603
225	551,979	6,133,102	-5,495,898	-1,411,898	2,192,102	2,387,102
235	548,289	6,092,099	-5,536,901	-1,452,901	2,151,099	2,346,099
250	542,754	6,030,601	-5,598,399	-1,514,399	2,089,601	2,284,601
265	537,219	5,969,102	-5,659,898	-1,575,898	2,028,102	2,223,102
275	533,529	5,928,100	-5,700,900	-1,616,900	1,987,100	2,182,100
300	524,304	5,825,598	-5,803,402	-1,719,402	1,884,598	2,079,598

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£600,593	9,562,144	-2,066,856	2,017,144	5,621,144	5,816,144
95	811,777	9,019,746	-2,609,254	1,474,746	5,078,746	5,273,746
100	809,932	8,999,239	-2,629,761	1,454,239	5,058,239	5,253,239
125	800,706	8,896,738	-2,732,262	1,351,738	4,955,738	5,150,738
135	797,017	8,855,747	-2,773,253	1,310,747	4,914,747	5,109,747
150	791,481	8,794,237	-2,834,763	1,249,237	4,853,237	5,048,237
165	785,946	8,732,739	-2,896,261	1,187,739	4,791,739	4,986,739
175	782,256	8,691,736	-2,937,264	1,146,736	4,750,736	4,945,736
190	776,721	8,630,238	-2,998,762	1,085,238	4,689,238	4,884,238
200	773,032	8,589,246	-3,039,754	1,044,246	4,648,246	4,843,246
225	763,807	8,486,745	-3,142,255	941,745	4,545,745	4,740,745
235	760,117	8,445,743	-3,183,257	900,743	4,504,743	4,699,743
250	754,582	8,384,244	-3,244,756	839,244	4,443,244	4,638,244
265	749,047	8,322,746	-3,306,254	777,746	4,381,746	4,576,746
275	745,357	8,281,743	-3,347,257	736,743	4,340,743	4,535,743
300	736,132	8,179,242	-3,449,758	634,242	4,238,242	4,433,242

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,003,134	11,145,938	-483,062	3,600,938	7,204,938	7,399,938
95	952,039	10,578,212	-1,050,788	3,033,212	6,637,212	6,832,212
100	950,194	10,557,717	-1,071,283	3,012,717	6,616,717	6,811,717
125	940,969	10,455,216	-1,173,784	2,910,216	6,514,216	6,709,216
135	937,279	10,414,213	-1,214,787	2,869,213	6,473,213	6,668,213
150	931,744	10,352,714	-1,276,286	2,807,714	6,411,714	6,606,714
165	926,209	10,291,216	-1,337,784	2,746,216	6,350,216	6,545,216
175	922,519	10,250,213	-1,378,787	2,705,213	6,309,213	6,504,213
190	916,984	10,188,715	-1,440,285	2,643,715	6,247,715	6,442,715
200	913,294	10,147,712	-1,481,288	2,602,712	6,206,712	6,401,712
225	904,069	10,045,211	-1,583,789	2,500,211	6,104,211	6,299,211
235	900,379	10,004,209	-1,624,791	2,459,209	6,063,209	6,258,209
250	894,844	9,942,710	-1,686,290	2,397,710	6,001,710	6,196,710
265	889,309	9,881,212	-1,747,788	2,336,212	5,940,212	6,135,212
275	885,619	9,840,209	-1,788,791	2,295,209	5,899,209	6,094,209
300	876,394	9,737,708	-1,891,292	2,192,708	5,796,708	5,991,708

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,144,150	12,712,774	1,083,774	5,167,774	8,771,774	8,966,774
95	1,090,800	12,119,999	490,999	4,574,999	8,178,999	8,373,999
100	1,088,954	12,099,492	470,492	4,554,492	8,158,492	8,353,492
125	1,079,729	11,996,991	367,991	4,451,991	8,055,991	8,250,991
135	1,076,040	11,956,000	327,000	4,411,000	8,015,000	8,210,000
150	1,070,505	11,894,501	265,501	4,349,501	7,953,501	8,148,501
165	1,064,969	11,832,992	203,992	4,287,992	7,891,992	8,086,992
175	1,061,280	11,792,000	163,000	4,247,000	7,851,000	8,046,000
190	1,055,744	11,730,491	101,491	4,185,491	7,789,491	7,984,491
200	1,052,055	11,689,499	60,499	4,144,499	7,748,499	7,943,499
225	1,042,830	11,586,998	-42,002	4,041,998	7,645,998	7,840,998
235	1,039,140	11,545,996	-83,004	4,000,996	7,604,996	7,799,996
250	1,033,605	11,484,497	-144,503	3,939,497	7,543,497	7,738,497
265	1,028,070	11,422,999	-206,001	3,877,999	7,481,999	7,676,999
275	1,024,380	11,381,996	-247,004	3,836,996	7,440,996	7,635,996
300	1,015,155	11,279,495	-349,505	3,734,495	7,338,495	7,533,495

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,564,054	-8,133,082	-19,762,082	-15,678,082	-12,074,082	-11,879,082
95	-1,623,167	-8,440,470	-20,069,470	-15,985,470	-12,381,470	-12,186,470
100	-1,627,595	-8,463,493	-20,092,493	-16,008,493	-12,404,493	-12,209,493
125	-1,649,732	-8,578,609	-20,207,609	-16,123,609	-12,519,609	-12,324,609
135	-1,658,588	-8,624,655	-20,253,655	-16,169,655	-12,565,655	-12,370,655
150	-1,671,870	-8,693,725	-20,322,725	-16,238,725	-12,634,725	-12,439,725
165	-1,685,153	-8,762,795	-20,391,795	-16,307,795	-12,703,795	-12,508,795
175	-1,694,008	-8,808,841	-20,437,841	-16,353,841	-12,749,841	-12,554,841
190	-1,707,291	-8,877,911	-20,506,911	-16,422,911	-12,818,911	-12,623,911
200	-1,716,146	-8,923,957	-20,552,957	-16,468,957	-12,864,957	-12,669,957
225	-1,738,282	-9,039,068	-20,668,068	-16,584,068	-12,980,068	-12,785,068
235	-1,747,137	-9,085,114	-20,714,114	-16,630,114	-13,026,114	-12,831,114
250	-1,760,420	-9,154,184	-20,783,184	-16,699,184	-13,095,184	-12,900,184
265	-1,773,703	-9,223,254	-20,852,254	-16,768,254	-13,164,254	-12,969,254
275	-1,782,558	-9,269,300	-20,898,300	-16,814,300	-13,210,300	-13,015,300
300	-1,804,695	-9,384,416	-21,013,416	-16,929,416	-13,325,416	-13,130,416

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,086,540	-5,650,006	-17,279,006	-13,195,006	-9,591,006	-9,396,006
95	-1,153,288	-5,997,100	-17,626,100	-13,542,100	-9,938,100	-9,743,100
100	-1,157,715	-6,020,118	-17,649,118	-13,565,118	-9,961,118	-9,766,118
125	-1,179,853	-6,135,234	-17,764,234	-13,680,234	-10,076,234	-9,881,234
135	-1,188,708	-6,181,280	-17,810,280	-13,726,280	-10,122,280	-9,927,280
150	-1,201,990	-6,250,350	-17,879,350	-13,795,350	-10,191,350	-9,996,350
165	-1,215,273	-6,319,419	-17,948,419	-13,864,419	-10,260,419	-10,065,419
175	-1,224,128	-6,365,466	-17,994,466	-13,910,466	-10,306,466	-10,111,466
190	-1,237,411	-6,434,536	-18,063,536	-13,979,536	-10,375,536	-10,180,536
200	-1,246,266	-6,480,582	-18,109,582	-14,025,582	-10,421,582	-10,226,582
225	-1,268,403	-6,595,698	-18,224,698	-14,140,698	-10,536,698	-10,341,698
235	-1,277,258	-6,641,739	-18,270,739	-14,186,739	-10,582,739	-10,387,739
250	-1,290,540	-6,710,809	-18,339,809	-14,255,809	-10,651,809	-10,456,809
265	-1,303,823	-6,779,879	-18,408,879	-14,324,879	-10,720,879	-10,525,879
275	-1,312,678	-6,825,925	-18,454,925	-14,370,925	-10,766,925	-10,571,925
300	-1,334,816	-6,941,041	-18,570,041	-14,486,041	-10,882,041	-10,687,041

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-659,792	-3,430,916	-15,059,916	-10,975,916	-7,371,916	-7,176,916
95	-733,364	-3,813,493	-15,442,493	-11,358,493	-7,754,493	-7,559,493
100	-737,791	-3,836,516	-15,465,516	-11,381,516	-7,777,516	-7,582,516
125	-759,929	-3,951,632	-15,580,632	-11,496,632	-7,892,632	-7,697,632
135	-768,783	-3,997,673	-15,626,673	-11,542,673	-7,938,673	-7,743,673
150	-782,066	-4,066,743	-15,695,743	-11,611,743	-8,007,743	-7,812,743
165	-795,349	-4,135,812	-15,764,812	-11,680,812	-8,076,812	-7,881,812
175	-804,204	-4,181,859	-15,810,859	-11,726,859	-8,122,859	-7,927,859
190	-817,486	-4,250,928	-15,879,928	-11,795,928	-8,191,928	-7,996,928
200	-826,341	-4,296,975	-15,925,975	-11,841,975	-8,237,975	-8,042,975
225	-848,479	-4,412,091	-16,041,091	-11,957,091	-8,353,091	-8,158,091
235	-857,334	-4,458,137	-16,087,137	-12,003,137	-8,399,137	-8,204,137
250	-870,617	-4,527,207	-16,156,207	-12,072,207	-8,468,207	-8,273,207
265	-883,899	-4,596,277	-16,225,277	-12,141,277	-8,537,277	-8,342,277
275	-892,753	-4,642,318	-16,271,318	-12,187,318	-8,583,318	-8,388,318
300	-914,891	-4,757,434	-16,386,434	-12,302,434	-8,698,434	-8,503,434

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-377,209	-1,961,485	-13,590,485	-9,506,485	-5,902,485	-5,707,485
95	-455,300	-2,367,562	-13,996,562	-9,912,562	-6,308,562	-6,113,562
100	-459,728	-2,390,585	-14,019,585	-9,935,585	-6,331,585	-6,136,585
125	-481,865	-2,505,696	-14,134,696	-10,050,696	-6,446,696	-6,251,696
135	-490,720	-2,551,742	-14,180,742	-10,096,742	-6,492,742	-6,297,742
150	-504,002	-2,620,812	-14,249,812	-10,165,812	-6,561,812	-6,366,812
165	-517,285	-2,689,881	-14,318,881	-10,234,881	-6,630,881	-6,435,881
175	-526,140	-2,735,928	-14,364,928	-10,280,928	-6,676,928	-6,481,928
190	-539,423	-2,804,997	-14,433,997	-10,349,997	-6,745,997	-6,550,997
200	-548,278	-2,851,044	-14,480,044	-10,396,044	-6,792,044	-6,597,044
225	-570,415	-2,966,160	-14,595,160	-10,511,160	-6,907,160	-6,712,160
235	-579,270	-3,012,206	-14,641,206	-10,557,206	-6,953,206	-6,758,206
250	-592,553	-3,081,276	-14,710,276	-10,626,276	-7,022,276	-6,827,276
265	-605,835	-3,150,340	-14,779,340	-10,695,340	-7,091,340	-6,896,340
275	-614,690	-3,196,387	-14,825,387	-10,741,387	-7,137,387	-6,942,387
300	-636,827	-3,311,503	-14,940,503	-10,856,503	-7,252,503	-7,067,503

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,636	-507,706	-12,136,706	-8,052,706	-4,448,706	-4,253,706
95	-180,198	-937,029	-12,566,029	-8,482,029	-4,878,029	-4,683,029
100	-184,625	-960,052	-12,589,052	-8,505,052	-4,901,052	-4,706,052
125	-206,762	-1,075,163	-12,704,163	-8,620,163	-5,016,163	-4,821,163
135	-215,617	-1,121,210	-12,750,210	-8,666,210	-5,062,210	-4,867,210
150	-228,900	-1,190,279	-12,819,279	-8,735,279	-5,131,279	-4,936,279
165	-242,182	-1,259,349	-12,888,349	-8,804,349	-5,200,349	-5,005,349
175	-251,038	-1,305,395	-12,934,395	-8,850,395	-5,246,395	-5,051,395
190	-264,320	-1,374,465	-13,003,465	-8,919,465	-5,315,465	-5,120,465
200	-273,175	-1,420,511	-13,049,511	-8,965,511	-5,361,511	-5,166,511
225	-295,313	-1,535,627	-13,164,627	-9,080,627	-5,476,627	-5,281,627
235	-304,168	-1,581,674	-13,210,674	-9,126,674	-5,522,674	-5,327,674
250	-317,450	-1,650,738	-13,279,738	-9,195,738	-5,591,738	-5,396,738
265	-330,732	-1,719,808	-13,348,808	-9,264,808	-5,660,808	-5,465,808
275	-339,587	-1,765,854	-13,394,854	-9,310,854	-5,706,854	-5,511,854
300	-361,725	-1,880,970	-13,509,970	-9,425,970	-5,821,970	-5,626,970

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,397,495	-8,391,232	-20,020,232	-15,936,232	-12,332,232	-12,137,232
95	-2,516,352	-8,807,231	-20,436,231	-16,352,231	-12,748,231	-12,553,231
100	-2,524,625	-8,836,186	-20,465,186	-16,381,186	-12,777,186	-12,582,186
125	-2,565,991	-8,980,970	-20,609,970	-16,525,970	-12,921,970	-12,726,970
135	-2,582,537	-9,038,881	-20,667,881	-16,583,881	-12,979,881	-12,784,881
150	-2,607,358	-9,125,754	-20,754,754	-16,670,754	-13,066,754	-12,871,754
165	-2,632,178	-9,212,623	-20,841,623	-16,757,623	-13,153,623	-12,958,623
175	-2,648,724	-9,270,534	-20,899,534	-16,815,534	-13,211,534	-13,016,534
190	-2,673,545	-9,357,407	-20,986,407	-16,902,407	-13,298,407	-13,103,407
200	-2,690,091	-9,415,317	-21,044,317	-16,960,317	-13,356,317	-13,161,317
225	-2,731,457	-9,560,101	-21,189,101	-17,105,101	-13,501,101	-13,306,101
235	-2,748,004	-9,618,015	-21,247,015	-17,163,015	-13,559,015	-13,364,015
250	-2,772,824	-9,704,885	-21,333,885	-17,249,885	-13,645,885	-13,450,885
265	-2,797,644	-9,791,754	-21,420,754	-17,336,754	-13,732,754	-13,537,754
275	-2,814,191	-9,849,668	-21,478,668	-17,394,668	-13,790,668	-13,595,668
300	-2,855,558	-9,994,452	-21,623,452	-17,539,452	-13,935,452	-13,740,452

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,504,145	-5,264,507	-16,893,507	-12,809,507	-9,205,507	-9,010,507
95	-1,637,287	-5,730,503	-17,359,503	-13,275,503	-9,671,503	-9,476,503
100	-1,645,561	-5,759,462	-17,388,462	-13,304,462	-9,700,462	-9,505,462
125	-1,686,926	-5,904,242	-17,533,242	-13,449,242	-9,845,242	-9,650,242
135	-1,703,473	-5,962,157	-17,591,157	-13,507,157	-9,903,157	-9,708,157
150	-1,728,293	-6,049,026	-17,678,026	-13,594,026	-9,990,026	-9,795,026
165	-1,753,113	-6,135,896	-17,764,896	-13,680,896	-10,076,896	-9,881,896
175	-1,769,660	-6,193,810	-17,822,810	-13,738,810	-10,134,810	-9,939,810
190	-1,794,480	-6,280,679	-17,909,679	-13,825,679	-10,221,679	-10,026,679
200	-1,811,027	-6,338,593	-17,967,593	-13,883,593	-10,279,593	-10,084,593
225	-1,852,393	-6,483,377	-18,112,377	-14,028,377	-10,424,377	-10,229,377
235	-1,868,940	-6,541,291	-18,170,291	-14,086,291	-10,482,291	-10,287,291
250	-1,893,760	-6,628,161	-18,257,161	-14,173,161	-10,569,161	-10,374,161
265	-1,918,580	-6,715,030	-18,344,030	-14,260,030	-10,656,030	-10,461,030
275	-1,935,127	-6,772,944	-18,401,944	-14,317,944	-10,713,944	-10,518,944
300	-1,976,493	-6,917,725	-18,546,725	-14,462,725	-10,858,725	-10,663,725

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-706,065	-2,471,227	-14,100,227	-10,016,227	-6,412,227	-6,217,227
95	-851,967	-2,981,885	-14,610,885	-10,526,885	-6,922,885	-6,727,885
100	-860,241	-3,010,844	-14,639,844	-10,555,844	-6,951,844	-6,756,844
125	-901,607	-3,155,624	-14,784,624	-10,700,624	-7,096,624	-6,901,624
135	-918,154	-3,213,538	-14,842,538	-10,758,538	-7,154,538	-6,959,538
150	-942,974	-3,300,408	-14,929,408	-10,845,408	-7,241,408	-7,046,408
165	-967,793	-3,387,277	-15,016,277	-10,932,277	-7,328,277	-7,133,277
175	-984,340	-3,445,191	-15,074,191	-10,990,191	-7,386,191	-7,191,191
190	-1,009,160	-3,532,061	-15,161,061	-11,077,061	-7,473,061	-7,278,061
200	-1,025,707	-3,589,975	-15,218,975	-11,134,975	-7,530,975	-7,335,975
225	-1,067,074	-3,734,759	-15,363,759	-11,279,759	-7,675,759	-7,480,759
235	-1,083,621	-3,792,673	-15,421,673	-11,337,673	-7,733,673	-7,538,673
250	-1,108,441	-3,879,542	-15,508,542	-11,424,542	-7,820,542	-7,625,542
265	-1,133,260	-3,966,412	-15,595,412	-11,511,412	-7,907,412	-7,712,412
275	-1,149,807	-4,024,326	-15,653,326	-11,569,326	-7,965,326	-7,770,326
300	-1,191,173	-4,169,106	-15,798,106	-11,714,106	-8,110,106	-7,915,106

**Maximum CIL rates (per square metre)**

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



Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-177,493	-621,224	-12,250,224	-8,166,224	-4,562,224	-4,367,224
95	-331,847	-1,161,466	-12,790,466	-8,706,466	-5,102,466	-4,907,466
100	-340,120	-1,190,422	-12,819,422	-8,735,422	-5,131,422	-4,936,422
125	-381,487	-1,335,205	-12,964,205	-8,880,205	-5,276,205	-5,081,205
135	-398,034	-1,393,119	-13,022,119	-8,938,119	-5,334,119	-5,139,119
150	-422,854	-1,479,989	-13,108,989	-9,024,989	-5,420,989	-5,225,989
165	-447,674	-1,566,858	-13,195,858	-9,111,858	-5,507,858	-5,312,858
175	-464,221	-1,624,773	-13,253,773	-9,169,773	-5,565,773	-5,370,773
190	-489,041	-1,711,642	-13,340,642	-9,256,642	-5,652,642	-5,457,642
200	-505,587	-1,769,556	-13,398,556	-9,314,556	-5,710,556	-5,515,556
225	-546,954	-1,914,340	-13,543,340	-9,459,340	-5,855,340	-5,660,340
235	-563,500	-1,972,251	-13,601,251	-9,517,251	-5,913,251	-5,718,251
250	-588,320	-2,059,120	-13,688,120	-9,604,120	-6,000,120	-5,805,120
265	-613,140	-2,145,990	-13,774,990	-9,690,990	-6,086,990	-5,891,990
275	-629,687	-2,203,904	-13,832,904	-9,748,904	-6,144,904	-5,949,904
300	-671,054	-2,348,687	-13,977,687	-9,893,687	-6,289,687	-6,094,687

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	340,417	1,191,461	-10,437,539	-6,353,539	-2,749,539	-2,554,539
95	180,144	630,503	-10,998,497	-6,914,497	-3,310,497	-3,115,497
100	171,994	601,980	-11,027,020	-6,943,020	-3,339,020	-3,144,020
125	131,249	459,373	-11,169,627	-7,085,627	-3,481,627	-3,286,627
135	114,951	402,330	-11,226,670	-7,142,670	-3,538,670	-3,343,670
150	90,505	316,767	-11,312,233	-7,228,233	-3,624,233	-3,429,233
165	66,057	231,200	-11,397,800	-7,313,800	-3,709,800	-3,514,800
175	49,759	174,157	-11,454,843	-7,370,843	-3,766,843	-3,571,843
190	25,312	88,594	-11,540,406	-7,456,406	-3,852,406	-3,657,406
200	9,014	31,550	-11,597,450	-7,513,450	-3,909,450	-3,714,450
225	-32,215	-112,752	-11,741,752	-7,657,752	-4,053,752	-3,858,752
235	-48,761	-170,663	-11,799,663	-7,715,663	-4,111,663	-3,916,663
250	-73,581	-257,532	-11,886,532	-7,802,532	-4,198,532	-4,003,532
265	-98,401	-344,405	-11,973,405	-7,889,405	-4,285,405	-4,090,405
275	-114,947	-402,316	-12,031,316	-7,947,316	-4,343,316	-4,148,316
300	-156,314	-547,099	-12,176,099	-8,092,099	-4,488,099	-4,293,099

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,723,393	-4,723,393	-16,352,393	-12,268,393	-8,664,393	-8,469,393
95	-5,115,696	-5,115,696	-16,744,696	-12,660,696	-9,056,696	-8,861,696
100	-5,140,318	-5,140,318	-16,769,318	-12,685,318	-9,081,318	-8,886,318
125	-5,263,432	-5,263,432	-16,892,432	-12,808,432	-9,204,432	-9,009,432
135	-5,312,678	-5,312,678	-16,941,678	-12,857,678	-9,253,678	-9,058,678
150	-5,386,545	-5,386,545	-17,015,545	-12,931,545	-9,327,545	-9,132,545
165	-5,460,414	-5,460,414	-17,089,414	-13,005,414	-9,401,414	-9,206,414
175	-5,509,659	-5,509,659	-17,138,659	-13,054,659	-9,450,659	-9,255,659
190	-5,583,527	-5,583,527	-17,212,527	-13,128,527	-9,524,527	-9,329,527
200	-5,632,772	-5,632,772	-17,261,772	-13,177,772	-9,573,772	-9,378,772
225	-5,755,886	-5,755,886	-17,384,886	-13,300,886	-9,696,886	-9,501,886
235	-5,805,132	-5,805,132	-17,434,132	-13,350,132	-9,746,132	-9,551,132
250	-5,878,999	-5,878,999	-17,507,999	-13,423,999	-9,819,999	-9,624,999
265	-5,952,868	-5,952,868	-17,581,868	-13,497,868	-9,893,868	-9,698,868
275	-6,002,113	-6,002,113	-17,631,113	-13,547,113	-9,943,113	-9,748,113
300	-6,125,226	-6,125,226	-17,754,226	-13,670,226	-10,066,226	-9,871,226

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,936,493	-1,936,493	-13,565,493	-9,481,493	-5,877,493	-5,682,493
95	-2,373,359	-2,373,359	-14,002,359	-9,918,359	-6,314,359	-6,119,359
100	-2,397,982	-2,397,982	-14,026,982	-9,942,982	-6,338,982	-6,143,982
125	-2,521,095	-2,521,095	-14,150,095	-10,066,095	-6,462,095	-6,267,095
135	-2,570,341	-2,570,341	-14,199,341	-10,115,341	-6,511,341	-6,316,341
150	-2,644,209	-2,644,209	-14,273,209	-10,189,209	-6,585,209	-6,390,209
165	-2,718,077	-2,718,077	-14,347,077	-10,263,077	-6,659,077	-6,464,077
175	-2,767,322	-2,767,322	-14,396,322	-10,312,322	-6,708,322	-6,513,322
190	-2,841,191	-2,841,191	-14,470,191	-10,386,191	-6,782,191	-6,587,191
200	-2,890,436	-2,890,436	-14,519,436	-10,435,436	-6,831,436	-6,636,436
225	-3,013,549	-3,013,549	-14,642,549	-10,558,549	-6,954,549	-6,759,549
235	-3,062,795	-3,062,795	-14,691,795	-10,607,795	-7,003,795	-6,808,795
250	-3,136,663	-3,136,663	-14,765,663	-10,681,663	-7,077,663	-6,882,663
265	-3,210,531	-3,210,531	-14,839,531	-10,755,531	-7,151,531	-6,956,531
275	-3,259,776	-3,259,776	-14,888,776	-10,804,776	-7,200,776	-7,005,776
300	-3,382,890	-3,382,890	-15,011,890	-10,927,890	-7,323,890	-7,128,890

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	544,652	544,652	-11,084,348	-7,000,348	-3,396,348	-3,201,348
95	75,143	75,143	-11,553,857	-7,469,857	-3,865,857	-3,670,857
100	50,891	50,891	-11,578,109	-7,494,109	-3,890,109	-3,695,109
125	-71,446	-71,446	-11,700,446	-7,616,446	-4,012,446	-3,817,446
135	-120,692	-120,692	-11,749,692	-7,665,692	-4,061,692	-3,866,692
150	-194,560	-194,560	-11,823,560	-7,739,560	-4,135,560	-3,940,560
165	-268,428	-268,428	-11,897,428	-7,813,428	-4,209,428	-4,014,428
175	-317,673	-317,673	-11,946,673	-7,862,673	-4,258,673	-4,063,673
190	-391,542	-391,542	-12,020,542	-7,936,542	-4,332,542	-4,137,542
200	-440,787	-440,787	-12,069,787	-7,985,787	-4,381,787	-4,186,787
225	-563,900	-563,900	-12,192,900	-8,108,900	-4,504,900	-4,309,900
235	-613,146	-613,146	-12,242,146	-8,158,146	-4,554,146	-4,359,146
250	-687,014	-687,014	-12,316,014	-8,232,014	-4,628,014	-4,433,014
265	-760,882	-760,882	-12,389,882	-8,305,882	-4,701,882	-4,506,882
275	-810,127	-810,127	-12,439,127	-8,355,127	-4,751,127	-4,556,127
300	-933,240	-933,240	-12,562,240	-8,478,240	-4,874,240	-4,679,240

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,168,733	2,168,733	-9,460,267	-5,376,267	-1,772,267	-1,577,267
95	1,673,254	1,673,254	-9,955,746	-5,871,746	-2,267,746	-2,072,746
100	1,649,002	1,649,002	-9,979,998	-5,895,998	-2,291,998	-2,096,998
125	1,527,739	1,527,739	-10,101,261	-6,017,261	-2,413,261	-2,218,261
135	1,479,233	1,479,233	-10,149,767	-6,065,767	-2,461,767	-2,266,767
150	1,406,476	1,406,476	-10,222,524	-6,138,524	-2,534,524	-2,339,524
165	1,333,717	1,333,717	-10,295,283	-6,211,283	-2,607,283	-2,412,283
175	1,285,212	1,285,212	-10,343,788	-6,259,788	-2,655,788	-2,460,788
190	1,212,455	1,212,455	-10,416,545	-6,332,545	-2,728,545	-2,533,545
200	1,163,949	1,163,949	-10,465,051	-6,381,051	-2,777,051	-2,582,051
225	1,042,686	1,042,686	-10,586,314	-6,502,314	-2,898,314	-2,703,314
235	994,180	994,180	-10,634,820	-6,550,820	-2,946,820	-2,751,820
250	921,423	921,423	-10,707,577	-6,623,577	-3,019,577	-2,824,577
265	848,664	848,664	-10,780,336	-6,696,336	-3,092,336	-2,897,336
275	800,159	800,159	-10,828,841	-6,744,841	-3,140,841	-2,945,841
300	678,896	678,896	-10,950,104	-6,866,104	-3,262,104	-3,067,104

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,755,969	3,755,969	-7,873,031	-3,789,031	-185,031	9,969
95	3,242,037	3,242,037	-8,386,963	-4,302,963	-698,963	-503,963
100	3,218,148	3,218,148	-8,410,852	-4,326,852	-722,852	-527,852
125	3,098,707	3,098,707	-8,530,293	-4,446,293	-842,293	-647,293
135	3,050,931	3,050,931	-8,578,069	-4,494,069	-890,069	-695,069
150	2,979,267	2,979,267	-8,649,733	-4,565,733	-961,733	-766,733
165	2,907,602	2,907,602	-8,721,398	-4,637,398	-1,033,398	-838,398
175	2,859,826	2,859,826	-8,769,174	-4,685,174	-1,081,174	-886,174
190	2,788,161	2,788,161	-8,840,839	-4,756,839	-1,152,839	-957,839
200	2,740,385	2,740,385	-8,888,615	-4,804,615	-1,200,615	-1,005,615
225	2,620,944	2,620,944	-9,008,056	-4,924,056	-1,320,056	-1,125,056
235	2,573,168	2,573,168	-9,055,832	-4,971,832	-1,367,832	-1,172,832
250	2,501,504	2,501,504	-9,127,496	-5,043,496	-1,439,496	-1,244,496
265	2,429,839	2,429,839	-9,199,161	-5,115,161	-1,511,161	-1,316,161
275	2,381,870	2,381,870	-9,247,130	-5,163,130	-1,559,130	-1,364,130
300	2,260,606	2,260,606	-9,368,394	-5,284,394	-1,680,394	-1,485,394

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,348,025	-28,348,025	-39,977,025	-35,893,025	-32,289,025	-32,094,025
95	-28,714,021	-28,714,021	-40,343,021	-36,259,021	-32,655,021	-32,460,021
100	-28,757,141	-28,757,141	-40,386,141	-36,302,141	-32,698,141	-32,503,141
125	-28,972,742	-28,972,742	-40,601,742	-36,517,742	-32,913,742	-32,718,742
135	-29,058,982	-29,058,982	-40,687,982	-36,603,982	-32,999,982	-32,804,982
150	-29,188,342	-29,188,342	-40,817,342	-36,733,342	-33,129,342	-32,934,342
165	-29,317,703	-29,317,703	-40,946,703	-36,862,703	-33,258,703	-33,063,703
175	-29,403,944	-29,403,944	-41,032,944	-36,948,944	-33,344,944	-33,149,944
190	-29,533,305	-29,533,305	-41,162,305	-37,078,305	-33,474,305	-33,279,305
200	-29,619,545	-29,619,545	-41,248,545	-37,164,545	-33,560,545	-33,365,545
225	-29,835,146	-29,835,146	-41,464,146	-37,380,146	-33,776,146	-33,581,146
235	-29,921,387	-29,921,387	-41,550,387	-37,466,387	-33,862,387	-33,667,387
250	-30,050,747	-30,050,747	-41,679,747	-37,595,747	-33,991,747	-33,796,747
265	-30,180,108	-30,180,108	-41,809,108	-37,725,108	-34,121,108	-33,926,108
275	-30,266,349	-30,266,349	-41,895,349	-37,811,349	-34,207,349	-34,012,349
300	-30,481,950	-30,481,950	-42,110,950	-38,026,950	-34,422,950	-34,227,950

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,045,858	-24,045,858	-35,674,858	-31,590,858	-27,986,858	-27,791,858
95	-24,480,645	-24,480,645	-36,109,645	-32,025,645	-28,421,645	-28,226,645
100	-24,523,766	-24,523,766	-36,152,766	-32,068,766	-28,464,766	-28,269,766
125	-24,739,367	-24,739,367	-36,368,367	-32,284,367	-28,680,367	-28,485,367
135	-24,825,608	-24,825,608	-36,454,608	-32,370,608	-28,766,608	-28,571,608
150	-24,954,968	-24,954,968	-36,583,968	-32,499,968	-28,895,968	-28,700,968
165	-25,084,329	-25,084,329	-36,713,329	-32,629,329	-29,025,329	-28,830,329
175	-25,170,570	-25,170,570	-36,799,570	-32,715,570	-29,111,570	-28,916,570
190	-25,299,930	-25,299,930	-36,928,930	-32,844,930	-29,240,930	-29,045,930
200	-25,386,170	-25,386,170	-37,015,170	-32,931,170	-29,327,170	-29,132,170
225	-25,601,772	-25,601,772	-37,230,772	-33,146,772	-29,542,772	-29,347,772
235	-25,688,012	-25,688,012	-37,317,012	-33,233,012	-29,629,012	-29,434,012
250	-25,817,373	-25,817,373	-37,446,373	-33,362,373	-29,758,373	-29,563,373
265	-25,946,734	-25,946,734	-37,575,734	-33,491,734	-29,887,734	-29,692,734
275	-26,032,973	-26,032,973	-37,661,973	-33,577,973	-29,973,973	-29,778,973
300	-26,248,575	-26,248,575	-37,877,575	-33,793,575	-30,189,575	-29,994,575

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,202,298	-20,202,298	-31,831,298	-27,747,298	-24,143,298	-23,948,298
95	-20,698,544	-20,698,544	-32,327,544	-28,243,544	-24,639,544	-24,444,544
100	-20,741,664	-20,741,664	-32,370,664	-28,286,664	-24,682,664	-24,487,664
125	-20,957,265	-20,957,265	-32,586,265	-28,502,265	-24,898,265	-24,703,265
135	-21,043,505	-21,043,505	-32,672,505	-28,588,505	-24,984,505	-24,789,505
150	-21,172,866	-21,172,866	-32,801,866	-28,717,866	-25,113,866	-24,918,866
165	-21,302,227	-21,302,227	-32,931,227	-28,847,227	-25,243,227	-25,048,227
175	-21,388,467	-21,388,467	-33,017,467	-28,933,467	-25,329,467	-25,134,467
190	-21,517,828	-21,517,828	-33,146,828	-29,062,828	-25,458,828	-25,263,828
200	-21,604,068	-21,604,068	-33,233,068	-29,149,068	-25,545,068	-25,350,068
225	-21,819,670	-21,819,670	-33,448,670	-29,364,670	-25,760,670	-25,565,670
235	-21,905,910	-21,905,910	-33,534,910	-29,450,910	-25,846,910	-25,651,910
250	-22,035,270	-22,035,270	-33,664,270	-29,580,270	-25,976,270	-25,781,270
265	-22,164,631	-22,164,631	-33,793,631	-29,709,631	-26,105,631	-25,910,631
275	-22,250,872	-22,250,872	-33,879,872	-29,795,872	-26,191,872	-25,996,872
300	-22,466,473	-22,466,473	-34,095,473	-30,011,473	-26,407,473	-26,212,473

**Maximum CIL rates (per square metre)**

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

**Site type 5**

£850 per sq ft

**Private values** £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,656,757	-17,656,757	-29,285,757	-25,201,757	-21,597,757	-21,402,757
95	-18,193,707	-18,193,707	-29,822,707	-25,738,707	-22,134,707	-21,939,707
100	-18,236,827	-18,236,827	-29,865,827	-25,781,827	-22,177,827	-21,982,827
125	-18,452,428	-18,452,428	-30,081,428	-25,997,428	-22,393,428	-22,198,428
135	-18,538,669	-18,538,669	-30,167,669	-26,083,669	-22,479,669	-22,284,669
150	-18,668,030	-18,668,030	-30,297,030	-26,213,030	-22,609,030	-22,414,030
165	-18,797,391	-18,797,391	-30,426,391	-26,342,391	-22,738,391	-22,543,391
175	-18,883,630	-18,883,630	-30,512,630	-26,428,630	-22,824,630	-22,629,630
190	-19,012,991	-19,012,991	-30,641,991	-26,557,991	-22,953,991	-22,758,991
200	-19,099,232	-19,099,232	-30,728,232	-26,644,232	-23,040,232	-22,845,232
225	-19,314,833	-19,314,833	-30,943,833	-26,859,833	-23,255,833	-23,060,833
235	-19,401,074	-19,401,074	-31,030,074	-26,946,074	-23,342,074	-23,147,074
250	-19,530,435	-19,530,435	-31,159,435	-27,075,435	-23,471,435	-23,276,435
265	-19,659,795	-19,659,795	-31,288,795	-27,204,795	-23,600,795	-23,405,795
275	-19,746,035	-19,746,035	-31,375,035	-27,291,035	-23,687,035	-23,492,035
300	-19,961,637	-19,961,637	-31,590,637	-27,506,637	-23,902,637	-23,707,637

Maximum CIL rates (per square metre)

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

£900 per sq ft

**Private values** £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,137,652	-15,137,652	-26,766,652	-22,682,652	-19,078,652	-18,883,652
95	-15,714,884	-15,714,884	-27,343,884	-23,259,884	-19,655,884	-19,460,884
100	-15,758,003	-15,758,003	-27,387,003	-23,303,003	-19,699,003	-19,504,003
125	-15,973,605	-15,973,605	-27,602,605	-23,518,605	-19,914,605	-19,719,605
135	-16,059,845	-16,059,845	-27,688,845	-23,604,845	-20,000,845	-19,805,845
150	-16,189,205	-16,189,205	-27,818,205	-23,734,205	-20,130,205	-19,935,205
165	-16,318,566	-16,318,566	-27,947,566	-23,863,566	-20,259,566	-20,064,566
175	-16,404,807	-16,404,807	-28,033,807	-23,949,807	-20,345,807	-20,150,807
190	-16,534,167	-16,534,167	-28,163,167	-24,079,167	-20,475,167	-20,280,167
200	-16,620,408	-16,620,408	-28,249,408	-24,165,408	-20,561,408	-20,366,408
225	-16,836,009	-16,836,009	-28,465,009	-24,381,009	-20,777,009	-20,582,009
235	-16,922,249	-16,922,249	-28,551,249	-24,467,249	-20,863,249	-20,668,249
250	-17,051,610	-17,051,610	-28,680,610	-24,596,610	-20,992,610	-20,797,610
265	-17,180,971	-17,180,971	-28,809,971	-24,725,971	-21,121,971	-20,926,971
275	-17,267,212	-17,267,212	-28,896,212	-24,812,212	-21,208,212	-21,013,212
300	-17,482,813	-17,482,813	-29,111,813	-25,027,813	-21,423,813	-21,228,813

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-51,910,481	-51,910,481	-63,539,481	-59,455,481	-55,851,481	-55,656,481
95	-52,629,895	-52,629,895	-64,258,895	-60,174,895	-56,570,895	-56,375,895
100	-52,711,446	-52,711,446	-64,340,446	-60,256,446	-56,652,446	-56,457,446
125	-53,119,201	-53,119,201	-64,748,201	-60,664,201	-57,060,201	-56,865,201
135	-53,282,304	-53,282,304	-64,911,304	-60,827,304	-57,223,304	-57,028,304
150	-53,526,957	-53,526,957	-65,155,957	-61,071,957	-57,467,957	-57,272,957
165	-53,771,610	-53,771,610	-65,400,610	-61,316,610	-57,712,610	-57,517,610
175	-53,934,712	-53,934,712	-65,563,712	-61,479,712	-57,875,712	-57,680,712
190	-54,179,366	-54,179,366	-65,808,366	-61,724,366	-58,120,366	-57,925,366
200	-54,342,468	-54,342,468	-65,971,468	-61,887,468	-58,283,468	-58,088,468
225	-54,750,223	-54,750,223	-66,379,223	-62,295,223	-58,691,223	-58,496,223
235	-54,913,325	-54,913,325	-66,542,325	-62,458,325	-58,854,325	-58,659,325
250	-55,157,979	-55,157,979	-66,786,979	-62,702,979	-59,098,979	-58,903,979
265	-55,402,632	-55,402,632	-67,031,632	-62,947,632	-59,343,632	-59,148,632
275	-55,565,735	-55,565,735	-67,194,735	-63,110,735	-59,506,735	-59,311,735
300	-55,973,490	-55,973,490	-67,602,490	-63,518,490	-59,914,490	-59,719,490

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,902,421	-43,902,421	-55,531,421	-51,447,421	-47,843,421	-47,648,421
95	-44,749,885	-44,749,885	-56,378,885	-52,294,885	-48,690,885	-48,495,885
100	-44,831,437	-44,831,437	-56,460,437	-52,376,437	-48,772,437	-48,577,437
125	-45,239,192	-45,239,192	-56,868,192	-52,784,192	-49,180,192	-48,985,192
135	-45,402,294	-45,402,294	-57,031,294	-52,947,294	-49,343,294	-49,148,294
150	-45,646,947	-45,646,947	-57,275,947	-53,191,947	-49,587,947	-49,392,947
165	-45,891,601	-45,891,601	-57,520,601	-53,436,601	-49,832,601	-49,637,601
175	-46,054,703	-46,054,703	-57,683,703	-53,599,703	-49,995,703	-49,800,703
190	-46,299,356	-46,299,356	-57,928,356	-53,844,356	-50,240,356	-50,045,356
200	-46,462,458	-46,462,458	-58,091,458	-54,007,458	-50,403,458	-50,208,458
225	-46,870,214	-46,870,214	-58,499,214	-54,415,214	-50,811,214	-50,616,214
235	-47,033,316	-47,033,316	-58,662,316	-54,578,316	-50,974,316	-50,779,316
250	-47,277,969	-47,277,969	-58,906,969	-54,822,969	-51,218,969	-51,023,969
265	-47,522,623	-47,522,623	-59,151,623	-55,067,623	-51,463,623	-51,268,623
275	-47,685,725	-47,685,725	-59,314,725	-55,230,725	-51,626,725	-51,431,725
300	-48,093,481	-48,093,481	-59,722,481	-55,638,481	-52,034,481	-51,839,481

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,746,932	-36,746,932	-48,375,932	-44,291,932	-40,687,932	-40,492,932
95	-37,708,813	-37,708,813	-49,337,813	-45,253,813	-41,649,813	-41,454,813
100	-37,790,365	-37,790,365	-49,419,365	-45,335,365	-41,731,365	-41,536,365
125	-38,198,120	-38,198,120	-49,827,120	-45,743,120	-42,139,120	-41,944,120
135	-38,361,223	-38,361,223	-49,990,223	-45,906,223	-42,302,223	-42,107,223
150	-38,605,875	-38,605,875	-50,234,875	-46,150,875	-42,546,875	-42,351,875
165	-38,850,529	-38,850,529	-50,479,529	-46,395,529	-42,791,529	-42,596,529
175	-39,013,631	-39,013,631	-50,642,631	-46,558,631	-42,954,631	-42,759,631
190	-39,258,285	-39,258,285	-50,887,285	-46,803,285	-43,199,285	-43,004,285
200	-39,421,386	-39,421,386	-51,050,386	-46,966,386	-43,362,386	-43,167,386
225	-39,829,142	-39,829,142	-51,458,142	-47,374,142	-43,770,142	-43,575,142
235	-39,992,244	-39,992,244	-51,621,244	-47,537,244	-43,933,244	-43,738,244
250	-40,236,898	-40,236,898	-51,865,898	-47,781,898	-44,177,898	-43,982,898
265	-40,481,550	-40,481,550	-52,110,550	-48,026,550	-44,422,550	-44,227,550
275	-40,644,653	-40,644,653	-52,273,653	-48,189,653	-44,585,653	-44,390,653
300	-41,052,409	-41,052,409	-52,681,409	-48,597,409	-44,993,409	-44,798,409

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,008,323	-32,008,323	-43,637,323	-39,553,323	-35,949,323	-35,754,323
95	-33,045,975	-33,045,975	-44,674,975	-40,590,975	-36,986,975	-36,791,975
100	-33,127,527	-33,127,527	-44,756,527	-40,672,527	-37,068,527	-36,873,527
125	-33,535,282	-33,535,282	-45,164,282	-41,080,282	-37,476,282	-37,281,282
135	-33,698,385	-33,698,385	-45,327,385	-41,243,385	-37,639,385	-37,444,385
150	-33,943,037	-33,943,037	-45,572,037	-41,488,037	-37,884,037	-37,689,037
165	-34,187,691	-34,187,691	-45,816,691	-41,732,691	-38,128,691	-37,933,691
175	-34,350,793	-34,350,793	-45,979,793	-41,895,793	-38,291,793	-38,096,793
190	-34,595,447	-34,595,447	-46,224,447	-42,140,447	-38,536,447	-38,341,447
200	-34,758,549	-34,758,549	-46,387,549	-42,303,549	-38,699,549	-38,504,549
225	-35,166,304	-35,166,304	-46,795,304	-42,711,304	-39,107,304	-38,912,304
235	-35,329,406	-35,329,406	-46,958,406	-42,874,406	-39,270,406	-39,075,406
250	-35,574,060	-35,574,060	-47,203,060	-43,119,060	-39,515,060	-39,320,060
265	-35,818,713	-35,818,713	-47,447,713	-43,363,713	-39,759,713	-39,564,713
275	-35,981,815	-35,981,815	-47,610,815	-43,526,815	-39,922,815	-39,727,815
300	-36,389,571	-36,389,571	-48,018,571	-43,934,571	-40,330,571	-40,135,571

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,319,520	-27,319,520	-38,948,520	-34,864,520	-31,260,520	-31,065,520
95	-28,432,147	-28,432,147	-40,061,147	-35,977,147	-32,373,147	-32,178,147
100	-28,513,698	-28,513,698	-40,142,698	-36,058,698	-32,454,698	-32,259,698
125	-28,921,454	-28,921,454	-40,550,454	-36,466,454	-32,862,454	-32,667,454
135	-29,084,556	-29,084,556	-40,713,556	-36,629,556	-33,025,556	-32,830,556
150	-29,329,210	-29,329,210	-40,958,210	-36,874,210	-33,270,210	-33,075,210
165	-29,573,862	-29,573,862	-41,202,862	-37,118,862	-33,514,862	-33,319,862
175	-29,736,965	-29,736,965	-41,365,965	-37,281,965	-33,677,965	-33,482,965
190	-29,981,618	-29,981,618	-41,610,618	-37,526,618	-33,922,618	-33,727,618
200	-30,144,721	-30,144,721	-41,773,721	-37,689,721	-34,085,721	-33,890,721
225	-30,552,476	-30,552,476	-42,181,476	-38,097,476	-34,493,476	-34,298,476
235	-30,715,578	-30,715,578	-42,344,578	-38,260,578	-34,656,578	-34,461,578
250	-30,960,231	-30,960,231	-42,589,231	-38,505,231	-34,901,231	-34,706,231
265	-31,204,885	-31,204,885	-42,833,885	-38,749,885	-35,145,885	-34,950,885
275	-31,367,987	-31,367,987	-42,996,987	-38,912,987	-35,308,987	-35,113,987
300	-31,775,742	-31,775,742	-43,404,742	-39,320,742	-35,716,742	-35,521,742

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£650,182	7,224,240	-4,404,760	-320,760	3,283,240	3,478,240
95	597,719	6,641,325	-4,987,675	-903,675	2,700,325	2,895,325
100	595,505	6,616,718	-5,012,282	-928,282	2,675,718	2,870,718
125	584,435	6,493,722	-5,135,278	-1,051,278	2,552,722	2,747,722
135	580,007	6,444,521	-5,184,479	-1,100,479	2,503,521	2,698,521
150	573,365	6,370,725	-5,258,275	-1,174,275	2,429,725	2,624,725
165	566,723	6,296,918	-5,332,082	-1,248,082	2,355,918	2,550,918
175	562,295	6,247,717	-5,381,283	-1,297,283	2,306,717	2,501,717
190	555,653	6,173,921	-5,455,079	-1,371,079	2,232,921	2,427,921
200	551,225	6,124,720	-5,504,280	-1,420,280	2,183,720	2,378,720
225	540,155	6,001,723	-5,627,277	-1,543,277	2,060,723	2,255,723
235	535,727	5,952,522	-5,676,478	-1,592,478	2,011,522	2,206,522
250	529,084	5,878,716	-5,750,284	-1,666,284	1,937,716	2,132,716
265	522,443	5,804,920	-5,824,080	-1,740,080	1,863,920	2,058,920
275	518,015	5,755,719	-5,873,281	-1,789,281	1,814,719	2,009,719
300	506,945	5,632,722	-5,996,278	-1,912,278	1,691,722	1,886,722

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	937,818	10,420,200	-1,208,800	2,875,200	6,479,200	6,674,200
95	880,756	9,786,175	-1,842,825	2,241,175	5,845,175	6,040,175
100	878,541	9,761,569	-1,867,431	2,216,569	5,820,569	6,015,569
125	867,471	9,638,572	-1,990,428	2,093,572	5,697,572	5,892,572
135	863,043	9,589,371	-2,039,629	2,044,371	5,648,371	5,843,371
150	856,402	9,515,575	-2,113,425	1,970,575	5,574,575	5,769,575
165	849,759	9,441,768	-2,187,232	1,896,768	5,500,768	5,695,768
175	845,331	9,392,567	-2,236,433	1,847,567	5,451,567	5,646,567
190	838,689	9,318,771	-2,310,229	1,773,771	5,377,771	5,572,771
200	834,261	9,269,570	-2,359,430	1,724,570	5,328,570	5,523,570
225	823,192	9,146,574	-2,482,426	1,601,574	5,205,574	5,400,574
235	818,764	9,097,373	-2,531,627	1,552,373	5,156,373	5,351,373
250	812,122	9,023,577	-2,605,423	1,478,577	5,082,577	5,277,577
265	805,479	8,949,770	-2,679,230	1,404,770	5,008,770	5,203,770
275	801,051	8,900,569	-2,728,431	1,355,569	4,959,569	5,154,569
300	789,981	8,777,572	-2,851,428	1,232,572	4,836,572	5,031,572

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,193,809	13,264,546	1,635,546	5,719,546	9,323,546	9,518,546
95	1,132,654	12,585,043	956,043	5,040,043	8,644,043	8,839,043
100	1,130,440	12,560,448	931,448	5,015,448	8,619,448	8,814,448
125	1,119,370	12,437,440	808,440	4,892,440	8,496,440	8,691,440
135	1,114,942	12,388,239	759,239	4,843,239	8,447,239	8,642,239
150	1,108,300	12,314,443	685,443	4,769,443	8,373,443	8,568,443
165	1,101,658	12,240,647	611,647	4,695,647	8,299,647	8,494,647
175	1,097,230	12,191,446	562,446	4,646,446	8,250,446	8,445,446
190	1,090,588	12,117,639	488,639	4,572,639	8,176,639	8,371,639
200	1,086,159	12,068,439	439,439	4,523,439	8,127,439	8,322,439
225	1,075,090	11,945,442	316,442	4,400,442	8,004,442	8,199,442
235	1,070,662	11,896,241	267,241	4,351,241	7,955,241	8,150,241
250	1,064,020	11,822,445	193,445	4,277,445	7,881,445	8,076,445
265	1,057,377	11,748,638	119,638	4,203,638	7,807,638	8,002,638
275	1,052,949	11,699,437	70,437	4,154,437	7,758,437	7,953,437
300	1,041,880	11,576,440	-52,560	4,031,440	7,635,440	7,830,440

**Maximum CIL rates (per square metre)**

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



Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,363,693	15,152,142	3,523,142	7,607,142	11,211,142	11,406,142
95	1,299,821	14,442,453	2,813,453	6,897,453	10,501,453	10,696,453
100	1,297,607	14,417,858	2,788,858	6,872,858	10,476,858	10,671,858
125	1,286,537	14,294,851	2,665,851	6,749,851	10,353,851	10,548,851
135	1,282,109	14,245,661	2,616,661	6,700,661	10,304,661	10,499,661
150	1,275,467	14,171,854	2,542,854	6,626,854	10,230,854	10,425,854
165	1,268,825	14,098,058	2,469,058	6,553,058	10,157,058	10,352,058
175	1,264,397	14,048,857	2,419,857	6,503,857	10,107,857	10,302,857
190	1,257,755	13,975,050	2,346,050	6,430,050	10,034,050	10,229,050
200	1,253,327	13,925,860	2,296,860	6,380,860	9,984,860	10,179,860
225	1,242,257	13,802,852	2,173,852	6,257,852	9,861,852	10,056,852
235	1,237,829	13,753,651	2,124,651	6,208,651	9,812,651	10,007,651
250	1,231,187	13,679,855	2,050,855	6,134,855	9,738,855	9,933,855
265	1,224,545	13,606,060	1,977,060	6,061,060	9,665,060	9,860,060
275	1,220,117	13,556,859	1,927,859	6,011,859	9,615,859	9,810,859
300	1,209,047	13,433,851	1,804,851	5,888,851	9,492,851	9,687,851

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,532,355	17,026,172	5,397,172	9,481,172	13,085,172	13,280,172
95	1,465,787	16,286,520	4,657,520	8,741,520	12,345,520	12,540,520
100	1,463,573	16,261,926	4,632,926	8,716,926	12,320,926	12,515,926
125	1,452,503	16,138,918	4,509,918	8,593,918	12,197,918	12,392,918
135	1,448,075	16,089,717	4,460,717	8,544,717	12,148,717	12,343,717
150	1,441,433	16,015,921	4,386,921	8,470,921	12,074,921	12,269,921
165	1,434,791	15,942,125	4,313,125	8,397,125	12,001,125	12,196,125
175	1,430,363	15,892,924	4,263,924	8,347,924	11,951,924	12,146,924
190	1,423,721	15,819,117	4,190,117	8,274,117	11,878,117	12,073,117
200	1,419,292	15,769,916	4,140,916	8,224,916	11,828,916	12,023,916
225	1,408,223	15,646,919	4,017,919	8,101,919	11,705,919	11,900,919
235	1,403,795	15,597,718	3,968,718	8,052,718	11,656,718	11,851,718
250	1,397,153	15,523,923	3,894,923	7,978,923	11,582,923	11,777,923
265	1,390,510	15,450,116	3,821,116	7,905,116	11,509,116	11,704,116
275	1,386,082	15,400,915	3,771,915	7,855,915	11,459,915	11,654,915
300	1,375,013	15,277,918	3,648,918	7,732,918	11,336,918	11,531,918

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-964,999	-5,017,995	-16,646,995	-12,562,995	-8,958,995	-8,763,995
95	-1,050,516	-5,462,684	-17,091,684	-13,007,684	-9,403,684	-9,208,684
100	-1,055,829	-5,490,310	-17,119,310	-13,035,310	-9,431,310	-9,236,310
125	-1,082,394	-5,628,449	-17,257,449	-13,173,449	-9,569,449	-9,374,449
135	-1,093,020	-5,683,706	-17,312,706	-13,228,706	-9,624,706	-9,429,706
150	-1,108,959	-5,766,588	-17,395,588	-13,311,588	-9,707,588	-9,512,588
165	-1,124,898	-5,849,471	-17,478,471	-13,394,471	-9,790,471	-9,595,471
175	-1,135,525	-5,904,727	-17,533,727	-13,449,727	-9,845,727	-9,650,727
190	-1,151,463	-5,987,610	-17,616,610	-13,532,610	-9,928,610	-9,733,610
200	-1,162,089	-6,042,861	-17,671,861	-13,587,861	-9,983,861	-9,788,861
225	-1,188,654	-6,181,001	-17,810,001	-13,726,001	-10,122,001	-9,927,001
235	-1,199,280	-6,236,258	-17,865,258	-13,781,258	-10,177,258	-9,982,258
250	-1,215,219	-6,319,140	-17,948,140	-13,864,140	-10,260,140	-10,065,140
265	-1,231,158	-6,402,023	-18,031,023	-13,947,023	-10,343,023	-10,148,023
275	-1,241,784	-6,457,279	-18,086,279	-14,002,279	-10,398,279	-10,203,279
300	-1,268,349	-6,595,413	-18,224,413	-14,140,413	-10,536,413	-10,341,413

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-394,740	-2,052,650	-13,681,650	-9,597,650	-5,993,650	-5,798,650
95	-489,375	-2,544,751	-14,173,751	-10,089,751	-6,485,751	-6,290,751
100	-494,689	-2,572,382	-14,201,382	-10,117,382	-6,513,382	-6,318,382
125	-521,254	-2,710,522	-14,339,522	-10,255,522	-6,651,522	-6,456,522
135	-531,879	-2,765,773	-14,394,773	-10,310,773	-6,706,773	-6,511,773
150	-547,818	-2,848,656	-14,477,656	-10,393,656	-6,789,656	-6,594,656
165	-563,757	-2,931,538	-14,560,538	-10,476,538	-6,872,538	-6,677,538
175	-574,384	-2,986,795	-14,615,795	-10,531,795	-6,927,795	-6,732,795
190	-590,323	-3,069,678	-14,698,678	-10,614,678	-7,010,678	-6,815,678
200	-600,949	-3,124,934	-14,753,934	-10,669,934	-7,065,934	-6,870,934
225	-627,514	-3,263,074	-14,892,074	-10,808,074	-7,204,074	-7,009,074
235	-638,139	-3,318,325	-14,947,325	-10,863,325	-7,259,325	-7,064,325
250	-654,079	-3,401,213	-15,030,213	-10,946,213	-7,342,213	-7,147,213
265	-670,018	-3,484,095	-15,113,095	-11,029,095	-7,425,095	-7,230,095
275	-680,644	-3,539,347	-15,168,347	-11,084,347	-7,480,347	-7,285,347
300	-707,209	-3,677,486	-15,306,486	-11,222,486	-7,618,486	-7,423,486

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	111,063	577,529	-11,051,471	-6,967,471	-3,363,471	-3,168,471
95	9,857	51,258	-11,577,742	-7,493,742	-3,889,742	-3,694,742
100	4,624	24,047	-11,604,953	-7,520,953	-3,916,953	-3,721,953
125	-21,870	-113,725	-11,742,725	-7,658,725	-4,054,725	-3,859,725
135	-32,496	-168,982	-11,797,982	-7,713,982	-4,109,982	-3,914,982
150	-48,435	-251,864	-11,880,864	-7,796,864	-4,192,864	-3,997,864
165	-64,374	-334,747	-11,963,747	-7,879,747	-4,275,747	-4,080,747
175	-75,001	-390,004	-12,019,004	-7,935,004	-4,331,004	-4,136,004
190	-90,940	-472,886	-12,101,886	-8,017,886	-4,413,886	-4,218,886
200	-101,566	-528,143	-12,157,143	-8,073,143	-4,469,143	-4,274,143
225	-128,130	-666,277	-12,295,277	-8,211,277	-4,607,277	-4,412,277
235	-138,756	-721,534	-12,350,534	-8,266,534	-4,662,534	-4,467,534
250	-154,695	-804,416	-12,433,416	-8,349,416	-4,745,416	-4,550,416
265	-170,634	-887,299	-12,516,299	-8,432,299	-4,828,299	-4,633,299
275	-181,261	-942,555	-12,571,555	-8,487,555	-4,883,555	-4,688,555
300	-207,826	-1,080,695	-12,709,695	-8,625,695	-5,021,695	-4,826,695

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	442,801	2,302,564	-9,326,436	-5,242,436	-1,638,436	-1,443,436
95	336,290	1,748,709	-9,880,291	-5,796,291	-2,192,291	-1,997,291
100	331,057	1,721,497	-9,907,503	-5,823,503	-2,219,503	-2,024,503
125	304,891	1,585,435	-10,043,565	-5,959,565	-2,355,565	-2,160,565
135	294,424	1,531,007	-10,097,993	-6,013,993	-2,409,993	-2,214,993
150	278,725	1,449,372	-10,179,628	-6,095,628	-2,491,628	-2,296,628
165	263,026	1,367,733	-10,261,267	-6,177,267	-2,573,267	-2,378,267
175	252,560	1,313,310	-10,315,690	-6,231,690	-2,627,690	-2,432,690
190	236,860	1,231,670	-10,397,330	-6,313,330	-2,709,330	-2,514,330
200	226,394	1,177,247	-10,451,753	-6,367,753	-2,763,753	-2,568,753
225	200,228	1,041,185	-10,587,815	-6,503,815	-2,899,815	-2,704,815
235	189,762	986,762	-10,642,238	-6,558,238	-2,954,238	-2,759,238
250	174,062	905,122	-10,723,878	-6,639,878	-3,035,878	-2,840,878
265	158,363	823,488	-10,805,512	-6,721,512	-3,117,512	-2,922,512
275	147,896	769,060	-10,859,940	-6,775,940	-3,171,940	-2,976,940
300	121,730	632,997	-10,996,003	-6,912,003	-3,308,003	-3,113,003

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	772,167	4,015,267	-7,613,733	-3,529,733	74,267	269,267
95	660,389	3,434,025	-8,194,975	-4,110,975	-506,975	-311,975
100	655,156	3,406,813	-8,222,187	-4,138,187	-534,187	-339,187
125	628,991	3,270,751	-8,358,249	-4,274,249	-670,249	-475,249
135	618,525	3,216,328	-8,412,672	-4,328,672	-724,672	-529,672
150	602,825	3,134,688	-8,494,312	-4,410,312	-806,312	-611,312
165	587,126	3,053,054	-8,575,946	-4,491,946	-887,946	-692,946
175	576,659	2,998,626	-8,630,374	-4,546,374	-942,374	-747,374
190	560,960	2,916,991	-8,712,009	-4,628,009	-1,024,009	-829,009
200	550,493	2,862,563	-8,766,437	-4,682,437	-1,078,437	-883,437
225	524,327	2,726,501	-8,902,499	-4,818,499	-1,214,499	-1,019,499
235	513,861	2,672,078	-8,956,922	-4,872,922	-1,268,922	-1,073,922
250	498,161	2,590,438	-9,038,562	-4,954,562	-1,350,562	-1,155,562
265	482,462	2,508,804	-9,120,196	-5,036,196	-1,432,196	-1,237,196
275	471,996	2,454,381	-9,174,619	-5,090,619	-1,486,619	-1,291,619
300	445,830	2,318,318	-9,310,682	-5,226,682	-1,622,682	-1,427,682

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,343,762	-4,703,167	-16,332,167	-12,248,167	-8,644,167	-8,449,167
95	-1,510,907	-5,288,174	-16,917,174	-12,833,174	-9,229,174	-9,034,174
100	-1,520,835	-5,322,923	-16,951,923	-12,867,923	-9,263,923	-9,068,923
125	-1,570,475	-5,496,662	-17,125,662	-13,041,662	-9,437,662	-9,242,662
135	-1,590,331	-5,566,157	-17,195,157	-13,111,157	-9,507,157	-9,312,157
150	-1,620,115	-5,670,402	-17,299,402	-13,215,402	-9,611,402	-9,416,402
165	-1,649,899	-5,774,646	-17,403,646	-13,319,646	-9,715,646	-9,520,646
175	-1,669,754	-5,844,141	-17,473,141	-13,389,141	-9,785,141	-9,590,141
190	-1,699,538	-5,948,385	-17,577,385	-13,493,385	-9,889,385	-9,694,385
200	-1,719,395	-6,017,883	-17,646,883	-13,562,883	-9,958,883	-9,763,883
225	-1,769,035	-6,191,622	-17,820,622	-13,736,622	-10,132,622	-9,937,622
235	-1,788,891	-6,261,117	-17,890,117	-13,806,117	-10,202,117	-10,007,117
250	-1,818,675	-6,365,361	-17,994,361	-13,910,361	-10,306,361	-10,111,361
265	-1,848,459	-6,469,605	-18,098,605	-14,014,605	-10,410,605	-10,215,605
275	-1,868,314	-6,539,100	-18,168,100	-14,084,100	-10,480,100	-10,285,100
300	-1,917,954	-6,712,839	-18,341,839	-14,257,839	-10,653,839	-10,458,839

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-276,757	-968,651	-12,597,651	-8,513,651	-4,909,651	-4,714,651
95	-460,964	-1,613,373	-13,242,373	-9,158,373	-5,554,373	-5,359,373
100	-470,892	-1,648,122	-13,277,122	-9,193,122	-5,589,122	-5,394,122
125	-520,532	-1,821,861	-13,450,861	-9,366,861	-5,762,861	-5,567,861
135	-540,388	-1,891,359	-13,520,359	-9,436,359	-5,832,359	-5,637,359
150	-570,171	-1,995,600	-13,624,600	-9,540,600	-5,936,600	-5,741,600
165	-599,955	-2,099,844	-13,728,844	-9,644,844	-6,040,844	-5,845,844
175	-619,812	-2,169,342	-13,798,342	-9,714,342	-6,110,342	-5,915,342
190	-649,596	-2,273,586	-13,902,586	-9,818,586	-6,214,586	-6,019,586
200	-669,452	-2,343,081	-13,972,081	-9,888,081	-6,284,081	-6,089,081
225	-719,092	-2,516,820	-14,145,820	-10,061,820	-6,457,820	-6,262,820
235	-738,947	-2,586,315	-14,215,315	-10,131,315	-6,527,315	-6,332,315
250	-768,731	-2,690,559	-14,319,559	-10,235,559	-6,631,559	-6,436,559
265	-798,515	-2,794,804	-14,423,804	-10,339,804	-6,735,804	-6,540,804
275	-818,371	-2,864,298	-14,493,298	-10,409,298	-6,805,298	-6,610,298
300	-868,012	-3,038,041	-14,667,041	-10,583,041	-6,979,041	-6,784,041

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	662,474	2,318,660	-9,310,340	-5,226,340	-1,622,340	-1,427,340
95	466,085	1,631,296	-9,997,704	-5,913,704	-2,309,704	-2,114,704
100	456,305	1,597,069	-10,031,931	-5,947,931	-2,343,931	-2,148,931
125	407,412	1,425,942	-10,203,058	-6,119,058	-2,515,058	-2,320,058
135	387,855	1,357,491	-10,271,509	-6,187,509	-2,583,509	-2,388,509
150	358,518	1,254,812	-10,374,188	-6,290,188	-2,686,188	-2,491,188
165	329,181	1,152,134	-10,476,866	-6,392,866	-2,788,866	-2,593,866
175	309,624	1,083,682	-10,545,318	-6,461,318	-2,857,318	-2,662,318
190	280,288	981,007	-10,647,993	-6,563,993	-2,959,993	-2,764,993
200	260,730	912,556	-10,716,444	-6,632,444	-3,028,444	-2,833,444
225	211,836	741,426	-10,887,574	-6,803,574	-3,199,574	-3,004,574
235	192,279	672,975	-10,956,025	-6,872,025	-3,268,025	-3,073,025
250	162,943	570,300	-11,058,700	-6,974,700	-3,370,700	-3,175,700
265	133,606	467,621	-11,161,379	-7,077,379	-3,473,379	-3,278,379
275	114,049	399,170	-11,229,830	-7,145,830	-3,541,830	-3,346,830
300	65,154	228,040	-11,400,960	-7,316,960	-3,712,960	-3,517,960

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,283,112	4,490,891	-7,138,109	-3,054,109	549,891	744,891
95	1,076,798	3,768,793	-7,860,207	-3,776,207	-172,207	22,793
100	1,067,020	3,734,569	-7,894,431	-3,810,431	-206,431	-11,431
125	1,018,125	3,563,439	-8,065,561	-3,981,561	-377,561	-182,561
135	998,568	3,494,988	-8,134,012	-4,050,012	-446,012	-251,012
150	969,232	3,392,312	-8,236,688	-4,152,688	-548,688	-353,688
165	939,895	3,289,634	-8,339,366	-4,255,366	-651,366	-456,366
175	920,338	3,221,183	-8,407,817	-4,323,817	-719,817	-524,817
190	891,001	3,118,504	-8,510,496	-4,426,496	-822,496	-627,496
200	871,444	3,050,053	-8,578,947	-4,494,947	-890,947	-695,947
225	822,550	2,878,926	-8,750,074	-4,666,074	-1,062,074	-867,074
235	802,993	2,810,475	-8,818,525	-4,734,525	-1,130,525	-935,525
250	773,656	2,707,796	-8,921,204	-4,837,204	-1,233,204	-1,038,204
265	744,319	2,605,118	-9,023,882	-4,939,882	-1,335,882	-1,140,882
275	724,762	2,536,667	-9,092,333	-5,008,333	-1,404,333	-1,209,333
300	675,869	2,365,540	-9,263,460	-5,179,460	-1,575,460	-1,380,460

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£95

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,899,441	6,648,044	-4,980,956	-896,956	2,707,044	2,902,044
95	1,683,272	5,891,452	-5,737,548	-1,653,548	1,950,452	2,145,452
100	1,673,494	5,857,228	-5,771,772	-1,687,772	1,916,228	2,111,228
125	1,624,600	5,686,098	-5,942,902	-1,858,902	1,745,098	1,940,098
135	1,605,042	5,617,647	-6,011,353	-1,927,353	1,676,647	1,871,647
150	1,575,705	5,514,969	-6,114,031	-2,030,031	1,573,969	1,768,969
165	1,546,370	5,412,293	-6,216,707	-2,132,707	1,471,293	1,666,293
175	1,526,812	5,343,842	-6,285,158	-2,201,158	1,402,842	1,597,842
190	1,497,475	5,241,164	-6,387,836	-2,303,836	1,300,164	1,495,164
200	1,477,918	5,172,712	-6,456,288	-2,372,288	1,231,712	1,426,712
225	1,429,024	5,001,582	-6,627,418	-2,543,418	1,060,582	1,255,582
235	1,409,466	4,933,131	-6,695,869	-2,611,869	992,131	1,187,131
250	1,380,130	4,830,456	-6,798,544	-2,714,544	889,456	1,084,456
265	1,350,794	4,727,777	-6,901,223	-2,817,223	786,777	981,777
275	1,331,236	4,659,326	-6,969,674	-2,885,674	718,326	913,326
300	1,282,343	4,488,200	-7,140,800	-3,056,800	547,200	742,200

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,533,113	-1,533,113	-13,162,113	-9,078,113	-5,474,113	-5,279,113
95	-2,069,996	-2,069,996	-13,698,996	-9,614,996	-6,010,996	-5,815,996
100	-2,099,543	-2,099,543	-13,728,543	-9,644,543	-6,040,543	-5,845,543
125	-2,247,279	-2,247,279	-13,876,279	-9,792,279	-6,188,279	-5,993,279
135	-2,306,374	-2,306,374	-13,935,374	-9,851,374	-6,247,374	-6,052,374
150	-2,395,015	-2,395,015	-14,024,015	-9,940,015	-6,336,015	-6,141,015
165	-2,483,657	-2,483,657	-14,112,657	-10,028,657	-6,424,657	-6,229,657
175	-2,542,751	-2,542,751	-14,171,751	-10,087,751	-6,483,751	-6,288,751
190	-2,631,394	-2,631,394	-14,260,394	-10,176,394	-6,572,394	-6,377,394
200	-2,690,488	-2,690,488	-14,319,488	-10,235,488	-6,631,488	-6,436,488
225	-2,838,224	-2,838,224	-14,467,224	-10,383,224	-6,779,224	-6,584,224
235	-2,897,319	-2,897,319	-14,526,319	-10,442,319	-6,838,319	-6,643,319
250	-2,985,960	-2,985,960	-14,614,960	-10,530,960	-6,926,960	-6,731,960
265	-3,074,602	-3,074,602	-14,703,602	-10,619,602	-7,015,602	-6,820,602
275	-3,133,696	-3,133,696	-14,762,696	-10,678,696	-7,074,696	-6,879,696
300	-3,281,432	-3,281,432	-14,910,432	-10,826,432	-7,222,432	-7,027,432

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,768,661	1,768,661	-9,860,339	-5,776,339	-2,172,339	-1,977,339
95	1,187,420	1,187,420	-10,441,580	-6,357,580	-2,753,580	-2,558,580
100	1,158,317	1,158,317	-10,470,683	-6,386,683	-2,782,683	-2,587,683
125	1,012,801	1,012,801	-10,616,199	-6,532,199	-2,928,199	-2,733,199
135	954,594	954,594	-10,674,406	-6,590,406	-2,986,406	-2,791,406
150	867,285	867,285	-10,761,715	-6,677,715	-3,073,715	-2,878,715
165	779,976	779,976	-10,849,024	-6,765,024	-3,161,024	-2,966,024
175	721,770	721,770	-10,907,230	-6,823,230	-3,219,230	-3,024,230
190	634,460	634,460	-10,994,540	-6,910,540	-3,306,540	-3,111,540
200	576,254	576,254	-11,052,746	-6,968,746	-3,364,746	-3,169,746
225	430,738	430,738	-11,198,262	-7,114,262	-3,510,262	-3,315,262
235	372,532	372,532	-11,256,468	-7,172,468	-3,568,468	-3,373,468
250	285,222	285,222	-11,343,778	-7,259,778	-3,655,778	-3,460,778
265	197,912	197,912	-11,431,088	-7,347,088	-3,743,088	-3,548,088
275	139,706	139,706	-11,489,294	-7,405,294	-3,801,294	-3,606,294
300	-5,899	-5,899	-11,634,899	-7,550,899	-3,946,899	-3,751,899

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,654,232	4,654,232	-6,974,768	-2,890,768	713,232	908,232
95	4,035,160	4,035,160	-7,593,840	-3,509,840	94,160	289,160
100	4,006,494	4,006,494	-7,622,506	-3,538,506	65,494	260,494
125	3,863,165	3,863,165	-7,765,835	-3,681,835	-77,835	117,165
135	3,805,833	3,805,833	-7,823,167	-3,739,167	-135,167	59,833
150	3,719,837	3,719,837	-7,909,163	-3,825,163	-221,163	-26,163
165	3,633,839	3,633,839	-7,995,161	-3,911,161	-307,161	-112,161
175	3,576,507	3,576,507	-8,052,493	-3,968,493	-364,493	-169,493
190	3,490,510	3,490,510	-8,138,490	-4,054,490	-450,490	-255,490
200	3,433,179	3,433,179	-8,195,821	-4,111,821	-507,821	-312,821
225	3,289,849	3,289,849	-8,339,151	-4,255,151	-651,151	-456,151
235	3,232,518	3,232,518	-8,396,482	-4,312,482	-708,482	-513,482
250	3,146,521	3,146,521	-8,482,479	-4,398,479	-794,479	-599,479
265	3,060,523	3,060,523	-8,568,477	-4,484,477	-880,477	-685,477
275	3,003,192	3,003,192	-8,625,808	-4,541,808	-937,808	-742,808
300	2,859,862	2,859,862	-8,769,138	-4,685,138	-1,081,138	-886,138

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£135

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,563,731	6,563,731	-5,065,269	-981,269	2,622,731	2,817,731
95	5,914,126	5,914,126	-5,714,874	-1,630,874	1,973,126	2,168,126
100	5,885,461	5,885,461	-5,743,539	-1,659,539	1,944,461	2,139,461
125	5,742,131	5,742,131	-5,886,869	-1,802,869	1,801,131	1,996,131
135	5,684,800	5,684,800	-5,944,200	-1,860,200	1,743,800	1,938,800
150	5,598,803	5,598,803	-6,030,197	-1,946,197	1,657,803	1,852,803
165	5,512,805	5,512,805	-6,116,195	-2,032,195	1,571,805	1,766,805
175	5,455,473	5,455,473	-6,173,527	-2,089,527	1,514,473	1,709,473
190	5,369,477	5,369,477	-6,259,523	-2,175,523	1,428,477	1,623,477
200	5,312,145	5,312,145	-6,316,855	-2,232,855	1,371,145	1,566,145
225	5,168,816	5,168,816	-6,460,184	-2,376,184	1,227,816	1,422,816
235	5,111,484	5,111,484	-6,517,516	-2,433,516	1,170,484	1,365,484
250	5,025,487	5,025,487	-6,603,513	-2,519,513	1,084,487	1,279,487
265	4,939,489	4,939,489	-6,689,511	-2,605,511	998,489	1,193,489
275	4,882,158	4,882,158	-6,746,842	-2,662,842	941,158	1,136,158
300	4,738,829	4,738,829	-6,890,171	-2,806,171	797,829	992,829

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,460,097	8,460,097	-3,168,903	915,097	4,519,097	4,714,097
95	7,780,168	7,780,168	-3,848,832	235,168	3,839,168	4,034,168
100	7,751,503	7,751,503	-3,877,497	206,503	3,810,503	4,005,503
125	7,608,173	7,608,173	-4,020,827	63,173	3,667,173	3,862,173
135	7,550,842	7,550,842	-4,078,158	5,842	3,609,842	3,804,842
150	7,464,845	7,464,845	-4,164,155	-80,155	3,523,845	3,718,845
165	7,378,847	7,378,847	-4,250,153	-166,153	3,437,847	3,632,847
175	7,321,516	7,321,516	-4,307,484	-223,484	3,380,516	3,575,516
190	7,235,519	7,235,519	-4,393,481	-309,481	3,294,519	3,489,519
200	7,178,187	7,178,187	-4,450,813	-366,813	3,237,187	3,432,187
225	7,034,858	7,034,858	-4,594,142	-510,142	3,093,858	3,288,858
235	6,977,526	6,977,526	-4,651,474	-567,474	3,036,526	3,231,526
250	6,891,530	6,891,530	-4,737,470	-653,470	2,950,530	3,145,530
265	6,805,532	6,805,532	-4,823,468	-739,468	2,864,532	3,059,532
275	6,748,200	6,748,200	-4,880,800	-796,800	2,807,200	3,002,200
300	6,604,872	6,604,872	-5,024,128	-940,128	2,663,872	2,858,872

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,086,952	-23,086,952	-34,715,952	-30,631,952	-27,027,952	-26,832,952
95	-23,700,930	-23,700,930	-35,329,930	-31,245,930	-27,641,930	-27,446,930
100	-23,752,674	-23,752,674	-35,381,674	-31,297,674	-27,693,674	-27,498,674
125	-24,011,396	-24,011,396	-35,640,396	-31,556,396	-27,952,396	-27,757,396
135	-24,114,884	-24,114,884	-35,743,884	-31,659,884	-28,055,884	-27,860,884
150	-24,270,117	-24,270,117	-35,899,117	-31,815,117	-28,211,117	-28,016,117
165	-24,425,349	-24,425,349	-36,054,349	-31,970,349	-28,366,349	-28,171,349
175	-24,528,838	-24,528,838	-36,157,838	-32,073,838	-28,469,838	-28,274,838
190	-24,684,070	-24,684,070	-36,313,070	-32,229,070	-28,625,070	-28,430,070
200	-24,787,560	-24,787,560	-36,416,560	-32,332,560	-28,728,560	-28,533,560
225	-25,046,281	-25,046,281	-36,675,281	-32,591,281	-28,987,281	-28,792,281
235	-25,149,769	-25,149,769	-36,778,769	-32,694,769	-29,090,769	-28,895,769
250	-25,305,002	-25,305,002	-36,934,002	-32,850,002	-29,246,002	-29,051,002
265	-25,460,235	-25,460,235	-37,089,235	-33,005,235	-29,401,235	-29,206,235
275	-25,563,724	-25,563,724	-37,192,724	-33,108,724	-29,504,724	-29,309,724
300	-25,822,445	-25,822,445	-37,451,445	-33,367,445	-29,763,445	-29,568,445

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,948,593	-17,948,593	-29,577,593	-25,493,593	-21,889,593	-21,694,593
95	-18,644,734	-18,644,734	-30,273,734	-26,189,734	-22,585,734	-22,390,734
100	-18,696,478	-18,696,478	-30,325,478	-26,241,478	-22,637,478	-22,442,478
125	-18,955,200	-18,955,200	-30,584,200	-26,500,200	-22,896,200	-22,701,200
135	-19,058,688	-19,058,688	-30,687,688	-26,603,688	-22,999,688	-22,804,688
150	-19,213,921	-19,213,921	-30,842,921	-26,758,921	-23,154,921	-22,959,921
165	-19,369,154	-19,369,154	-30,998,154	-26,914,154	-23,310,154	-23,115,154
175	-19,472,642	-19,472,642	-31,101,642	-27,017,642	-23,413,642	-23,218,642
190	-19,627,875	-19,627,875	-31,256,875	-27,172,875	-23,568,875	-23,373,875
200	-19,731,364	-19,731,364	-31,360,364	-27,276,364	-23,672,364	-23,477,364
225	-19,990,085	-19,990,085	-31,619,085	-27,535,085	-23,931,085	-23,736,085
235	-20,093,573	-20,093,573	-31,722,573	-27,638,573	-24,034,573	-23,839,573
250	-20,248,806	-20,248,806	-31,877,806	-27,793,806	-24,189,806	-23,994,806
265	-20,404,039	-20,404,039	-32,033,039	-27,949,039	-24,345,039	-24,150,039
275	-20,507,528	-20,507,528	-32,136,528	-28,052,528	-24,448,528	-24,253,528
300	-20,766,249	-20,766,249	-32,395,249	-28,311,249	-24,707,249	-24,512,249

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,376,722	-13,376,722	-25,005,722	-20,921,722	-17,317,722	-17,122,722
95	-14,145,967	-14,145,967	-25,774,967	-21,690,967	-18,086,967	-17,891,967
100	-14,197,711	-14,197,711	-25,826,711	-21,742,711	-18,138,711	-17,943,711
125	-14,456,433	-14,456,433	-26,085,433	-22,001,433	-18,397,433	-18,202,433
135	-14,559,921	-14,559,921	-26,188,921	-22,104,921	-18,500,921	-18,305,921
150	-14,715,154	-14,715,154	-26,344,154	-22,260,154	-18,656,154	-18,461,154
165	-14,870,387	-14,870,387	-26,499,387	-22,415,387	-18,811,387	-18,616,387
175	-14,973,875	-14,973,875	-26,602,875	-22,518,875	-18,914,875	-18,719,875
190	-15,129,108	-15,129,108	-26,758,108	-22,674,108	-19,070,108	-18,875,108
200	-15,232,597	-15,232,597	-26,861,597	-22,777,597	-19,173,597	-18,978,597
225	-15,491,318	-15,491,318	-27,120,318	-23,036,318	-19,432,318	-19,237,318
235	-15,594,806	-15,594,806	-27,223,806	-23,139,806	-19,535,806	-19,340,806
250	-15,750,039	-15,750,039	-27,379,039	-23,295,039	-19,691,039	-19,496,039
265	-15,905,272	-15,905,272	-27,534,272	-23,450,272	-19,846,272	-19,651,272
275	-16,008,761	-16,008,761	-27,637,761	-23,553,761	-19,949,761	-19,754,761
300	-16,267,482	-16,267,482	-27,896,482	-23,812,482	-20,208,482	-20,013,482

**Maximum CIL rates (per square metre)**

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



Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,342,274	-10,342,274	-21,971,274	-17,887,274	-14,283,274	-14,088,274
95	-11,160,041	-11,160,041	-22,789,041	-18,705,041	-15,101,041	-14,906,041
100	-11,211,786	-11,211,786	-22,840,786	-18,756,786	-15,152,786	-14,957,786
125	-11,470,507	-11,470,507	-23,099,507	-19,015,507	-15,411,507	-15,216,507
135	-11,573,995	-11,573,995	-23,202,995	-19,118,995	-15,514,995	-15,319,995
150	-11,729,228	-11,729,228	-23,358,228	-19,274,228	-15,670,228	-15,475,228
165	-11,884,461	-11,884,461	-23,513,461	-19,429,461	-15,825,461	-15,630,461
175	-11,987,950	-11,987,950	-23,616,950	-19,532,950	-15,928,950	-15,733,950
190	-12,143,183	-12,143,183	-23,772,183	-19,688,183	-16,084,183	-15,889,183
200	-12,246,671	-12,246,671	-23,875,671	-19,791,671	-16,187,671	-15,992,671
225	-12,505,392	-12,505,392	-24,134,392	-20,050,392	-16,446,392	-16,251,392
235	-12,608,881	-12,608,881	-24,237,881	-20,153,881	-16,549,881	-16,354,881
250	-12,764,114	-12,764,114	-24,393,114	-20,309,114	-16,705,114	-16,510,114
265	-12,919,347	-12,919,347	-24,548,347	-20,464,347	-16,860,347	-16,665,347
275	-13,022,835	-13,022,835	-24,651,835	-20,567,835	-16,963,835	-16,768,835
300	-13,281,556	-13,281,556	-24,910,556	-20,826,556	-17,222,556	-17,027,556

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,328,976	-7,328,976	-18,957,976	-14,873,976	-11,269,976	-11,074,976
95	-8,194,926	-8,194,926	-19,823,926	-15,739,926	-12,135,926	-11,940,926
100	-8,246,670	-8,246,670	-19,875,670	-15,791,670	-12,187,670	-11,992,670
125	-8,505,391	-8,505,391	-20,134,391	-16,050,391	-12,446,391	-12,251,391
135	-8,608,879	-8,608,879	-20,237,879	-16,153,879	-12,549,879	-12,354,879
150	-8,764,112	-8,764,112	-20,393,112	-16,309,112	-12,705,112	-12,510,112
165	-8,919,345	-8,919,345	-20,548,345	-16,464,345	-12,860,345	-12,665,345
175	-9,022,834	-9,022,834	-20,651,834	-16,567,834	-12,963,834	-12,768,834
190	-9,178,067	-9,178,067	-20,807,067	-16,723,067	-13,119,067	-12,924,067
200	-9,281,555	-9,281,555	-20,910,555	-16,826,555	-13,222,555	-13,027,555
225	-9,540,276	-9,540,276	-21,169,276	-17,085,276	-13,481,276	-13,286,276
235	-9,643,766	-9,643,766	-21,272,766	-17,188,766	-13,584,766	-13,389,766
250	-9,798,998	-9,798,998	-21,427,998	-17,343,998	-13,739,998	-13,544,998
265	-9,954,231	-9,954,231	-21,583,231	-17,499,231	-13,895,231	-13,700,231
275	-10,057,719	-10,057,719	-21,686,719	-17,602,719	-13,998,719	-13,803,719
300	-10,316,441	-10,316,441	-21,945,441	-17,861,441	-14,257,441	-14,062,441

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,881,227	-41,881,227	-53,510,227	-49,426,227	-45,822,227	-45,627,227
95	-43,070,905	-43,070,905	-54,699,905	-50,615,905	-47,011,905	-46,816,905
100	-43,168,766	-43,168,766	-54,797,766	-50,713,766	-47,109,766	-46,914,766
125	-43,658,072	-43,658,072	-55,287,072	-51,203,072	-47,599,072	-47,404,072
135	-43,853,795	-43,853,795	-55,482,795	-51,398,795	-47,794,795	-47,599,795
150	-44,147,379	-44,147,379	-55,776,379	-51,692,379	-48,088,379	-47,893,379
165	-44,440,962	-44,440,962	-56,069,962	-51,985,962	-48,381,962	-48,186,962
175	-44,636,685	-44,636,685	-56,265,685	-52,181,685	-48,577,685	-48,382,685
190	-44,930,269	-44,930,269	-56,559,269	-52,475,269	-48,871,269	-48,676,269
200	-45,125,992	-45,125,992	-56,754,992	-52,670,992	-49,066,992	-48,871,992
225	-45,615,298	-45,615,298	-57,244,298	-53,160,298	-49,556,298	-49,361,298
235	-45,811,021	-45,811,021	-57,440,021	-53,356,021	-49,752,021	-49,557,021
250	-46,104,605	-46,104,605	-57,733,605	-53,649,605	-50,045,605	-49,850,605
265	-46,398,189	-46,398,189	-58,027,189	-53,943,189	-50,339,189	-50,144,189
275	-46,593,911	-46,593,911	-58,222,911	-54,138,911	-50,534,911	-50,339,911
300	-47,083,219	-47,083,219	-58,712,219	-54,628,219	-51,024,219	-50,829,219

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,317,228	-32,317,228	-43,946,228	-39,862,228	-36,258,228	-36,063,228
95	-33,659,835	-33,659,835	-45,288,835	-41,204,835	-37,600,835	-37,405,835
100	-33,757,696	-33,757,696	-45,386,696	-41,302,696	-37,698,696	-37,503,696
125	-34,247,003	-34,247,003	-45,876,003	-41,792,003	-38,188,003	-37,993,003
135	-34,442,725	-34,442,725	-46,071,725	-41,987,725	-38,383,725	-38,188,725
150	-34,736,309	-34,736,309	-46,365,309	-42,281,309	-38,677,309	-38,482,309
165	-35,029,894	-35,029,894	-46,658,894	-42,574,894	-38,970,894	-38,775,894
175	-35,225,616	-35,225,616	-46,854,616	-42,770,616	-39,166,616	-38,971,616
190	-35,519,200	-35,519,200	-47,148,200	-43,064,200	-39,460,200	-39,265,200
200	-35,714,923	-35,714,923	-47,343,923	-43,259,923	-39,655,923	-39,460,923
225	-36,204,230	-36,204,230	-47,833,230	-43,749,230	-40,145,230	-39,950,230
235	-36,399,952	-36,399,952	-48,028,952	-43,944,952	-40,340,952	-40,145,952
250	-36,693,536	-36,693,536	-48,322,536	-44,238,536	-40,634,536	-40,439,536
265	-36,987,120	-36,987,120	-48,616,120	-44,532,120	-40,928,120	-40,733,120
275	-37,182,843	-37,182,843	-48,811,843	-44,727,843	-41,123,843	-40,928,843
300	-37,672,149	-37,672,149	-49,301,149	-45,217,149	-41,613,149	-41,418,149

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,806,762	-23,806,762	-35,435,762	-31,351,762	-27,747,762	-27,552,762
95	-25,285,453	-25,285,453	-36,914,453	-32,830,453	-29,226,453	-29,031,453
100	-25,383,314	-25,383,314	-37,012,314	-32,928,314	-29,324,314	-29,129,314
125	-25,872,621	-25,872,621	-37,501,621	-33,417,621	-29,813,621	-29,618,621
135	-26,068,343	-26,068,343	-37,697,343	-33,613,343	-30,009,343	-29,814,343
150	-26,361,928	-26,361,928	-37,990,928	-33,906,928	-30,302,928	-30,107,928
165	-26,655,511	-26,655,511	-38,284,511	-34,200,511	-30,596,511	-30,401,511
175	-26,851,234	-26,851,234	-38,480,234	-34,396,234	-30,792,234	-30,597,234
190	-27,144,818	-27,144,818	-38,773,818	-34,689,818	-31,085,818	-30,890,818
200	-27,340,541	-27,340,541	-38,969,541	-34,885,541	-31,281,541	-31,086,541
225	-27,829,847	-27,829,847	-39,458,847	-35,374,847	-31,770,847	-31,575,847
235	-28,025,570	-28,025,570	-39,654,570	-35,570,570	-31,966,570	-31,771,570
250	-28,319,154	-28,319,154	-39,948,154	-35,864,154	-32,260,154	-32,065,154
265	-28,612,737	-28,612,737	-40,241,737	-36,157,737	-32,553,737	-32,358,737
275	-28,808,460	-28,808,460	-40,437,460	-36,353,460	-32,749,460	-32,554,460
300	-29,297,767	-29,297,767	-40,926,767	-36,842,767	-33,238,767	-33,043,767

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,158,492	-18,158,492	-29,787,492	-25,703,492	-22,099,492	-21,904,492
95	-19,727,499	-19,727,499	-31,356,499	-27,272,499	-23,668,499	-23,473,499
100	-19,825,360	-19,825,360	-31,454,360	-27,370,360	-23,766,360	-23,571,360
125	-20,314,667	-20,314,667	-31,943,667	-27,859,667	-24,255,667	-24,060,667
135	-20,510,390	-20,510,390	-32,139,390	-28,055,390	-24,451,390	-24,256,390
150	-20,803,974	-20,803,974	-32,432,974	-28,348,974	-24,744,974	-24,549,974
165	-21,097,557	-21,097,557	-32,726,557	-28,642,557	-25,038,557	-24,843,557
175	-21,293,280	-21,293,280	-32,922,280	-28,838,280	-25,234,280	-25,039,280
190	-21,586,864	-21,586,864	-33,215,864	-29,131,864	-25,527,864	-25,332,864
200	-21,782,587	-21,782,587	-33,411,587	-29,327,587	-25,723,587	-25,528,587
225	-22,271,893	-22,271,893	-33,900,893	-29,816,893	-26,212,893	-26,017,893
235	-22,467,616	-22,467,616	-34,096,616	-30,012,616	-26,408,616	-26,213,616
250	-22,761,200	-22,761,200	-34,390,200	-30,306,200	-26,702,200	-26,507,200
265	-23,054,784	-23,054,784	-34,683,784	-30,599,784	-26,995,784	-26,800,784
275	-23,250,506	-23,250,506	-34,879,506	-30,795,506	-27,191,506	-26,996,506
300	-23,739,813	-23,739,813	-35,368,813	-31,284,813	-27,680,813	-27,485,813

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,550,066	-12,550,066	-24,179,066	-20,095,066	-16,491,066	-16,296,066
95	-14,208,753	-14,208,753	-25,837,753	-21,753,753	-18,149,753	-17,954,753
100	-14,306,615	-14,306,615	-25,935,615	-21,851,615	-18,247,615	-18,052,615
125	-14,795,921	-14,795,921	-26,424,921	-22,340,921	-18,736,921	-18,541,921
135	-14,991,644	-14,991,644	-26,620,644	-22,536,644	-18,932,644	-18,737,644
150	-15,285,228	-15,285,228	-26,914,228	-22,830,228	-19,226,228	-19,031,228
165	-15,578,812	-15,578,812	-27,207,812	-23,123,812	-19,519,812	-19,324,812
175	-15,774,534	-15,774,534	-27,403,534	-23,319,534	-19,715,534	-19,520,534
190	-16,068,118	-16,068,118	-27,697,118	-23,613,118	-20,009,118	-19,814,118
200	-16,263,841	-16,263,841	-27,892,841	-23,808,841	-20,204,841	-20,009,841
225	-16,753,147	-16,753,147	-28,382,147	-24,298,147	-20,694,147	-20,499,147
235	-16,948,870	-16,948,870	-28,577,870	-24,493,870	-20,889,870	-20,694,870
250	-17,242,454	-17,242,454	-28,871,454	-24,787,454	-21,183,454	-20,988,454
265	-17,536,038	-17,536,038	-29,165,038	-25,081,038	-21,477,038	-21,282,038
275	-17,731,760	-17,731,760	-29,360,760	-25,276,760	-21,672,760	-21,477,760
300	-18,221,067	-18,221,067	-29,850,067	-25,766,067	-22,162,067	-21,967,067

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£773,042	8,589,359	-3,039,641	1,044,359	4,648,359	4,843,359
95	715,110	7,945,664	-3,683,336	400,664	4,004,664	4,199,664
100	712,711	7,919,014	-3,709,986	374,014	3,978,014	4,173,014
125	700,719	7,785,764	-3,843,236	240,764	3,844,764	4,039,764
135	695,922	7,732,464	-3,896,536	187,464	3,791,464	3,986,464
150	688,726	7,652,514	-3,976,486	107,514	3,711,514	3,906,514
165	681,531	7,572,563	-4,056,437	27,563	3,631,563	3,826,563
175	676,734	7,519,263	-4,109,737	-25,737	3,578,263	3,773,263
190	669,538	7,439,313	-4,189,687	-105,687	3,498,313	3,693,313
200	664,741	7,386,013	-4,242,987	-158,987	3,445,013	3,640,013
225	652,749	7,252,763	-4,376,237	-292,237	3,311,763	3,506,763
235	647,952	7,199,463	-4,429,537	-345,537	3,258,463	3,453,463
250	640,756	7,139,513	-4,509,487	-425,487	3,178,513	3,373,513
265	633,561	7,039,562	-4,589,438	-505,438	3,098,562	3,293,562
275	628,764	6,986,262	-4,642,738	-558,738	3,045,262	3,240,262
300	616,771	6,853,012	-4,775,988	-691,988	2,912,012	3,107,012

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,084,065	12,045,163	416,163	4,500,163	8,104,163	8,299,163
95	1,021,159	11,346,211	-282,789	3,801,211	7,405,211	7,600,211
100	1,018,760	11,319,561	-309,439	3,774,561	7,378,561	7,573,561
125	1,006,768	11,186,311	-442,689	3,641,311	7,245,311	7,440,311
135	1,001,971	11,133,011	-495,989	3,588,011	7,192,011	7,387,011
150	994,775	11,053,060	-575,940	3,508,060	7,112,060	7,307,060
165	987,580	10,973,110	-655,890	3,428,110	7,032,110	7,227,110
175	982,783	10,919,810	-709,190	3,374,810	6,978,810	7,173,810
190	975,587	10,839,860	-789,140	3,294,860	6,898,860	7,093,860
200	970,790	10,786,560	-842,440	3,241,560	6,845,560	7,040,560
225	958,798	10,653,310	-975,690	3,108,310	6,712,310	6,907,310
235	954,001	10,600,010	-1,028,990	3,055,010	6,659,010	6,854,010
250	946,805	10,520,060	-1,108,940	2,975,060	6,579,060	6,774,060
265	939,610	10,440,109	-1,188,891	2,895,109	6,499,109	6,694,109
275	934,813	10,386,809	-1,242,191	2,841,809	6,445,809	6,640,809
300	922,820	10,253,559	-1,375,441	2,708,559	6,312,559	6,507,559

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,360,417	15,115,747	3,486,747	7,570,747	11,174,747	11,369,747
95	1,293,092	14,367,691	2,738,691	6,822,691	10,426,691	10,621,691
100	1,290,694	14,341,041	2,712,041	6,796,041	10,400,041	10,595,041
125	1,278,701	14,207,791	2,578,791	6,662,791	10,266,791	10,461,791
135	1,273,904	14,154,491	2,525,491	6,609,491	10,213,491	10,408,491
150	1,266,709	14,074,541	2,445,541	6,529,541	10,133,541	10,328,541
165	1,259,513	13,994,591	2,365,591	6,449,591	10,053,591	10,248,591
175	1,254,716	13,941,290	2,312,290	6,396,290	10,000,290	10,195,290
190	1,247,521	13,861,340	2,232,340	6,316,340	9,920,340	10,115,340
200	1,242,724	13,808,040	2,179,040	6,263,040	9,867,040	10,062,040
225	1,230,731	13,674,790	2,045,790	6,129,790	9,733,790	9,928,790
235	1,225,934	13,621,490	1,992,490	6,076,490	9,680,490	9,875,490
250	1,218,739	13,541,540	1,912,540	5,996,540	9,600,540	9,795,540
265	1,211,543	13,461,590	1,832,590	5,916,590	9,520,590	9,715,590
275	1,206,746	13,408,290	1,779,290	5,863,290	9,467,290	9,662,290
300	1,194,754	13,275,039	1,646,039	5,730,039	9,334,039	9,529,039

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,543,972	17,155,249	5,526,249	9,610,249	13,214,249	13,409,249
95	1,473,712	16,374,579	4,745,579	8,829,579	12,433,579	12,628,579
100	1,471,314	16,347,929	4,718,929	8,802,929	12,406,929	12,601,929
125	1,459,321	16,214,679	4,585,679	8,669,679	12,273,679	12,468,679
135	1,454,524	16,161,379	4,532,379	8,616,379	12,220,379	12,415,379
150	1,447,329	16,081,429	4,452,429	8,536,429	12,140,429	12,335,429
165	1,440,133	16,001,479	4,372,479	8,456,479	12,060,479	12,255,479
175	1,435,336	15,948,179	4,319,179	8,403,179	12,007,179	12,202,179
190	1,428,141	15,868,229	4,239,229	8,323,229	11,927,229	12,122,229
200	1,423,344	15,814,929	4,185,929	8,269,929	11,873,929	12,068,929
225	1,411,351	15,681,678	4,052,678	8,136,678	11,740,678	11,935,678
235	1,406,554	15,628,378	3,999,378	8,083,378	11,687,378	11,882,378
250	1,399,359	15,548,428	3,919,428	8,003,428	11,607,428	11,802,428
265	1,392,163	15,468,478	3,839,478	7,923,478	11,527,478	11,722,478
275	1,387,366	15,415,178	3,786,178	7,870,178	11,474,178	11,669,178
300	1,375,373	15,281,928	3,652,928	7,736,928	11,340,928	11,535,928

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,726,458	19,182,871	7,553,871	11,637,871	15,241,871	15,436,871
95	1,653,280	18,369,781	6,740,781	10,824,781	14,428,781	14,623,781
100	1,650,882	18,343,131	6,714,131	10,798,131	14,402,131	14,597,131
125	1,638,889	18,209,881	6,580,881	10,664,881	14,268,881	14,463,881
135	1,634,092	18,156,581	6,527,581	10,611,581	14,215,581	14,410,581
150	1,626,897	18,076,631	6,447,631	10,531,631	14,135,631	14,330,631
165	1,619,701	17,996,680	6,367,680	10,451,680	14,055,680	14,250,680
175	1,614,904	17,943,380	6,314,380	10,398,380	14,002,380	14,197,380
190	1,607,709	17,863,430	6,234,430	10,318,430	13,922,430	14,117,430
200	1,602,912	17,810,130	6,181,130	10,265,130	13,869,130	14,064,130
225	1,590,919	17,676,880	6,047,880	10,131,880	13,735,880	13,930,880
235	1,586,122	17,623,580	5,994,580	10,078,580	13,682,580	13,877,580
250	1,578,927	17,543,630	5,914,630	9,998,630	13,602,630	13,797,630
265	1,571,731	17,463,680	5,834,680	9,918,680	13,522,680	13,717,680
275	1,566,934	17,410,379	5,781,379	9,865,379	13,469,379	13,664,379
300	1,554,942	17,277,129	5,648,129	9,732,129	13,336,129	13,531,129

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-660,989	-3,437,145	-15,066,145	-10,982,145	-7,378,145	-7,183,145
95	-759,779	-3,950,852	-15,579,852	-11,495,852	-7,891,852	-7,696,852
100	-765,535	-3,980,782	-15,609,782	-11,525,782	-7,921,782	-7,726,782
125	-794,314	-4,130,435	-15,759,435	-11,675,435	-8,071,435	-7,876,435
135	-805,826	-4,190,295	-15,819,295	-11,735,295	-8,131,295	-7,936,295
150	-823,093	-4,280,084	-15,909,084	-11,825,084	-8,221,084	-8,026,084
165	-840,360	-4,369,873	-15,998,873	-11,914,873	-8,310,873	-8,115,873
175	-851,872	-4,429,732	-16,058,732	-11,974,732	-8,370,732	-8,175,732
190	-869,139	-4,519,521	-16,148,521	-12,064,521	-8,460,521	-8,265,521
200	-880,651	-4,579,385	-16,208,385	-12,124,385	-8,520,385	-8,325,385
225	-909,430	-4,729,034	-16,358,034	-12,274,034	-8,670,034	-8,475,034
235	-920,941	-4,788,893	-16,417,893	-12,333,893	-8,729,893	-8,534,893
250	-938,208	-4,878,682	-16,507,682	-12,423,682	-8,819,682	-8,624,682
265	-955,475	-4,968,471	-16,597,471	-12,513,471	-8,909,471	-8,714,471
275	-966,987	-5,028,330	-16,657,330	-12,573,330	-8,969,330	-8,774,330
300	-995,766	-5,177,984	-16,806,984	-12,722,984	-9,118,984	-8,923,984

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-44,359	-230,665	-11,859,665	-7,775,665	-4,171,665	-3,976,665
95	-153,009	-795,646	-12,424,646	-8,340,646	-4,736,646	-4,541,646
100	-158,765	-825,576	-12,454,576	-8,370,576	-4,766,576	-4,571,576
125	-187,544	-975,230	-12,604,230	-8,520,230	-4,916,230	-4,721,230
135	-199,056	-1,035,089	-12,664,089	-8,580,089	-4,976,089	-4,781,089
150	-216,323	-1,124,878	-12,753,878	-8,669,878	-5,065,878	-4,870,878
165	-233,590	-1,214,667	-12,843,667	-8,759,667	-5,155,667	-4,960,667
175	-245,101	-1,274,526	-12,903,526	-8,819,526	-5,215,526	-5,020,526
190	-262,368	-1,364,315	-12,993,315	-8,909,315	-5,305,315	-5,110,315
200	-273,880	-1,424,174	-13,053,174	-8,969,174	-5,365,174	-5,170,174
225	-302,659	-1,573,828	-13,202,828	-9,118,828	-5,514,828	-5,319,828
235	-314,171	-1,633,687	-13,262,687	-9,178,687	-5,574,687	-5,379,687
250	-331,438	-1,723,476	-13,352,476	-9,268,476	-5,664,476	-5,469,476
265	-348,705	-1,813,265	-13,442,265	-9,358,265	-5,754,265	-5,559,265
275	-360,216	-1,873,124	-13,502,124	-9,418,124	-5,814,124	-5,619,124
300	-388,995	-2,022,773	-13,651,773	-9,567,773	-5,963,773	-5,768,773

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	495,947	2,578,925	-9,050,075	-4,966,075	-1,362,075	-1,167,075
95	380,301	1,977,567	-9,651,433	-5,567,433	-1,963,433	-1,768,433
100	374,631	1,948,083	-9,680,917	-5,596,917	-1,992,917	-1,797,917
125	346,286	1,800,687	-9,828,313	-5,744,313	-2,140,313	-1,945,313
135	334,947	1,741,725	-9,887,275	-5,803,275	-2,199,275	-2,004,275
150	317,939	1,653,285	-9,975,715	-5,891,715	-2,287,715	-2,092,715
165	300,932	1,564,845	-10,064,155	-5,980,155	-2,376,155	-2,181,155
175	289,593	1,505,884	-10,123,116	-6,039,116	-2,435,116	-2,240,116
190	272,585	1,417,444	-10,211,556	-6,127,556	-2,523,556	-2,328,556
200	261,247	1,358,482	-10,270,518	-6,186,518	-2,582,518	-2,387,518
225	232,900	1,211,081	-10,417,919	-6,333,919	-2,729,919	-2,534,919
235	221,562	1,152,124	-10,476,876	-6,392,876	-2,788,876	-2,593,876
250	204,554	1,063,679	-10,565,321	-6,481,321	-2,877,321	-2,682,321
265	187,546	975,239	-10,653,761	-6,569,761	-2,965,761	-2,770,761
275	176,208	916,283	-10,712,717	-6,628,717	-3,024,717	-2,829,717
300	147,862	768,881	-10,860,119	-6,776,119	-3,172,119	-2,977,119

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	854,386	4,442,805	-7,186,195	-3,102,195	501,805	696,805
95	733,008	3,811,642	-7,817,358	-3,733,358	-129,358	65,642
100	727,338	3,782,159	-7,846,841	-3,762,841	-158,841	36,159
125	698,993	3,634,762	-7,994,238	-3,910,238	-306,238	-111,238
135	687,654	3,575,801	-8,053,199	-3,969,199	-365,199	-170,199
150	670,646	3,487,361	-8,141,639	-4,057,639	-453,639	-258,639
165	653,639	3,398,921	-8,230,079	-4,146,079	-542,079	-347,079
175	642,300	3,339,959	-8,289,041	-4,205,041	-601,041	-406,041
190	625,292	3,251,519	-8,377,481	-4,293,481	-689,481	-494,481
200	613,953	3,192,558	-8,436,442	-4,352,442	-748,442	-553,442
225	585,607	3,045,156	-8,583,844	-4,499,844	-895,844	-700,844
235	574,269	2,986,200	-8,642,800	-4,558,800	-954,800	-759,800
250	557,261	2,897,755	-8,731,245	-4,647,245	-1,043,245	-848,245
265	540,253	2,809,315	-8,819,685	-4,735,685	-1,131,685	-936,685
275	528,915	2,750,358	-8,878,642	-4,794,642	-1,190,642	-995,642
300	500,569	2,602,957	-9,026,043	-4,942,043	-1,338,043	-1,143,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,210,749	6,295,894	-5,333,106	-1,249,106	2,354,894	2,549,894
95	1,083,673	5,635,101	-5,993,899	-1,909,899	1,694,101	1,889,101
100	1,078,003	5,605,618	-6,023,382	-1,939,382	1,664,618	1,859,618
125	1,049,658	5,458,221	-6,170,779	-2,086,779	1,517,221	1,712,221
135	1,038,319	5,399,260	-6,229,740	-2,145,740	1,458,260	1,653,260
150	1,021,312	5,310,820	-6,318,180	-2,234,180	1,369,820	1,564,820
165	1,004,304	5,222,380	-6,406,620	-2,322,620	1,281,380	1,476,380
175	992,965	5,163,418	-6,465,582	-2,381,582	1,222,418	1,417,418
190	975,957	5,074,978	-6,554,022	-2,470,022	1,133,978	1,328,978
200	964,619	5,016,017	-6,612,983	-2,528,983	1,075,017	1,270,017
225	936,272	4,868,615	-6,760,385	-2,676,385	927,615	1,122,615
235	924,934	4,809,659	-6,819,341	-2,735,341	868,659	1,063,659
250	907,926	4,721,214	-6,907,786	-2,823,786	780,214	975,214
265	890,918	4,632,774	-6,996,226	-2,912,226	691,774	886,774
275	879,580	4,573,817	-7,055,183	-2,971,183	632,817	827,817
300	851,234	4,426,416	-7,202,584	-3,118,584	485,416	680,416

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-816,920	-2,859,219	-14,488,219	-10,404,219	-6,800,219	-6,605,219
95	-1,008,209	-3,528,731	-15,157,731	-11,073,731	-7,469,731	-7,274,731
100	-1,018,964	-3,566,373	-15,195,373	-11,111,373	-7,507,373	-7,312,373
125	-1,072,740	-3,754,590	-15,383,590	-11,299,590	-7,695,590	-7,500,590
135	-1,094,251	-3,829,879	-15,458,879	-11,374,879	-7,770,879	-7,575,879
150	-1,126,517	-3,942,810	-15,571,810	-11,487,810	-7,883,810	-7,688,810
165	-1,158,783	-4,055,742	-15,684,742	-11,600,742	-7,996,742	-7,801,742
175	-1,180,293	-4,131,027	-15,760,027	-11,676,027	-8,072,027	-7,877,027
190	-1,212,560	-4,243,958	-15,872,958	-11,788,958	-8,184,958	-7,989,958
200	-1,234,071	-4,319,247	-15,948,247	-11,864,247	-8,260,247	-8,065,247
225	-1,287,847	-4,507,464	-16,136,464	-12,052,464	-8,448,464	-8,253,464
235	-1,309,357	-4,582,749	-16,211,749	-12,127,749	-8,523,749	-8,328,749
250	-1,341,623	-4,695,680	-16,324,680	-12,240,680	-8,636,680	-8,441,680
265	-1,373,889	-4,808,612	-16,437,612	-12,353,612	-8,749,612	-8,554,612
275	-1,395,400	-4,883,901	-16,512,901	-12,428,901	-8,824,901	-8,629,901
300	-1,449,176	-5,072,117	-16,701,117	-12,617,117	-9,013,117	-8,818,117

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	331,849	1,161,471	-10,467,529	-6,383,529	-2,779,529	-2,584,529
95	125,263	438,420	-11,190,580	-7,106,580	-3,502,580	-3,307,580
100	114,669	401,343	-11,227,657	-7,143,657	-3,539,657	-3,344,657
125	61,700	215,951	-11,413,049	-7,329,049	-3,725,049	-3,530,049
135	40,513	141,796	-11,487,204	-7,403,204	-3,799,204	-3,604,204
150	8,732	30,563	-11,598,437	-7,514,437	-3,910,437	-3,715,437
165	-23,401	-81,903	-11,710,903	-7,626,903	-4,022,903	-3,827,903
175	-44,911	-157,188	-11,786,188	-7,702,188	-4,098,188	-3,903,188
190	-77,177	-270,120	-11,899,120	-7,815,120	-4,211,120	-4,016,120
200	-98,688	-345,408	-11,974,408	-7,890,408	-4,286,408	-4,091,408
225	-152,464	-533,625	-12,162,625	-8,078,625	-4,474,625	-4,279,625
235	-173,975	-608,914	-12,237,914	-8,153,914	-4,549,914	-4,354,914
250	-206,241	-721,842	-12,350,842	-8,266,842	-4,662,842	-4,467,842
265	-238,507	-834,773	-12,463,773	-8,379,773	-4,775,773	-4,580,773
275	-260,018	-910,062	-12,539,062	-8,455,062	-4,851,062	-4,656,062
300	-313,794	-1,098,279	-12,727,279	-8,643,279	-5,039,279	-4,844,279

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,341,415	4,694,952	-6,934,048	-2,850,048	753,952	948,952
95	1,118,685	3,915,397	-7,713,603	-3,629,603	-25,603	169,397
100	1,108,091	3,878,319	-7,750,681	-3,666,681	-62,681	132,319
125	1,055,123	3,692,931	-7,936,069	-3,852,069	-248,069	-53,069
135	1,033,936	3,618,776	-8,010,224	-3,926,224	-322,224	-127,224
150	1,002,154	3,507,540	-8,121,460	-4,037,460	-433,460	-238,460
165	970,373	3,396,307	-8,232,693	-4,148,693	-544,693	-349,693
175	949,186	3,322,152	-8,306,848	-4,222,848	-618,848	-423,848
190	917,405	3,210,919	-8,418,081	-4,334,081	-730,081	-535,081
200	896,218	3,136,764	-8,492,236	-4,408,236	-804,236	-609,236
225	843,249	2,951,372	-8,677,628	-4,593,628	-989,628	-794,628
235	822,062	2,877,217	-8,751,783	-4,667,783	-1,063,783	-868,783
250	790,281	2,765,984	-8,863,016	-4,779,016	-1,175,016	-980,016
265	758,500	2,654,751	-8,974,249	-4,890,249	-1,286,249	-1,091,249
275	737,313	2,580,596	-9,048,404	-4,964,404	-1,360,404	-1,165,404
300	684,344	2,395,204	-9,233,796	-5,149,796	-1,545,796	-1,350,796

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100



Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,012,058	7,042,202	-4,586,798	-502,798	3,101,202	3,296,202
95	1,778,605	6,225,116	-5,403,884	-1,319,884	2,284,116	2,479,116
100	1,768,011	6,188,039	-5,440,961	-1,356,961	2,247,039	2,442,039
125	1,715,042	6,002,647	-5,626,353	-1,542,353	2,061,647	2,256,647
135	1,693,855	5,928,492	-5,700,508	-1,616,508	1,987,492	2,182,492
150	1,662,074	5,817,259	-5,811,741	-1,727,741	1,876,259	2,071,259
165	1,630,293	5,706,026	-5,922,974	-1,838,974	1,765,026	1,960,026
175	1,609,105	5,631,867	-5,997,133	-1,913,133	1,690,867	1,885,867
190	1,577,324	5,520,634	-6,108,366	-2,024,366	1,579,634	1,774,634
200	1,556,137	5,446,479	-6,182,521	-2,098,521	1,505,479	1,700,479
225	1,503,169	5,261,091	-6,367,909	-2,283,909	1,320,091	1,515,091
235	1,481,982	5,186,936	-6,442,064	-2,358,064	1,245,936	1,440,936
250	1,450,200	5,075,700	-6,553,300	-2,469,300	1,134,700	1,329,700
265	1,418,419	4,964,467	-6,664,533	-2,580,533	1,023,467	1,218,467
275	1,397,232	4,890,312	-6,738,688	-2,654,688	949,312	1,144,312
300	1,344,264	4,704,923	-6,924,077	-2,840,077	763,923	958,923

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,678,930	9,376,256	-2,252,744	1,831,256	5,435,256	5,630,256
95	2,434,814	8,521,849	-3,107,151	976,849	4,580,849	4,775,849
100	2,424,220	8,484,771	-3,144,229	939,771	4,543,771	4,738,771
125	2,371,251	8,299,379	-3,329,621	754,379	4,358,379	4,553,379
135	2,350,064	8,225,224	-3,403,776	680,224	4,284,224	4,479,224
150	2,318,283	8,113,991	-3,515,009	568,991	4,172,991	4,367,991
165	2,286,502	8,002,758	-3,626,242	457,758	4,061,758	4,256,758
175	2,265,315	7,928,603	-3,700,397	383,603	3,987,603	4,182,603
190	2,233,533	7,817,367	-3,811,633	272,367	3,876,367	4,071,367
200	2,212,346	7,743,212	-3,885,788	198,212	3,802,212	3,997,212
225	2,159,378	7,557,824	-4,071,176	12,824	3,616,824	3,811,824
235	2,138,191	7,483,668	-4,145,332	-61,332	3,542,668	3,737,668
250	2,106,409	7,372,432	-4,256,568	-172,568	3,431,432	3,626,432
265	2,074,628	7,261,199	-4,367,801	-283,801	3,320,199	3,515,199
275	2,053,441	7,187,044	-4,441,956	-357,956	3,246,044	3,441,044
300	2,000,473	7,001,656	-4,627,344	-543,344	3,060,656	3,255,656

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£225	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	61,059	61,059	-11,567,941	-7,483,941	-3,879,941	-3,684,941
95	-547,181	-547,181	-12,176,181	-8,092,181	-4,488,181	-4,293,181
100	-579,190	-579,190	-12,208,190	-8,124,190	-4,520,190	-4,325,190
125	-739,238	-739,238	-12,368,238	-8,284,238	-4,680,238	-4,485,238
135	-803,257	-803,257	-12,432,257	-8,348,257	-4,744,257	-4,549,257
150	-899,286	-899,286	-12,528,286	-8,444,286	-4,840,286	-4,645,286
165	-995,314	-995,314	-12,624,314	-8,540,314	-4,936,314	-4,741,314
175	-1,059,333	-1,059,333	-12,688,333	-8,604,333	-5,000,333	-4,805,333
190	-1,155,361	-1,155,361	-12,784,361	-8,700,361	-5,096,361	-4,901,361
200	-1,219,380	-1,219,380	-12,848,380	-8,764,380	-5,160,380	-4,965,380
225	-1,379,428	-1,379,428	-13,008,428	-8,924,428	-5,320,428	-5,125,428
235	-1,443,447	-1,443,447	-13,072,447	-8,988,447	-5,384,447	-5,189,447
250	-1,539,476	-1,539,476	-13,168,476	-9,084,476	-5,480,476	-5,285,476
265	-1,635,504	-1,635,504	-13,264,504	-9,180,504	-5,576,504	-5,381,504
275	-1,699,523	-1,699,523	-13,328,523	-9,244,523	-5,640,523	-5,445,523
300	-1,859,570	-1,859,570	-13,488,570	-9,404,570	-5,800,570	-5,605,570

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,590,751	3,590,751	-8,038,249	-3,954,249	-350,249	-155,249
95	2,943,297	2,943,297	-8,685,703	-4,601,703	-997,703	-802,703
100	2,912,242	2,912,242	-8,716,758	-4,632,758	-1,028,758	-833,758
125	2,756,969	2,756,969	-8,872,031	-4,788,031	-1,184,031	-989,031
135	2,694,860	2,694,860	-8,934,140	-4,850,140	-1,246,140	-1,051,140
150	2,601,696	2,601,696	-9,027,304	-4,943,304	-1,339,304	-1,144,304
165	2,508,532	2,508,532	-9,120,468	-5,036,468	-1,432,468	-1,237,468
175	2,445,486	2,445,486	-9,183,514	-5,099,514	-1,495,514	-1,300,514
190	2,350,901	2,350,901	-9,278,099	-5,194,099	-1,590,099	-1,395,099
200	2,287,844	2,287,844	-9,341,156	-5,257,156	-1,653,156	-1,458,156
225	2,130,202	2,130,202	-9,498,798	-5,414,798	-1,810,798	-1,615,798
235	2,067,145	2,067,145	-9,561,855	-5,477,855	-1,873,855	-1,678,855
250	1,972,559	1,972,559	-9,656,441	-5,572,441	-1,968,441	-1,773,441
265	1,877,974	1,877,974	-9,751,026	-5,667,026	-2,063,026	-1,868,026
275	1,814,917	1,814,917	-9,814,083	-5,730,083	-2,126,083	-1,931,083
300	1,657,275	1,657,275	-9,971,725	-5,887,725	-2,283,725	-2,088,725

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,696,824	6,696,824	-4,932,176	-848,176	2,755,824	2,950,824
95	5,999,703	5,999,703	-5,629,297	-1,545,297	2,058,703	2,253,703
100	5,968,648	5,968,648	-5,660,352	-1,576,352	2,027,648	2,222,648
125	5,813,375	5,813,375	-5,815,625	-1,731,625	1,872,375	2,067,375
135	5,751,267	5,751,267	-5,877,733	-1,793,733	1,810,267	2,005,267
150	5,658,103	5,658,103	-5,970,897	-1,886,897	1,717,103	1,912,103
165	5,564,938	5,564,938	-6,064,062	-1,980,062	1,623,938	1,818,938
175	5,502,830	5,502,830	-6,126,170	-2,042,170	1,561,830	1,756,830
190	5,409,665	5,409,665	-6,219,335	-2,135,335	1,468,665	1,663,665
200	5,347,557	5,347,557	-6,281,443	-2,197,443	1,406,557	1,601,557
225	5,192,284	5,192,284	-6,436,716	-2,352,716	1,251,284	1,446,284
235	5,130,174	5,130,174	-6,498,826	-2,414,826	1,189,174	1,384,174
250	5,037,011	5,037,011	-6,591,989	-2,507,989	1,096,011	1,291,011
265	4,943,847	4,943,847	-6,685,153	-2,601,153	1,002,847	1,197,847
275	4,881,738	4,881,738	-6,747,262	-2,663,262	940,738	1,135,738
300	4,726,465	4,726,465	-6,902,535	-2,818,535	785,465	980,465

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,760,221	8,760,221	-2,868,779	1,215,221	4,819,221	5,014,221
95	8,030,106	8,030,106	-3,598,894	485,106	4,089,106	4,284,106
100	7,999,051	7,999,051	-3,629,949	454,051	4,058,051	4,253,051
125	7,843,778	7,843,778	-3,785,222	298,778	3,902,778	4,097,778
135	7,781,670	7,781,670	-3,847,330	236,670	3,840,670	4,035,670
150	7,688,505	7,688,505	-3,940,495	143,505	3,747,505	3,942,505
165	7,595,341	7,595,341	-4,033,659	50,341	3,654,341	3,849,341
175	7,533,233	7,533,233	-4,095,767	-11,767	3,592,233	3,787,233
190	7,440,068	7,440,068	-4,188,932	-104,932	3,499,068	3,694,068
200	7,377,960	7,377,960	-4,251,040	-167,040	3,436,960	3,631,960
225	7,222,687	7,222,687	-4,406,313	-322,313	3,281,687	3,476,687
235	7,160,577	7,160,577	-4,468,423	-384,423	3,219,577	3,414,577
250	7,067,414	7,067,414	-4,561,586	-477,586	3,126,414	3,321,414
265	6,974,250	6,974,250	-4,654,750	-570,750	3,033,250	3,228,250
275	6,912,141	6,912,141	-4,716,859	-632,859	2,971,141	3,166,141
300	6,756,868	6,756,868	-4,872,132	-788,132	2,815,868	3,010,868

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,812,125	10,812,125	-816,875	3,267,125	6,871,125	7,066,125
95	10,049,201	10,049,201	-1,579,799	2,504,201	6,108,201	6,303,201
100	10,018,146	10,018,146	-1,610,854	2,473,146	6,077,146	6,272,146
125	9,862,873	9,862,873	-1,766,127	2,317,873	5,921,873	6,116,873
135	9,800,764	9,800,764	-1,828,236	2,255,764	5,859,764	6,054,764
150	9,707,600	9,707,600	-1,921,400	2,162,600	5,766,600	5,961,600
165	9,614,437	9,614,437	-2,014,563	2,069,437	5,673,437	5,868,437
175	9,552,327	9,552,327	-2,076,673	2,007,327	5,611,327	5,806,327
190	9,459,163	9,459,163	-2,169,837	1,914,163	5,518,163	5,713,163
200	9,397,054	9,397,054	-2,231,946	1,852,054	5,456,054	5,651,054
225	9,241,781	9,241,781	-2,387,219	1,696,781	5,300,781	5,495,781
235	9,179,672	9,179,672	-2,449,328	1,634,672	5,238,672	5,433,672
250	9,086,508	9,086,508	-2,542,492	1,541,508	5,145,508	5,340,508
265	8,993,344	8,993,344	-2,635,656	1,448,344	5,052,344	5,247,344
275	8,931,235	8,931,235	-2,697,765	1,386,235	4,990,235	5,185,235
300	8,775,962	8,775,962	-2,853,038	1,230,962	4,834,962	5,029,962

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,375,252	-20,375,252	-32,004,252	-27,920,252	-24,316,252	-24,121,252
95	-21,114,518	-21,114,518	-32,743,518	-28,659,518	-25,055,518	-24,860,518
100	-21,170,574	-21,170,574	-32,799,574	-28,715,574	-25,111,574	-24,916,574
125	-21,450,855	-21,450,855	-33,079,855	-28,995,855	-25,391,855	-25,196,855
135	-21,562,968	-21,562,968	-33,191,968	-29,107,968	-25,503,968	-25,308,968
150	-21,731,137	-21,731,137	-33,360,137	-29,276,137	-25,672,137	-25,477,137
165	-21,899,306	-21,899,306	-33,528,306	-29,444,306	-25,840,306	-25,645,306
175	-22,011,419	-22,011,419	-33,640,419	-29,556,419	-25,952,419	-25,757,419
190	-22,179,588	-22,179,588	-33,808,588	-29,724,588	-26,120,588	-25,925,588
200	-22,291,700	-22,291,700	-33,920,700	-29,836,700	-26,232,700	-26,037,700
225	-22,571,981	-22,571,981	-34,200,981	-30,116,981	-26,512,981	-26,317,981
235	-22,684,094	-22,684,094	-34,313,094	-30,229,094	-26,625,094	-26,430,094
250	-22,852,264	-22,852,264	-34,481,264	-30,397,264	-26,793,264	-26,598,264
265	-23,020,432	-23,020,432	-34,649,432	-30,565,432	-26,961,432	-26,766,432
275	-23,132,545	-23,132,545	-34,761,545	-30,677,545	-27,073,545	-26,878,545
300	-23,412,826	-23,412,826	-35,041,826	-30,957,826	-27,353,826	-27,158,826

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,818,796	-14,818,796	-26,447,796	-22,363,796	-18,759,796	-18,564,796
95	-15,646,911	-15,646,911	-27,275,911	-23,191,911	-19,587,911	-19,392,911
100	-15,702,968	-15,702,968	-27,331,968	-23,247,968	-19,643,968	-19,448,968
125	-15,983,249	-15,983,249	-27,612,249	-23,528,249	-19,924,249	-19,729,249
135	-16,095,361	-16,095,361	-27,724,361	-23,640,361	-20,036,361	-19,841,361
150	-16,263,530	-16,263,530	-27,892,530	-23,808,530	-20,204,530	-20,009,530
165	-16,431,700	-16,431,700	-28,060,700	-23,976,700	-20,372,700	-20,177,700
175	-16,543,812	-16,543,812	-28,172,812	-24,088,812	-20,484,812	-20,289,812
190	-16,711,981	-16,711,981	-28,340,981	-24,256,981	-20,652,981	-20,457,981
200	-16,824,094	-16,824,094	-28,453,094	-24,369,094	-20,765,094	-20,570,094
225	-17,104,375	-17,104,375	-28,733,375	-24,649,375	-21,045,375	-20,850,375
235	-17,216,487	-17,216,487	-28,845,487	-24,761,487	-21,157,487	-20,962,487
250	-17,384,657	-17,384,657	-29,013,657	-24,929,657	-21,325,657	-21,130,657
265	-17,552,826	-17,552,826	-29,181,826	-25,097,826	-21,493,826	-21,298,826
275	-17,664,938	-17,664,938	-29,293,938	-25,209,938	-21,605,938	-21,410,938
300	-17,945,219	-17,945,219	-29,574,219	-25,490,219	-21,886,219	-21,691,219

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,882,770	-9,882,770	-21,511,770	-17,427,770	-13,823,770	-13,628,770
95	-10,789,812	-10,789,812	-22,418,812	-18,334,812	-14,730,812	-14,535,812
100	-10,845,869	-10,845,869	-22,474,869	-18,390,869	-14,786,869	-14,591,869
125	-11,126,150	-11,126,150	-22,755,150	-18,671,150	-15,067,150	-14,872,150
135	-11,238,263	-11,238,263	-22,867,263	-18,783,263	-15,179,263	-14,984,263
150	-11,406,432	-11,406,432	-23,035,432	-18,951,432	-15,347,432	-15,152,432
165	-11,574,600	-11,574,600	-23,203,600	-19,119,600	-15,515,600	-15,320,600
175	-11,686,713	-11,686,713	-23,315,713	-19,231,713	-15,627,713	-15,432,713
190	-11,854,883	-11,854,883	-23,483,883	-19,399,883	-15,795,883	-15,600,883
200	-11,966,995	-11,966,995	-23,595,995	-19,511,995	-15,907,995	-15,712,995
225	-12,247,276	-12,247,276	-23,876,276	-19,792,276	-16,188,276	-15,993,276
235	-12,359,389	-12,359,389	-23,988,389	-19,904,389	-16,300,389	-16,105,389
250	-12,527,558	-12,527,558	-24,156,558	-20,072,558	-16,468,558	-16,273,558
265	-12,695,726	-12,695,726	-24,324,726	-20,240,726	-16,636,726	-16,441,726
275	-12,807,839	-12,807,839	-24,436,839	-20,352,839	-16,748,839	-16,553,839
300	-13,088,121	-13,088,121	-24,717,121	-20,633,121	-17,029,121	-16,834,121

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,603,870	-6,603,870	-18,232,870	-14,148,870	-10,544,870	-10,349,870
95	-7,563,342	-7,563,342	-19,192,342	-15,108,342	-11,504,342	-11,309,342
100	-7,619,398	-7,619,398	-19,248,398	-15,164,398	-11,560,398	-11,365,398
125	-7,899,680	-7,899,680	-19,528,680	-15,444,680	-11,840,680	-11,645,680
135	-8,011,793	-8,011,793	-19,640,793	-15,556,793	-11,952,793	-11,757,793
150	-8,179,962	-8,179,962	-19,808,962	-15,724,962	-12,120,962	-11,925,962
165	-8,348,130	-8,348,130	-19,977,130	-15,893,130	-12,289,130	-12,094,130
175	-8,460,243	-8,460,243	-20,089,243	-16,005,243	-12,401,243	-12,206,243
190	-8,628,411	-8,628,411	-20,257,411	-16,173,411	-12,569,411	-12,374,411
200	-8,740,524	-8,740,524	-20,369,524	-16,285,524	-12,681,524	-12,486,524
225	-9,020,806	-9,020,806	-20,649,806	-16,565,806	-12,961,806	-12,766,806
235	-9,132,919	-9,132,919	-20,761,919	-16,677,919	-13,073,919	-12,878,919
250	-9,301,087	-9,301,087	-20,930,087	-16,846,087	-13,242,087	-13,047,087
265	-9,469,256	-9,469,256	-21,098,256	-17,014,256	-13,410,256	-13,215,256
275	-9,581,369	-9,581,369	-21,210,369	-17,126,369	-13,522,369	-13,327,369
300	-9,861,650	-9,861,650	-21,490,650	-17,406,650	-13,802,650	-13,607,650

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,343,474	-3,343,474	-14,972,474	-10,888,474	-7,284,474	-7,089,474
95	-4,355,080	-4,355,080	-15,984,080	-11,900,080	-8,296,080	-8,101,080
100	-4,411,136	-4,411,136	-16,040,136	-11,956,136	-8,352,136	-8,157,136
125	-4,691,418	-4,691,418	-16,320,418	-12,236,418	-8,632,418	-8,437,418
135	-4,803,531	-4,803,531	-16,432,531	-12,348,531	-8,744,531	-8,549,531
150	-4,971,700	-4,971,700	-16,600,700	-12,516,700	-8,912,700	-8,717,700
165	-5,139,868	-5,139,868	-16,768,868	-12,684,868	-9,080,868	-8,885,868
175	-5,251,981	-5,251,981	-16,880,981	-12,796,981	-9,192,981	-8,997,981
190	-5,420,150	-5,420,150	-17,049,150	-12,965,150	-9,361,150	-9,166,150
200	-5,532,263	-5,532,263	-17,161,263	-13,077,263	-9,473,263	-9,278,263
225	-5,812,544	-5,812,544	-17,441,544	-13,357,544	-9,753,544	-9,558,544
235	-5,924,657	-5,924,657	-17,553,657	-13,469,657	-9,865,657	-9,670,657
250	-6,092,825	-6,092,825	-17,721,825	-13,637,825	-10,033,825	-9,838,825
265	-6,260,994	-6,260,994	-17,889,994	-13,805,994	-10,201,994	-10,006,994
275	-6,373,107	-6,373,107	-18,002,107	-13,918,107	-10,314,107	-10,119,107
300	-6,653,389	-6,653,389	-18,282,389	-14,198,389	-10,594,389	-10,399,389

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,736,045	-36,736,045	-48,365,045	-44,281,045	-40,677,045	-40,482,045
95	-38,162,941	-38,162,941	-49,791,941	-45,707,941	-42,103,941	-41,908,941
100	-38,268,958	-38,268,958	-49,897,958	-45,813,958	-42,209,958	-42,014,958
125	-38,799,040	-38,799,040	-50,428,040	-46,344,040	-42,740,040	-42,545,040
135	-39,011,073	-39,011,073	-50,640,073	-46,556,073	-42,952,073	-42,757,073
150	-39,329,122	-39,329,122	-50,958,122	-46,874,122	-43,270,122	-43,075,122
165	-39,647,172	-39,647,172	-51,276,172	-47,192,172	-43,588,172	-43,393,172
175	-39,859,205	-39,859,205	-51,488,205	-47,404,205	-43,800,205	-43,605,205
190	-40,177,253	-40,177,253	-51,806,253	-47,722,253	-44,118,253	-43,923,253
200	-40,389,286	-40,389,286	-52,018,286	-47,934,286	-44,330,286	-44,135,286
225	-40,919,369	-40,919,369	-52,548,369	-48,464,369	-44,860,369	-44,665,369
235	-41,131,401	-41,131,401	-52,760,401	-48,676,401	-45,072,401	-44,877,401
250	-41,449,451	-41,449,451	-53,078,451	-48,994,451	-45,390,451	-45,195,451
265	-41,767,500	-41,767,500	-53,396,500	-49,312,500	-45,708,500	-45,513,500
275	-41,979,533	-41,979,533	-53,608,533	-49,524,533	-45,920,533	-45,725,533
300	-42,509,615	-42,509,615	-54,138,615	-50,054,615	-46,450,615	-46,255,615

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,394,076	-26,394,076	-38,023,076	-33,939,076	-30,335,076	-30,140,076
95	-27,986,343	-27,986,343	-39,615,343	-35,531,343	-31,927,343	-31,732,343
100	-28,092,359	-28,092,359	-39,721,359	-35,637,359	-32,033,359	-31,838,359
125	-28,622,441	-28,622,441	-40,251,441	-36,167,441	-32,563,441	-32,368,441
135	-28,834,474	-28,834,474	-40,463,474	-36,379,474	-32,775,474	-32,580,474
150	-29,152,523	-29,152,523	-40,781,523	-36,697,523	-33,093,523	-32,898,523
165	-29,470,573	-29,470,573	-41,099,573	-37,015,573	-33,411,573	-33,216,573
175	-29,682,605	-29,682,605	-41,311,605	-37,227,605	-33,623,605	-33,428,605
190	-30,000,655	-30,000,655	-41,629,655	-37,545,655	-33,941,655	-33,746,655
200	-30,212,688	-30,212,688	-41,841,688	-37,757,688	-34,153,688	-33,958,688
225	-30,742,769	-30,742,769	-42,371,769	-38,287,769	-34,683,769	-34,488,769
235	-30,954,802	-30,954,802	-42,583,802	-38,499,802	-34,895,802	-34,700,802
250	-31,272,852	-31,272,852	-42,901,852	-38,817,852	-35,213,852	-35,018,852
265	-31,590,901	-31,590,901	-43,219,901	-39,135,901	-35,531,901	-35,336,901
275	-31,802,934	-31,802,934	-43,431,934	-39,347,934	-35,743,934	-35,548,934
300	-32,333,016	-32,333,016	-43,962,016	-39,878,016	-36,274,016	-36,079,016

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,206,122	-17,206,122	-28,835,122	-24,751,122	-21,147,122	-20,952,122
95	-18,945,305	-18,945,305	-30,574,305	-26,490,305	-22,886,305	-22,691,305
100	-19,051,321	-19,051,321	-30,680,321	-26,596,321	-22,992,321	-22,797,321
125	-19,581,404	-19,581,404	-31,210,404	-27,126,404	-23,522,404	-23,327,404
135	-19,793,437	-19,793,437	-31,422,437	-27,338,437	-23,734,437	-23,539,437
150	-20,111,485	-20,111,485	-31,740,485	-27,656,485	-24,052,485	-23,857,485
165	-20,429,535	-20,429,535	-32,058,535	-27,974,535	-24,370,535	-24,175,535
175	-20,641,568	-20,641,568	-32,270,568	-28,186,568	-24,582,568	-24,387,568
190	-20,959,617	-20,959,617	-32,588,617	-28,504,617	-24,900,617	-24,705,617
200	-21,171,650	-21,171,650	-32,800,650	-28,716,650	-25,112,650	-24,917,650
225	-21,701,732	-21,701,732	-33,330,732	-29,246,732	-25,642,732	-25,447,732
235	-21,913,765	-21,913,765	-33,542,765	-29,458,765	-25,854,765	-25,659,765
250	-22,231,814	-22,231,814	-33,860,814	-29,776,814	-26,172,814	-25,977,814
265	-22,549,863	-22,549,863	-34,178,863	-30,094,863	-26,490,863	-26,295,863
275	-22,761,897	-22,761,897	-34,390,897	-30,306,897	-26,702,897	-26,507,897
300	-23,291,978	-23,291,978	-34,920,978	-30,836,978	-27,232,978	-27,037,978

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,103,020	-11,103,020	-22,732,020	-18,648,020	-15,044,020	-14,849,020
95	-12,939,794	-12,939,794	-24,568,794	-20,484,794	-16,880,794	-16,685,794
100	-13,045,810	-13,045,810	-24,674,810	-20,590,810	-16,986,810	-16,791,810
125	-13,575,892	-13,575,892	-25,204,892	-21,120,892	-17,516,892	-17,321,892
135	-13,787,925	-13,787,925	-25,416,925	-21,332,925	-17,728,925	-17,533,925
150	-14,105,974	-14,105,974	-25,734,974	-21,650,974	-18,046,974	-17,851,974
165	-14,424,023	-14,424,023	-26,053,023	-21,969,023	-18,365,023	-18,170,023
175	-14,636,056	-14,636,056	-26,265,056	-22,181,056	-18,577,056	-18,382,056
190	-14,954,106	-14,954,106	-26,583,106	-22,499,106	-18,895,106	-18,700,106
200	-15,166,139	-15,166,139	-26,795,139	-22,711,139	-19,107,139	-18,912,139
225	-15,696,220	-15,696,220	-27,325,220	-23,241,220	-19,637,220	-19,442,220
235	-15,908,253	-15,908,253	-27,537,253	-23,453,253	-19,849,253	-19,654,253
250	-16,226,303	-16,226,303	-27,855,303	-23,771,303	-20,167,303	-19,972,303
265	-16,544,352	-16,544,352	-28,173,352	-24,089,352	-20,485,352	-20,290,352
275	-16,756,385	-16,756,385	-28,385,385	-24,301,385	-20,697,385	-20,502,385
300	-17,286,467	-17,286,467	-28,915,467	-24,831,467	-21,227,467	-21,032,467

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,127,831	-5,127,831	-16,756,831	-12,672,831	-9,068,831	-8,873,831
95	-7,029,877	-7,029,877	-18,658,877	-14,574,877	-10,970,877	-10,775,877
100	-7,134,300	-7,134,300	-18,763,300	-14,679,300	-11,075,300	-10,880,300
125	-7,656,414	-7,656,414	-19,285,414	-15,201,414	-11,597,414	-11,402,414
135	-7,865,261	-7,865,261	-19,494,261	-15,410,261	-11,806,261	-11,611,261
150	-8,178,530	-8,178,530	-19,807,530	-15,723,530	-12,119,530	-11,924,530
165	-8,491,800	-8,491,800	-20,120,800	-16,036,800	-12,432,800	-12,237,800
175	-8,700,646	-8,700,646	-20,329,646	-16,245,646	-12,641,646	-12,446,646
190	-9,013,915	-9,013,915	-20,642,915	-16,558,915	-12,954,915	-12,759,915
200	-9,222,762	-9,222,762	-20,851,762	-16,767,762	-13,163,762	-12,968,762
225	-9,744,877	-9,744,877	-21,373,877	-17,289,877	-13,685,877	-13,490,877
235	-9,953,724	-9,953,724	-21,582,724	-17,498,724	-13,894,724	-13,699,724
250	-10,266,993	-10,266,993	-21,895,993	-17,811,993	-14,207,993	-14,012,993
265	-10,580,263	-10,580,263	-22,209,263	-18,125,263	-14,521,263	-14,326,263
275	-10,789,108	-10,789,108	-22,418,108	-18,334,108	-14,730,108	-14,535,108
300	-11,315,262	-11,315,262	-22,944,262	-18,860,262	-15,256,262	-15,061,262

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£895,903	9,954,478	-1,674,522	2,409,478	6,013,478	6,208,478
95	832,500	9,250,004	-2,378,996	1,705,004	5,309,004	5,504,004
100	829,917	9,221,298	-2,407,702	1,676,298	5,280,298	5,475,298
125	817,002	9,077,795	-2,551,205	1,532,795	5,136,795	5,331,795
135	811,836	9,020,395	-2,608,605	1,475,395	5,079,395	5,274,395
150	804,087	8,934,302	-2,694,698	1,389,302	4,993,302	5,188,302
165	796,338	8,848,198	-2,780,802	1,303,198	4,907,198	5,102,198
175	791,172	8,790,798	-2,838,202	1,245,798	4,849,798	5,044,798
190	783,422	8,704,694	-2,924,306	1,159,694	4,763,694	4,958,694
200	778,257	8,647,295	-2,981,705	1,102,295	4,706,295	4,901,295
225	765,342	8,503,802	-3,125,198	958,802	4,562,802	4,757,802
235	760,176	8,446,403	-3,182,597	901,403	4,505,403	4,700,403
250	752,427	8,360,299	-3,268,701	815,299	4,419,299	4,614,299
265	744,677	8,274,194	-3,354,806	729,194	4,333,194	4,528,194
275	739,512	8,216,795	-3,412,205	671,795	4,275,795	4,470,795
300	726,597	8,073,302	-3,555,698	528,302	4,132,302	4,327,302

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,230,312	13,670,137	2,041,137	6,125,137	9,729,137	9,924,137
95	1,161,562	12,906,247	1,277,247	5,361,247	8,965,247	9,160,247
100	1,158,979	12,877,542	1,248,542	5,332,542	8,936,542	9,131,542
125	1,146,064	12,734,049	1,105,049	5,189,049	8,793,049	8,988,049
135	1,140,899	12,676,650	1,047,650	5,131,650	8,735,650	8,930,650
150	1,133,149	12,590,546	961,546	5,045,546	8,649,546	8,844,546
165	1,125,400	12,504,441	875,441	4,959,441	8,563,441	8,758,441
175	1,120,234	12,447,042	818,042	4,902,042	8,506,042	8,701,042
190	1,112,485	12,360,949	731,949	4,815,949	8,419,949	8,614,949
200	1,107,318	12,303,538	674,538	4,758,538	8,362,538	8,557,538
225	1,094,404	12,160,046	531,046	4,615,046	8,219,046	8,414,046
235	1,089,238	12,102,647	473,647	4,557,647	8,161,647	8,356,647
250	1,081,489	12,016,542	387,542	4,471,542	8,075,542	8,270,542
265	1,073,739	11,930,438	301,438	4,385,438	7,989,438	8,184,438
275	1,068,573	11,873,038	244,038	4,328,038	7,932,038	8,127,038
300	1,055,659	11,729,546	100,546	4,184,546	7,788,546	7,983,546

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,527,025	16,966,948	5,337,948	9,421,948	13,025,948	13,220,948
95	1,453,531	16,150,339	4,521,339	8,605,339	12,209,339	12,404,339
100	1,450,948	16,121,645	4,492,645	8,576,645	12,180,645	12,375,645
125	1,438,033	15,978,142	4,349,142	8,433,142	12,037,142	12,232,142
135	1,432,867	15,920,743	4,291,743	8,375,743	11,979,743	12,174,743
150	1,425,117	15,834,638	4,205,638	8,289,638	11,893,638	12,088,638
165	1,417,369	15,748,545	4,119,545	8,203,545	11,807,545	12,002,545
175	1,412,203	15,691,146	4,062,146	8,146,146	11,750,146	11,945,146
190	1,404,454	15,605,041	3,976,041	8,060,041	11,664,041	11,859,041
200	1,399,288	15,547,642	3,918,642	8,002,642	11,606,642	11,801,642
225	1,386,372	15,404,138	3,775,138	7,859,138	11,463,138	11,658,138
235	1,381,207	15,346,739	3,717,739	7,801,739	11,405,739	11,600,739
250	1,373,458	15,260,646	3,631,646	7,715,646	11,319,646	11,514,646
265	1,365,709	15,174,541	3,545,541	7,629,541	11,233,541	11,428,541
275	1,360,543	15,117,142	3,488,142	7,572,142	11,176,142	11,371,142
300	1,347,627	14,973,638	3,344,638	7,428,638	11,032,638	11,227,638

**Maximum CIL rates (per square metre)**

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



Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,724,251	19,158,345	7,529,345	11,613,345	15,217,345	15,412,345
95	1,647,604	18,306,706	6,677,706	10,761,706	14,365,706	14,560,706
100	1,645,020	18,278,000	6,649,000	10,733,000	14,337,000	14,532,000
125	1,632,105	18,134,497	6,505,497	10,589,497	14,193,497	14,388,497
135	1,626,939	18,077,097	6,448,097	10,532,097	14,136,097	14,331,097
150	1,619,190	17,991,004	6,362,004	10,446,004	14,050,004	14,245,004
165	1,611,441	17,904,900	6,275,900	10,359,900	13,963,900	14,158,900
175	1,606,275	17,847,501	6,218,501	10,302,501	13,906,501	14,101,501
190	1,598,526	17,761,396	6,132,396	10,216,396	13,820,396	14,015,396
200	1,593,360	17,703,997	6,074,997	10,158,997	13,762,997	13,957,997
225	1,580,445	17,560,504	5,931,504	10,015,504	13,619,504	13,814,504
235	1,575,278	17,503,094	5,874,094	9,958,094	13,562,094	13,757,094
250	1,567,530	17,417,001	5,788,001	9,872,001	13,476,001	13,671,001
265	1,559,781	17,330,896	5,701,896	9,785,896	13,389,896	13,584,896
275	1,554,615	17,273,497	5,644,497	9,728,497	13,332,497	13,527,497
300	1,541,699	17,129,993	5,500,993	9,584,993	13,188,993	13,383,993

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,920,561	21,339,571	9,710,571	13,794,571	17,398,571	17,593,571
95	1,840,775	20,453,053	8,824,053	12,908,053	16,512,053	16,707,053
100	1,838,191	20,424,348	8,795,348	12,879,348	16,483,348	16,678,348
125	1,825,276	20,280,844	8,651,844	12,735,844	16,339,844	16,534,844
135	1,820,110	20,223,445	8,594,445	12,678,445	16,282,445	16,477,445
150	1,812,362	20,137,352	8,508,352	12,592,352	16,196,352	16,391,352
165	1,804,612	20,051,247	8,422,247	12,506,247	16,110,247	16,305,247
175	1,799,446	19,993,848	8,364,848	12,448,848	16,052,848	16,247,848
190	1,791,697	19,907,743	8,278,743	12,362,743	15,966,743	16,161,743
200	1,786,531	19,850,344	8,221,344	12,305,344	15,909,344	16,104,344
225	1,773,617	19,706,852	8,077,852	12,161,852	15,765,852	15,960,852
235	1,768,450	19,649,441	8,020,441	12,104,441	15,708,441	15,903,441
250	1,760,701	19,563,348	7,934,348	12,018,348	15,622,348	15,817,348
265	1,752,952	19,477,244	7,848,244	11,932,244	15,536,244	15,731,244
275	1,747,786	19,419,844	7,790,844	11,874,844	15,478,844	15,673,844
300	1,734,871	19,276,341	7,647,341	11,731,341	15,335,341	15,530,341

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-353,992	-1,840,757	-13,469,757	-9,385,757	-5,781,757	-5,586,757
95	-466,103	-2,423,734	-14,052,734	-9,968,734	-6,364,734	-6,169,734
100	-472,301	-2,455,968	-14,084,968	-10,000,968	-6,396,968	-6,201,968
125	-503,294	-2,617,130	-14,246,130	-10,162,130	-6,558,130	-6,363,130
135	-515,691	-2,681,592	-14,310,592	-10,226,592	-6,622,592	-6,427,592
150	-534,287	-2,778,292	-14,407,292	-10,323,292	-6,719,292	-6,524,292
165	-552,882	-2,874,988	-14,503,988	-10,419,988	-6,815,988	-6,620,988
175	-565,279	-2,939,450	-14,568,450	-10,484,450	-6,880,450	-6,685,450
190	-583,875	-3,036,150	-14,665,150	-10,581,150	-6,977,150	-6,782,150
200	-596,272	-3,100,612	-14,729,612	-10,645,612	-7,041,612	-6,846,612
225	-627,264	-3,261,775	-14,890,775	-10,806,775	-7,202,775	-7,007,775
235	-639,661	-3,326,237	-14,955,237	-10,871,237	-7,267,237	-7,072,237
250	-658,257	-3,422,937	-15,051,937	-10,967,937	-7,363,937	-7,168,937
265	-676,852	-3,519,633	-15,148,633	-11,064,633	-7,460,633	-7,265,633
275	-689,249	-3,584,095	-15,213,095	-11,129,095	-7,525,095	-7,330,095
300	-720,242	-3,745,257	-15,374,257	-11,290,257	-7,686,257	-7,491,257

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	304,366	1,582,704	-10,046,296	-5,962,296	-2,358,296	-2,163,296
95	183,498	954,190	-10,674,810	-6,590,810	-2,986,810	-2,791,810
100	177,392	922,440	-10,706,560	-6,622,560	-3,018,560	-2,823,560
125	146,865	763,699	-10,865,301	-6,781,301	-3,177,301	-2,982,301
135	134,655	700,204	-10,928,796	-6,844,796	-3,240,796	-3,045,796
150	116,339	604,964	-11,024,036	-6,940,036	-3,336,036	-3,141,036
165	98,023	509,718	-11,119,282	-7,035,282	-3,431,282	-3,236,282
175	85,812	446,223	-11,182,777	-7,098,777	-3,494,777	-3,299,777
190	67,496	350,978	-11,278,022	-7,194,022	-3,590,022	-3,395,022
200	55,285	287,843	-11,341,517	-7,257,517	-3,653,517	-3,458,517
225	24,759	128,747	-11,500,253	-7,416,253	-3,812,253	-3,617,253
235	12,548	65,247	-11,563,753	-7,479,753	-3,875,753	-3,680,753
250	-5,856	-30,453	-11,659,453	-7,575,453	-3,971,453	-3,776,453
265	-24,452	-127,148	-11,756,148	-7,672,148	-4,068,148	-3,873,148
275	-36,848	-191,610	-11,820,610	-7,736,610	-4,132,610	-3,937,610
300	-67,841	-352,773	-11,981,773	-7,897,773	-4,293,773	-4,098,773

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	883,774	4,595,627	-7,033,373	-2,949,373	654,627	849,627
95	753,640	3,918,930	-7,710,070	-3,626,070	-22,070	172,930
100	747,536	3,887,185	-7,741,815	-3,657,815	-53,815	141,185
125	717,009	3,728,445	-7,900,555	-3,816,555	-212,555	-17,555
135	704,798	3,664,950	-7,964,050	-3,880,050	-276,050	-81,050
150	686,482	3,569,704	-8,059,296	-3,975,296	-371,296	-176,296
165	668,166	3,474,464	-8,154,536	-4,070,536	-466,536	-271,536
175	655,956	3,410,969	-8,218,031	-4,134,031	-530,031	-335,031
190	637,639	3,315,724	-8,313,276	-4,229,276	-625,276	-430,276
200	625,429	3,252,229	-8,376,771	-4,292,771	-688,771	-493,771
225	594,902	3,093,488	-8,535,512	-4,451,512	-847,512	-652,512
235	582,691	3,029,993	-8,599,007	-4,515,007	-911,007	-716,007
250	564,375	2,934,748	-8,694,252	-4,610,252	-1,006,252	-811,252
265	546,059	2,839,507	-8,789,493	-4,705,493	-1,101,493	-906,493
275	533,849	2,776,012	-8,852,988	-4,768,988	-1,164,988	-969,988
300	503,322	2,617,272	-9,011,728	-4,927,728	-1,323,728	-1,128,728

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,268,913	6,598,348	-5,030,652	-946,652	2,657,348	2,852,348
95	1,132,621	5,889,631	-5,739,369	-1,655,369	1,948,631	2,143,631
100	1,126,517	5,857,886	-5,771,114	-1,687,114	1,916,886	2,111,886
125	1,095,990	5,699,146	-5,929,854	-1,845,854	1,758,146	1,953,146
135	1,083,779	5,635,650	-5,993,350	-1,909,350	1,694,650	1,889,650
150	1,065,463	5,540,405	-6,088,595	-2,004,595	1,599,405	1,794,405
165	1,047,147	5,445,165	-6,183,835	-2,099,835	1,504,165	1,699,165
175	1,034,936	5,381,670	-6,247,330	-2,163,330	1,440,670	1,635,670
190	1,016,620	5,286,424	-6,342,576	-2,258,576	1,345,424	1,540,424
200	1,004,409	5,222,929	-6,406,071	-2,322,071	1,281,929	1,476,929
225	973,882	5,064,189	-6,564,811	-2,480,811	1,123,189	1,318,189
235	961,672	5,000,694	-6,628,306	-2,544,306	1,059,694	1,254,694
250	943,355	4,905,448	-6,723,552	-2,639,552	964,448	1,159,448
265	925,040	4,810,208	-6,818,792	-2,734,792	869,208	1,064,208
275	912,829	4,746,713	-6,882,287	-2,798,287	805,713	1,000,713
300	882,302	4,587,972	-7,041,028	-2,957,028	646,972	841,972

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,652,275	8,591,828	-3,037,172	1,046,828	4,650,828	4,845,828
95	1,509,853	7,851,233	-3,777,767	306,233	3,910,233	4,105,233
100	1,503,748	7,819,488	-3,809,512	274,488	3,878,488	4,073,488
125	1,473,221	7,660,748	-3,968,252	115,748	3,719,748	3,914,748
135	1,461,010	7,597,252	-4,031,748	52,252	3,656,252	3,851,252
150	1,442,694	7,502,007	-4,126,993	-42,993	3,561,007	3,756,007
165	1,424,377	7,406,762	-4,222,238	-138,238	3,465,762	3,660,762
175	1,412,167	7,343,267	-4,285,733	-201,733	3,402,267	3,597,267
190	1,393,851	7,248,026	-4,380,974	-296,974	3,307,026	3,502,026
200	1,381,641	7,184,531	-4,444,469	-360,469	3,243,531	3,438,531
225	1,351,114	7,025,791	-4,603,209	-519,209	3,084,791	3,279,791
235	1,338,903	6,962,296	-4,666,704	-582,704	3,021,296	3,216,296
250	1,320,587	6,867,050	-4,761,950	-677,950	2,926,050	3,121,050
265	1,302,271	6,771,810	-4,857,190	-773,190	2,830,810	3,025,810
275	1,290,060	6,708,310	-4,920,690	-836,690	2,767,310	2,962,310
300	1,259,534	6,549,575	-5,079,425	-995,425	2,608,575	2,803,575

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-290,093	-1,015,326	-12,644,326	-8,560,326	-4,956,326	-4,761,326
95	-505,525	-1,769,338	-13,398,338	-9,314,338	-5,710,338	-5,515,338
100	-517,108	-1,809,877	-13,438,877	-9,354,877	-5,750,877	-5,555,877
125	-575,022	-2,012,575	-13,641,575	-9,557,575	-5,953,575	-5,758,575
135	-598,186	-2,093,651	-13,722,651	-9,638,651	-6,034,651	-5,839,651
150	-632,934	-2,215,270	-13,844,270	-9,760,270	-6,156,270	-5,961,270
165	-667,682	-2,336,888	-13,965,888	-9,881,888	-6,277,888	-6,082,888
175	-690,848	-2,417,967	-14,046,967	-9,962,967	-6,358,967	-6,163,967
190	-725,596	-2,539,586	-14,168,586	-10,084,586	-6,480,586	-6,285,586
200	-748,761	-2,620,662	-14,249,662	-10,165,662	-6,561,662	-6,366,662
225	-806,674	-2,823,360	-14,452,360	-10,368,360	-6,764,360	-6,569,360
235	-829,840	-2,904,439	-14,533,439	-10,449,439	-6,845,439	-6,650,439
250	-864,588	-3,026,057	-14,655,057	-10,571,057	-6,967,057	-6,772,057
265	-899,335	-3,147,673	-14,776,673	-10,692,673	-7,088,673	-6,893,673
275	-922,501	-3,228,752	-14,857,752	-10,773,752	-7,169,752	-6,974,752
300	-980,414	-3,431,450	-15,060,450	-10,976,450	-7,372,450	-7,177,450

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	936,281	3,276,983	-8,352,017	-4,268,017	-664,017	-469,017
95	704,546	2,465,911	-9,163,089	-5,079,089	-1,475,089	-1,280,089
100	693,138	2,425,983	-9,203,017	-5,119,017	-1,515,017	-1,320,017
125	636,095	2,226,334	-9,402,666	-5,318,666	-1,714,666	-1,519,666
135	613,277	2,146,471	-9,482,529	-5,398,529	-1,794,529	-1,599,529
150	579,053	2,026,684	-9,602,316	-5,518,316	-1,914,316	-1,719,316
165	544,827	1,906,893	-9,722,107	-5,638,107	-2,034,107	-1,839,107
175	522,009	1,827,031	-9,801,969	-5,717,969	-2,113,969	-1,918,969
190	487,784	1,707,244	-9,921,756	-5,837,756	-2,233,756	-2,038,756
200	464,966	1,627,381	-10,001,619	-5,917,619	-2,313,619	-2,118,619
225	407,923	1,427,731	-10,201,269	-6,117,269	-2,513,269	-2,318,269
235	385,106	1,347,872	-10,281,128	-6,197,128	-2,593,128	-2,398,128
250	350,880	1,228,081	-10,400,919	-6,316,919	-2,712,919	-2,517,919
265	316,654	1,108,291	-10,520,709	-6,436,709	-2,832,709	-2,637,709
275	293,838	1,028,431	-10,600,569	-6,516,569	-2,912,569	-2,717,569
300	236,795	828,782	-10,800,218	-6,716,218	-3,112,218	-2,917,218

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,020,339	7,071,186	-4,557,814	-473,814	3,130,186	3,325,186
95	1,771,271	6,199,448	-5,429,552	-1,345,552	2,258,448	2,453,448
100	1,759,862	6,159,517	-5,469,483	-1,385,483	2,218,517	2,413,517
125	1,702,819	5,959,867	-5,669,133	-1,585,133	2,018,867	2,213,867
135	1,680,002	5,880,008	-5,748,992	-1,664,992	1,939,008	2,134,008
150	1,645,776	5,760,217	-5,868,783	-1,784,783	1,819,217	2,014,217
165	1,611,551	5,640,427	-5,988,573	-1,904,573	1,699,427	1,894,427
175	1,588,734	5,560,568	-6,068,432	-1,984,432	1,619,568	1,814,568
190	1,554,508	5,440,777	-6,188,223	-2,104,223	1,499,777	1,694,777
200	1,531,691	5,360,918	-6,268,082	-2,184,082	1,419,918	1,614,918
225	1,474,648	5,161,268	-6,467,732	-2,383,732	1,220,268	1,415,268
235	1,451,830	5,081,405	-6,547,595	-2,463,595	1,140,405	1,335,405
250	1,417,605	4,961,618	-6,667,382	-2,583,382	1,020,618	1,215,618
265	1,383,379	4,841,828	-6,787,172	-2,703,172	900,828	1,095,828
275	1,360,562	4,761,969	-6,867,031	-2,783,031	820,969	1,015,969
300	1,303,519	4,562,315	-7,066,685	-2,982,685	621,315	816,315

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,740,987	9,593,454	-2,035,546	2,048,454	5,652,454	5,847,454
95	2,480,395	8,681,383	-2,947,617	1,136,383	4,740,383	4,935,383
100	2,468,986	8,641,452	-2,987,548	1,096,452	4,700,452	4,895,452
125	2,411,943	8,441,802	-3,187,198	896,802	4,500,802	4,695,802
135	2,389,126	8,361,943	-3,267,057	816,943	4,420,943	4,615,943
150	2,354,901	8,242,152	-3,386,848	697,152	4,301,152	4,496,152
165	2,320,675	8,122,362	-3,506,638	577,362	4,181,362	4,376,362
175	2,297,858	8,042,502	-3,586,498	497,502	4,101,502	4,296,502
190	2,263,632	7,922,712	-3,706,288	377,712	3,981,712	4,176,712
200	2,240,815	7,842,853	-3,786,147	297,853	3,901,853	4,096,853
225	2,183,772	7,643,203	-3,985,797	98,203	3,702,203	3,897,203
235	2,160,955	7,563,344	-4,065,656	18,344	3,622,344	3,817,344
250	2,126,729	7,443,553	-4,185,447	-101,447	3,502,553	3,697,553
265	2,092,504	7,323,762	-4,305,238	-221,238	3,382,762	3,577,762
275	2,069,687	7,243,903	-4,385,097	-301,097	3,302,903	3,497,903
300	2,012,644	7,044,253	-4,584,747	-500,747	3,103,253	3,298,253

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£235	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,458,403	12,104,410	475,410	4,559,410	8,163,410	8,358,410
95	3,186,339	11,152,188	-476,812	3,607,188	7,211,188	7,406,188
100	3,174,932	11,112,260	-516,740	3,567,260	7,171,260	7,366,260
125	3,117,889	10,912,611	-716,389	3,367,611	6,971,611	7,166,611
135	3,095,071	10,832,748	-796,252	3,287,748	6,891,748	7,086,748
150	3,060,846	10,712,961	-916,039	3,167,961	6,771,961	6,966,961
165	3,026,620	10,593,170	-1,035,830	3,048,170	6,652,170	6,847,170
175	3,003,802	10,513,307	-1,115,693	2,968,307	6,572,307	6,767,307
190	2,969,577	10,393,520	-1,235,480	2,848,520	6,452,520	6,647,520
200	2,946,759	10,313,658	-1,315,342	2,768,658	6,372,658	6,567,658
225	2,889,717	10,114,008	-1,514,992	2,569,008	6,173,008	6,368,008
235	2,866,900	10,034,149	-1,594,851	2,489,149	6,093,149	6,288,149
250	2,832,674	9,914,358	-1,714,642	2,369,358	5,973,358	6,168,358
265	2,798,448	9,794,568	-1,834,432	2,249,568	5,853,568	6,048,568
275	2,775,631	9,714,708	-1,914,292	2,169,708	5,773,708	5,968,708
300	2,718,588	9,515,059	-2,113,941	1,970,059	5,574,059	5,769,059

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,632,168	1,632,168	-9,996,832	-5,912,832	-2,308,832	-2,113,832
95	960,949	960,949	-10,668,051	-6,584,051	-2,980,051	-2,785,051
100	926,995	926,995	-10,702,005	-6,618,005	-3,014,005	-2,819,005
125	757,227	757,227	-10,871,773	-6,787,773	-3,183,773	-2,988,773
135	689,319	689,319	-10,939,681	-6,855,681	-3,251,681	-3,056,681
150	587,458	587,458	-11,041,542	-6,957,542	-3,353,542	-3,158,542
165	485,597	485,597	-11,143,403	-7,059,403	-3,455,403	-3,260,403
175	417,690	417,690	-11,211,310	-7,127,310	-3,523,310	-3,328,310
190	315,829	315,829	-11,313,171	-7,229,171	-3,625,171	-3,430,171
200	247,921	247,921	-11,381,079	-7,297,079	-3,693,079	-3,498,079
225	78,153	78,153	-11,550,847	-7,466,847	-3,862,847	-3,667,847
235	10,246	10,246	-11,618,754	-7,534,754	-3,930,754	-3,735,754
250	-93,014	-93,014	-11,722,014	-7,638,014	-4,034,014	-3,839,014
265	-196,429	-196,429	-11,825,429	-7,741,429	-4,137,429	-3,942,429
275	-265,373	-265,373	-11,894,373	-7,810,373	-4,206,373	-4,011,373
300	-437,731	-437,731	-12,066,731	-7,982,731	-4,378,731	-4,183,731

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,404,042	5,404,042	-6,224,958	-2,140,958	1,463,042	1,658,042
95	4,682,206	4,682,206	-6,946,794	-2,862,794	741,206	936,206
100	4,648,762	4,648,762	-6,980,238	-2,896,238	707,762	902,762
125	4,481,545	4,481,545	-7,147,455	-3,063,455	540,545	735,545
135	4,414,658	4,414,658	-7,214,342	-3,130,342	473,658	668,658
150	4,314,328	4,314,328	-7,314,672	-3,230,672	373,328	568,328
165	4,213,998	4,213,998	-7,415,002	-3,331,002	272,998	467,998
175	4,147,111	4,147,111	-7,481,889	-3,397,889	206,111	401,111
190	4,046,780	4,046,780	-7,582,220	-3,498,220	105,780	300,780
200	3,979,893	3,979,893	-7,649,107	-3,565,107	38,893	233,893
225	3,812,677	3,812,677	-7,816,323	-3,732,323	-128,323	66,677
235	3,745,790	3,745,790	-7,883,210	-3,799,210	-195,210	-210
250	3,645,460	3,645,460	-7,983,540	-3,899,540	-295,540	-100,540
265	3,545,129	3,545,129	-8,083,871	-3,999,871	-395,871	-200,871
275	3,478,243	3,478,243	-8,150,757	-4,066,757	-462,757	-267,757
300	3,311,026	3,311,026	-8,317,974	-4,233,974	-629,974	-434,974

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£225

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,739,393	8,739,393	-2,889,607	1,194,393	4,798,393	4,993,393
95	7,964,224	7,964,224	-3,664,776	419,224	4,023,224	4,218,224
100	7,930,780	7,930,780	-3,698,220	385,780	3,989,780	4,184,780
125	7,763,564	7,763,564	-3,865,436	218,564	3,822,564	4,017,564
135	7,696,677	7,696,677	-3,932,323	151,677	3,755,677	3,950,677
150	7,596,346	7,596,346	-4,032,654	51,346	3,655,346	3,850,346
165	7,496,016	7,496,016	-4,132,984	-48,984	3,555,016	3,750,016
175	7,429,130	7,429,130	-4,199,870	-115,870	3,488,130	3,683,130
190	7,328,799	7,328,799	-4,300,201	-216,201	3,387,799	3,582,799
200	7,261,912	7,261,912	-4,367,088	-283,088	3,320,912	3,515,912
225	7,094,695	7,094,695	-4,534,305	-450,305	3,153,695	3,348,695
235	7,027,808	7,027,808	-4,601,192	-517,192	3,086,808	3,281,808
250	6,927,479	6,927,479	-4,701,521	-617,521	2,986,479	3,181,479
265	6,827,148	6,827,148	-4,801,852	-717,852	2,886,148	3,081,148
275	6,760,261	6,760,261	-4,868,739	-784,739	2,819,261	3,014,261
300	6,593,044	6,593,044	-5,035,956	-951,956	2,652,044	2,847,044

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,956,688	10,956,688	-672,312	3,411,688	7,015,688	7,210,688
95	10,146,063	10,146,063	-1,482,937	2,601,063	6,205,063	6,400,063
100	10,112,620	10,112,620	-1,516,380	2,567,620	6,171,620	6,366,620
125	9,945,403	9,945,403	-1,683,597	2,400,403	6,004,403	6,199,403
135	9,878,516	9,878,516	-1,750,484	2,333,516	5,937,516	6,132,516
150	9,778,186	9,778,186	-1,850,814	2,233,186	5,837,186	6,032,186
165	9,677,856	9,677,856	-1,951,144	2,132,856	5,736,856	5,931,856
175	9,610,969	9,610,969	-2,018,031	2,065,969	5,669,969	5,864,969
190	9,510,639	9,510,639	-2,118,361	1,965,639	5,569,639	5,764,639
200	9,443,752	9,443,752	-2,185,248	1,898,752	5,502,752	5,697,752
225	9,276,535	9,276,535	-2,352,465	1,731,535	5,335,535	5,530,535
235	9,209,648	9,209,648	-2,419,352	1,664,648	5,268,648	5,463,648
250	9,109,318	9,109,318	-2,519,682	1,564,318	5,168,318	5,363,318
265	9,008,988	9,008,988	-2,620,012	1,463,988	5,067,988	5,262,988
275	8,942,101	8,942,101	-2,686,899	1,397,101	5,001,101	5,196,101
300	8,774,883	8,774,883	-2,854,117	1,229,883	4,833,883	5,028,883

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,164,132	13,164,132	1,535,132	5,619,132	9,223,132	9,418,132
95	12,318,210	12,318,210	689,210	4,773,210	8,377,210	8,572,210
100	12,284,767	12,284,767	655,767	4,739,767	8,343,767	8,538,767
125	12,117,550	12,117,550	488,550	4,572,550	8,176,550	8,371,550
135	12,050,663	12,050,663	421,663	4,505,663	8,109,663	8,304,663
150	11,950,332	11,950,332	321,332	4,405,332	8,009,332	8,204,332
165	11,850,003	11,850,003	221,003	4,305,003	7,909,003	8,104,003
175	11,783,116	11,783,116	154,116	4,238,116	7,842,116	8,037,116
190	11,682,786	11,682,786	53,786	4,137,786	7,741,786	7,936,786
200	11,615,899	11,615,899	-13,101	4,070,899	7,674,899	7,869,899
225	11,448,681	11,448,681	-180,319	3,903,681	7,507,681	7,702,681
235	11,381,795	11,381,795	-247,205	3,836,795	7,440,795	7,635,795
250	11,281,465	11,281,465	-347,535	3,736,465	7,340,465	7,535,465
265	11,181,134	11,181,134	-447,866	3,636,134	7,240,134	7,435,134
275	11,114,247	11,114,247	-514,753	3,569,247	7,173,247	7,368,247
300	10,947,031	10,947,031	-681,969	3,402,031	7,006,031	7,201,031

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	250 units
Density:	250 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,609,448	-17,609,448	-29,238,448	-25,154,448	-21,550,448	-21,355,448
95	-18,474,869	-18,474,869	-30,103,869	-26,019,869	-22,415,869	-22,220,869
100	-18,535,238	-18,535,238	-30,164,238	-26,080,238	-22,476,238	-22,281,238
125	-18,837,079	-18,837,079	-30,466,079	-26,382,079	-22,778,079	-22,583,079
135	-18,957,816	-18,957,816	-30,586,816	-26,502,816	-22,898,816	-22,703,816
150	-19,138,921	-19,138,921	-30,767,921	-26,683,921	-23,079,921	-22,884,921
165	-19,320,025	-19,320,025	-30,949,025	-26,865,025	-23,261,025	-23,066,025
175	-19,440,762	-19,440,762	-31,069,762	-26,985,762	-23,381,762	-23,186,762
190	-19,621,868	-19,621,868	-31,250,868	-27,166,868	-23,562,868	-23,367,868
200	-19,742,604	-19,742,604	-31,371,604	-27,287,604	-23,683,604	-23,488,604
225	-20,044,446	-20,044,446	-31,673,446	-27,589,446	-23,985,446	-23,790,446
235	-20,165,182	-20,165,182	-31,794,182	-27,710,182	-24,106,182	-23,911,182
250	-20,346,287	-20,346,287	-31,975,287	-27,891,287	-24,287,287	-24,092,287
265	-20,527,392	-20,527,392	-32,156,392	-28,072,392	-24,468,392	-24,273,392
275	-20,648,128	-20,648,128	-32,277,128	-28,193,128	-24,589,128	-24,394,128
300	-20,949,970	-20,949,970	-32,578,970	-28,494,970	-24,890,970	-24,695,970

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,634,898	-11,634,898	-23,263,898	-19,179,898	-15,575,898	-15,380,898
95	-12,595,852	-12,595,852	-24,224,852	-20,140,852	-16,536,852	-16,341,852
100	-12,656,220	-12,656,220	-24,285,220	-20,201,220	-16,597,220	-16,402,220
125	-12,958,062	-12,958,062	-24,587,062	-20,503,062	-16,899,062	-16,704,062
135	-13,078,799	-13,078,799	-24,707,799	-20,623,799	-17,019,799	-16,824,799
150	-13,259,903	-13,259,903	-24,888,903	-20,804,903	-17,200,903	-17,005,903
165	-13,441,009	-13,441,009	-25,070,009	-20,986,009	-17,382,009	-17,187,009
175	-13,561,745	-13,561,745	-25,190,745	-21,106,745	-17,502,745	-17,307,745
190	-13,742,850	-13,742,850	-25,371,850	-21,287,850	-17,683,850	-17,488,850
200	-13,863,587	-13,863,587	-25,492,587	-21,408,587	-17,804,587	-17,609,587
225	-14,165,428	-14,165,428	-25,794,428	-21,710,428	-18,106,428	-17,911,428
235	-14,286,165	-14,286,165	-25,915,165	-21,831,165	-18,227,165	-18,032,165
250	-14,467,270	-14,467,270	-26,096,270	-22,012,270	-18,408,270	-18,213,270
265	-14,648,374	-14,648,374	-26,277,374	-22,193,374	-18,589,374	-18,394,374
275	-14,769,111	-14,769,111	-26,398,111	-22,314,111	-18,710,111	-18,515,111
300	-15,070,954	-15,070,954	-26,699,954	-22,615,954	-19,011,954	-18,816,954

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,334,715	-6,334,715	-17,963,715	-13,879,715	-10,275,715	-10,080,715
95	-7,380,420	-7,380,420	-19,009,420	-14,925,420	-11,321,420	-11,126,420
100	-7,440,789	-7,440,789	-19,069,789	-14,985,789	-11,381,789	-11,186,789
125	-7,742,631	-7,742,631	-19,371,631	-15,287,631	-11,683,631	-11,488,631
135	-7,863,367	-7,863,367	-19,492,367	-15,408,367	-11,804,367	-11,609,367
150	-8,044,472	-8,044,472	-19,673,472	-15,589,472	-11,985,472	-11,790,472
165	-8,225,578	-8,225,578	-19,854,578	-15,770,578	-12,166,578	-11,971,578
175	-8,346,314	-8,346,314	-19,975,314	-15,891,314	-12,287,314	-12,092,314
190	-8,527,419	-8,527,419	-20,156,419	-16,072,419	-12,468,419	-12,273,419
200	-8,648,156	-8,648,156	-20,277,156	-16,193,156	-12,589,156	-12,394,156
225	-8,949,997	-8,949,997	-20,578,997	-16,494,997	-12,890,997	-12,695,997
235	-9,070,734	-9,070,734	-20,699,734	-16,615,734	-13,011,734	-12,816,734
250	-9,251,839	-9,251,839	-20,880,839	-16,796,839	-13,192,839	-12,997,839
265	-9,432,943	-9,432,943	-21,061,943	-16,977,943	-13,373,943	-13,178,943
275	-9,553,680	-9,553,680	-21,182,680	-17,098,680	-13,494,680	-13,299,680
300	-9,855,522	-9,855,522	-21,484,522	-17,400,522	-13,796,522	-13,601,522

**Maximum CIL rates (per square metre)**

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



Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,811,362	-2,811,362	-14,440,362	-10,356,362	-6,752,362	-6,557,362
95	-3,913,406	-3,913,406	-15,542,406	-11,458,406	-7,854,406	-7,659,406
100	-3,973,774	-3,973,774	-15,602,774	-11,518,774	-7,914,774	-7,719,774
125	-4,275,615	-4,275,615	-15,904,615	-11,820,615	-8,216,615	-8,021,615
135	-4,396,352	-4,396,352	-16,025,352	-11,941,352	-8,337,352	-8,142,352
150	-4,577,457	-4,577,457	-16,206,457	-12,122,457	-8,518,457	-8,323,457
165	-4,758,562	-4,758,562	-16,387,562	-12,303,562	-8,699,562	-8,504,562
175	-4,879,299	-4,879,299	-16,508,299	-12,424,299	-8,820,299	-8,625,299
190	-5,060,404	-5,060,404	-16,689,404	-12,605,404	-9,001,404	-8,806,404
200	-5,181,141	-5,181,141	-16,810,141	-12,726,141	-9,122,141	-8,927,141
225	-5,482,982	-5,482,982	-17,111,982	-13,027,982	-9,423,982	-9,228,982
235	-5,603,719	-5,603,719	-17,232,719	-13,148,719	-9,544,719	-9,349,719
250	-5,784,823	-5,784,823	-17,413,823	-13,329,823	-9,725,823	-9,530,823
265	-5,965,929	-5,965,929	-17,594,929	-13,510,929	-9,906,929	-9,711,929
275	-6,086,666	-6,086,666	-17,715,666	-13,631,666	-10,027,666	-9,832,666
300	-6,388,507	-6,388,507	-18,017,507	-13,933,507	-10,329,507	-10,134,507

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	665,465	665,465	-10,963,535	-6,879,535	-3,275,535	-3,080,535
95	-464,944	-464,944	-12,093,944	-8,009,944	-4,405,944	-4,210,944
100	-524,406	-524,406	-12,153,406	-8,069,406	-4,465,406	-4,270,406
125	-824,208	-824,208	-12,453,208	-8,369,208	-4,765,208	-4,570,208
135	-944,945	-944,945	-12,573,945	-8,489,945	-4,885,945	-4,690,945
150	-1,126,050	-1,126,050	-12,755,050	-8,671,050	-5,067,050	-4,872,050
165	-1,307,154	-1,307,154	-12,936,154	-8,852,154	-5,248,154	-5,053,154
175	-1,427,891	-1,427,891	-13,056,891	-8,972,891	-5,368,891	-5,173,891
190	-1,608,996	-1,608,996	-13,237,996	-9,153,996	-5,549,996	-5,354,996
200	-1,729,733	-1,729,733	-13,358,733	-9,274,733	-5,670,733	-5,475,733
225	-2,031,575	-2,031,575	-13,660,575	-9,576,575	-5,972,575	-5,777,575
235	-2,152,311	-2,152,311	-13,781,311	-9,697,311	-6,093,311	-5,898,311
250	-2,333,416	-2,333,416	-13,962,416	-9,878,416	-6,274,416	-6,079,416
265	-2,514,521	-2,514,521	-14,143,521	-10,059,521	-6,455,521	-6,260,521
275	-2,635,258	-2,635,258	-14,264,258	-10,180,258	-6,576,258	-6,381,258
300	-2,937,099	-2,937,099	-14,566,099	-10,482,099	-6,878,099	-6,683,099

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,503,837	-31,503,837	-43,132,837	-39,048,837	-35,444,837	-35,249,837
95	-33,169,345	-33,169,345	-44,798,345	-40,714,345	-37,110,345	-36,915,345
100	-33,283,516	-33,283,516	-44,912,516	-40,828,516	-37,224,516	-37,029,516
125	-33,854,374	-33,854,374	-45,483,374	-41,399,374	-37,795,374	-37,600,374
135	-34,082,717	-34,082,717	-45,711,717	-41,627,717	-38,023,717	-37,828,717
150	-34,425,232	-34,425,232	-46,054,232	-41,970,232	-38,366,232	-38,171,232
165	-34,767,746	-34,767,746	-46,396,746	-42,312,746	-38,708,746	-38,513,746
175	-34,996,089	-34,996,089	-46,625,089	-42,541,089	-38,937,089	-38,742,089
190	-35,338,604	-35,338,604	-46,967,604	-42,883,604	-39,279,604	-39,084,604
200	-35,566,947	-35,566,947	-47,195,947	-43,111,947	-39,507,947	-39,312,947
225	-36,137,805	-36,137,805	-47,766,805	-43,682,805	-40,078,805	-39,883,805
235	-36,366,148	-36,366,148	-47,995,148	-43,911,148	-40,307,148	-40,112,148
250	-36,708,663	-36,708,663	-48,337,663	-44,253,663	-40,649,663	-40,454,663
265	-37,051,177	-37,051,177	-48,680,177	-44,596,177	-40,992,177	-40,797,177
275	-37,279,520	-37,279,520	-48,908,520	-44,824,520	-41,220,520	-41,025,520
300	-37,850,377	-37,850,377	-49,479,377	-45,395,377	-41,791,377	-41,596,377

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,383,899	-20,383,899	-32,012,899	-27,928,899	-24,324,899	-24,129,899
95	-22,227,216	-22,227,216	-33,856,216	-29,772,216	-26,168,216	-25,973,216
100	-22,341,388	-22,341,388	-33,970,388	-29,886,388	-26,282,388	-26,087,388
125	-22,912,245	-22,912,245	-34,541,245	-30,457,245	-26,853,245	-26,658,245
135	-23,140,588	-23,140,588	-34,769,588	-30,685,588	-27,081,588	-26,886,588
150	-23,483,103	-23,483,103	-35,112,103	-31,028,103	-27,424,103	-27,229,103
165	-23,825,617	-23,825,617	-35,454,617	-31,370,617	-27,766,617	-27,571,617
175	-24,053,960	-24,053,960	-35,682,960	-31,598,960	-27,994,960	-27,799,960
190	-24,396,475	-24,396,475	-36,025,475	-31,941,475	-28,337,475	-28,142,475
200	-24,624,818	-24,624,818	-36,253,818	-32,169,818	-28,565,818	-28,370,818
225	-25,195,676	-25,195,676	-36,824,676	-32,740,676	-29,136,676	-28,941,676
235	-25,424,019	-25,424,019	-37,053,019	-32,969,019	-29,365,019	-29,170,019
250	-25,766,533	-25,766,533	-37,395,533	-33,311,533	-29,707,533	-29,512,533
265	-26,109,048	-26,109,048	-37,738,048	-33,654,048	-30,050,048	-29,855,048
275	-26,337,391	-26,337,391	-37,966,391	-33,882,391	-30,278,391	-30,083,391
300	-26,908,249	-26,908,249	-38,537,249	-34,453,249	-30,849,249	-30,654,249

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,521,880	-10,521,880	-22,150,880	-18,066,880	-14,462,880	-14,267,880
95	-12,519,523	-12,519,523	-24,148,523	-20,064,523	-16,460,523	-16,265,523
100	-12,633,694	-12,633,694	-24,262,694	-20,178,694	-16,574,694	-16,379,694
125	-13,204,553	-13,204,553	-24,833,553	-20,749,553	-17,145,553	-16,950,553
135	-13,432,896	-13,432,896	-25,061,896	-20,977,896	-17,373,896	-17,178,896
150	-13,775,410	-13,775,410	-25,404,410	-21,320,410	-17,716,410	-17,521,410
165	-14,117,925	-14,117,925	-25,746,925	-21,662,925	-18,058,925	-17,863,925
175	-14,346,268	-14,346,268	-25,975,268	-21,891,268	-18,287,268	-18,092,268
190	-14,688,782	-14,688,782	-26,317,782	-22,233,782	-18,629,782	-18,434,782
200	-14,917,125	-14,917,125	-26,546,125	-22,462,125	-18,858,125	-18,663,125
225	-15,487,982	-15,487,982	-27,116,982	-23,032,982	-19,428,982	-19,233,982
235	-15,716,326	-15,716,326	-27,345,326	-23,261,326	-19,657,326	-19,462,326
250	-16,058,841	-16,058,841	-27,687,841	-23,603,841	-19,999,841	-19,804,841
265	-16,401,356	-16,401,356	-28,030,356	-23,946,356	-20,342,356	-20,147,356
275	-16,629,698	-16,629,698	-28,258,698	-24,174,698	-20,570,698	-20,375,698
300	-17,200,556	-17,200,556	-28,829,556	-24,745,556	-21,141,556	-20,946,556

**Maximum CIL rates (per square metre)**

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

**Site type 6**

£850 per sq ft

**Private values** £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,072,601	-4,072,601	-15,701,601	-11,617,601	-8,013,601	-7,818,601
95	-6,144,137	-6,144,137	-17,773,137	-13,689,137	-10,085,137	-9,890,137
100	-6,256,592	-6,256,592	-17,885,592	-13,801,592	-10,197,592	-10,002,592
125	-6,818,871	-6,818,871	-18,447,871	-14,363,871	-10,759,871	-10,564,871
135	-7,043,782	-7,043,782	-18,672,782	-14,588,782	-10,984,782	-10,789,782
150	-7,381,149	-7,381,149	-19,010,149	-14,926,149	-11,322,149	-11,127,149
165	-7,718,516	-7,718,516	-19,347,516	-15,263,516	-11,659,516	-11,464,516
175	-7,943,428	-7,943,428	-19,572,428	-15,488,428	-11,884,428	-11,689,428
190	-8,280,795	-8,280,795	-19,909,795	-15,825,795	-12,221,795	-12,026,795
200	-8,505,706	-8,505,706	-20,134,706	-16,050,706	-12,446,706	-12,251,706
225	-9,067,984	-9,067,984	-20,696,984	-16,612,984	-13,008,984	-12,813,984
235	-9,292,896	-9,292,896	-20,921,896	-16,837,896	-13,233,896	-13,038,896
250	-9,630,263	-9,630,263	-21,259,263	-17,175,263	-13,571,263	-13,376,263
265	-9,967,630	-9,967,630	-21,596,630	-17,512,630	-13,908,630	-13,713,630
275	-10,192,541	-10,192,541	-21,821,541	-17,737,541	-14,133,541	-13,938,541
300	-10,754,820	-10,754,820	-22,383,820	-18,299,820	-14,695,820	-14,500,820

Maximum CIL rates (per square metre)

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

£900 per sq ft

**Private values** £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,262,935	2,262,935	-9,366,065	-5,282,065	-1,678,065	-1,483,065
95	153,833	153,833	-11,475,167	-7,391,167	-3,787,167	-3,592,167
100	44,732	44,732	-11,584,268	-7,500,268	-3,896,268	-3,701,268
125	-508,413	-508,413	-12,137,413	-8,053,413	-4,449,413	-4,254,413
135	-729,944	-729,944	-12,358,944	-8,274,944	-4,670,944	-4,475,944
150	-1,063,959	-1,063,959	-12,692,959	-8,608,959	-5,004,959	-4,809,959
165	-1,401,326	-1,401,326	-13,030,326	-8,946,326	-5,342,326	-5,147,326
175	-1,626,237	-1,626,237	-13,255,237	-9,171,237	-5,567,237	-5,372,237
190	-1,963,605	-1,963,605	-13,592,605	-9,508,605	-5,904,605	-5,709,605
200	-2,188,516	-2,188,516	-13,817,516	-9,733,516	-6,129,516	-5,934,516
225	-2,750,794	-2,750,794	-14,379,794	-10,295,794	-6,691,794	-6,496,794
235	-2,975,705	-2,975,705	-14,604,705	-10,520,705	-6,916,705	-6,721,705
250	-3,313,073	-3,313,073	-14,942,073	-10,858,073	-7,254,073	-7,059,073
265	-3,650,440	-3,650,440	-15,279,440	-11,195,440	-7,591,440	-7,396,440
275	-3,875,351	-3,875,351	-15,504,351	-11,420,351	-7,816,351	-7,621,351
300	-4,437,629	-4,437,629	-16,066,629	-11,982,629	-8,378,629	-8,183,629

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,018,764	11,319,597	-309,403	3,774,597	7,378,597	7,573,597
95	949,891	10,554,343	-1,074,657	3,009,343	6,613,343	6,808,343
100	947,123	10,523,594	-1,105,406	2,978,594	6,582,594	6,777,594
125	933,285	10,369,837	-1,259,163	2,824,837	6,428,837	6,623,837
135	927,750	10,308,338	-1,320,662	2,763,338	6,367,338	6,562,338
150	919,448	10,216,091	-1,412,909	2,671,091	6,275,091	6,470,091
165	911,146	10,123,843	-1,505,157	2,578,843	6,182,843	6,377,843
175	905,610	10,062,334	-1,566,666	2,517,334	6,121,334	6,316,334
190	897,308	9,970,086	-1,658,914	2,425,086	6,029,086	6,224,086
200	891,773	9,908,588	-1,720,412	2,363,588	5,967,588	6,162,588
225	877,936	9,754,842	-1,874,158	2,209,842	5,813,842	6,008,842
235	872,400	9,693,332	-1,935,668	2,148,332	5,752,332	5,947,332
250	864,098	9,601,085	-2,027,915	2,056,085	5,660,085	5,855,085
265	855,795	9,508,837	-2,120,163	1,963,837	5,567,837	5,762,837
275	850,260	9,447,339	-2,181,661	1,902,339	5,506,339	5,701,339
300	836,422	9,293,582	-2,335,418	1,748,582	5,352,582	5,547,582

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,376,559	15,295,100	3,666,100	7,750,100	11,354,100	11,549,100
95	1,301,965	14,466,283	2,837,283	6,921,283	10,525,283	10,720,283
100	1,299,198	14,435,534	2,806,534	6,890,534	10,494,534	10,689,534
125	1,285,360	14,281,777	2,652,777	6,736,777	10,340,777	10,535,777
135	1,279,825	14,220,279	2,591,279	6,675,279	10,279,279	10,474,279
150	1,271,523	14,128,031	2,499,031	6,583,031	10,187,031	10,382,031
165	1,263,220	14,035,783	2,406,783	6,490,783	10,094,783	10,289,783
175	1,257,686	13,974,285	2,345,285	6,429,285	10,033,285	10,228,285
190	1,249,382	13,882,026	2,253,026	6,337,026	9,941,026	10,136,026
200	1,243,848	13,820,528	2,191,528	6,275,528	9,879,528	10,074,528
225	1,230,010	13,666,782	2,037,782	6,121,782	9,725,782	9,920,782
235	1,224,476	13,605,283	1,976,283	6,060,283	9,664,283	9,859,283
250	1,216,172	13,513,025	1,884,025	5,968,025	9,572,025	9,767,025
265	1,207,870	13,420,777	1,791,777	5,875,777	9,479,777	9,674,777
275	1,202,335	13,359,279	1,730,279	5,814,279	9,418,279	9,613,279
300	1,188,498	13,205,533	1,576,533	5,660,533	9,264,533	9,459,533

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,693,633	18,818,149	7,189,149	11,273,149	14,877,149	15,072,149
95	1,613,970	17,932,999	6,303,999	10,387,999	13,991,999	14,186,999
100	1,611,201	17,902,239	6,273,239	10,357,239	13,961,239	14,156,239
125	1,597,364	17,748,493	6,119,493	10,203,493	13,807,493	14,002,493
135	1,591,829	17,686,994	6,057,994	10,141,994	13,745,994	13,940,994
150	1,583,527	17,594,747	5,965,747	10,049,747	13,653,747	13,848,747
165	1,575,224	17,502,488	5,873,488	9,957,488	13,561,488	13,756,488
175	1,569,689	17,440,990	5,811,990	9,895,990	13,499,990	13,694,990
190	1,561,387	17,348,742	5,719,742	9,803,742	13,407,742	13,602,742
200	1,555,852	17,287,244	5,658,244	9,742,244	13,346,244	13,541,244
225	1,542,015	17,133,498	5,504,498	9,588,498	13,192,498	13,387,498
235	1,536,479	17,071,988	5,442,988	9,526,988	13,130,988	13,325,988
250	1,528,177	16,979,740	5,350,740	9,434,740	13,038,740	13,233,740
265	1,519,874	16,887,493	5,258,493	9,342,493	12,946,493	13,141,493
275	1,514,340	16,825,994	5,196,994	9,280,994	12,884,994	13,079,994
300	1,500,501	16,672,237	5,043,237	9,127,237	12,731,237	12,926,237

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,904,531	21,161,452	9,532,452	13,616,452	17,220,452	17,415,452
95	1,821,494	20,238,821	8,609,821	12,693,821	16,297,821	16,492,821
100	1,818,726	20,208,071	8,579,071	12,663,071	16,267,071	16,462,071
125	1,804,889	20,054,325	8,425,325	12,509,325	16,113,325	16,308,325
135	1,799,354	19,992,827	8,363,827	12,447,827	16,051,827	16,246,827
150	1,791,051	19,900,568	8,271,568	12,355,568	15,959,568	16,154,568
165	1,782,749	19,808,321	8,179,321	12,263,321	15,867,321	16,062,321
175	1,777,214	19,746,822	8,117,822	12,201,822	15,805,822	16,000,822
190	1,768,912	19,654,575	8,025,575	12,109,575	15,713,575	15,908,575
200	1,763,377	19,593,076	7,964,076	12,048,076	15,652,076	15,847,076
225	1,749,539	19,439,319	7,810,319	11,894,319	15,498,319	15,693,319
235	1,744,004	19,377,821	7,748,821	11,832,821	15,436,821	15,631,821
250	1,735,702	19,285,573	7,656,573	11,740,573	15,344,573	15,539,573
265	1,727,399	19,193,326	7,564,326	11,648,326	15,252,326	15,447,326
275	1,721,863	19,131,816	7,502,816	11,586,816	15,190,816	15,385,816
300	1,708,026	18,978,070	7,349,070	11,433,070	15,037,070	15,232,070

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,114,664	23,496,270	11,867,270	15,951,270	19,555,270	19,750,270
95	2,028,268	22,536,314	10,907,314	14,991,314	18,595,314	18,790,314
100	2,025,501	22,505,564	10,876,564	14,960,564	18,564,564	18,759,564
125	2,011,663	22,351,807	10,722,807	14,806,807	18,410,807	18,605,807
135	2,006,128	22,290,309	10,661,309	14,745,309	18,349,309	18,544,309
150	1,997,826	22,198,061	10,569,061	14,653,061	18,257,061	18,452,061
165	1,989,523	22,105,814	10,476,814	14,560,814	18,164,814	18,359,814
175	1,983,988	22,044,315	10,415,315	14,499,315	18,103,315	18,298,315
190	1,975,685	21,952,057	10,323,057	14,407,057	18,011,057	18,206,057
200	1,970,150	21,890,558	10,261,558	14,345,558	17,949,558	18,144,558
225	1,956,313	21,736,812	10,107,812	14,191,812	17,795,812	17,990,812
235	1,950,778	21,675,314	10,046,314	14,130,314	17,734,314	17,929,314
250	1,942,475	21,583,055	9,954,055	14,038,055	17,642,055	17,837,055
265	1,934,173	21,490,808	9,861,808	13,945,808	17,549,808	17,744,808
275	1,928,638	21,429,309	9,800,309	13,884,309	17,488,309	17,683,309
300	1,914,801	21,275,563	9,646,563	13,730,563	17,334,563	17,529,563

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-44,006	-228,832	-11,857,832	-7,773,832	-4,169,832	-3,974,832
95	-169,487	-881,330	-12,510,330	-8,426,330	-4,822,330	-4,627,330
100	-176,127	-915,862	-12,544,862	-8,460,862	-4,856,862	-4,661,862
125	-209,334	-1,088,539	-12,717,539	-8,633,539	-5,029,539	-4,834,539
135	-222,617	-1,157,609	-12,786,609	-8,702,609	-5,098,609	-4,903,609
150	-242,540	-1,261,210	-12,890,210	-8,806,210	-5,202,210	-5,007,210
165	-262,464	-1,364,812	-12,993,812	-8,909,812	-5,305,812	-5,110,812
175	-275,747	-1,433,882	-13,062,882	-8,978,882	-5,374,882	-5,179,882
190	-295,670	-1,537,484	-13,166,484	-9,082,484	-5,478,484	-5,283,484
200	-308,953	-1,606,553	-13,235,553	-9,151,553	-5,547,553	-5,352,553
225	-342,160	-1,779,230	-13,408,230	-9,324,230	-5,720,230	-5,525,230
235	-355,441	-1,848,295	-13,477,295	-9,393,295	-5,789,295	-5,594,295
250	-375,366	-1,951,902	-13,580,902	-9,496,902	-5,892,902	-5,697,902
265	-395,289	-2,055,503	-13,684,503	-9,600,503	-5,996,503	-5,801,503
275	-408,572	-2,124,573	-13,753,573	-9,669,573	-6,065,573	-5,870,573
300	-441,778	-2,297,245	-13,926,245	-9,842,245	-6,238,245	-6,043,245

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	655,367	3,407,911	-8,221,089	-4,137,089	-533,089	-338,089
95	520,601	2,707,124	-8,921,876	-4,837,876	-1,233,876	-1,038,876
100	514,060	2,673,112	-8,955,888	-4,871,888	-1,267,888	-1,072,888
125	481,352	2,503,033	-9,125,967	-5,041,967	-1,437,967	-1,242,967
135	468,269	2,434,999	-9,194,001	-5,110,001	-1,506,001	-1,311,001
150	448,645	2,332,953	-9,296,047	-5,212,047	-1,608,047	-1,413,047
165	429,021	2,230,908	-9,398,092	-5,314,092	-1,710,092	-1,515,092
175	415,938	2,162,879	-9,466,121	-5,382,121	-1,778,121	-1,583,121
190	396,313	2,060,828	-9,568,172	-5,484,172	-1,880,172	-1,685,172
200	383,231	1,992,800	-9,636,200	-5,552,200	-1,948,200	-1,753,200
225	350,523	1,822,720	-9,806,280	-5,722,280	-2,118,280	-1,923,280
235	337,441	1,754,692	-9,874,308	-5,790,308	-2,186,308	-1,991,308
250	317,817	1,652,646	-9,976,354	-5,892,354	-2,288,354	-2,093,354
265	298,192	1,550,600	-10,078,400	-5,994,400	-2,390,400	-2,195,400
275	285,109	1,482,566	-10,146,434	-6,062,434	-2,458,434	-2,263,434
300	252,401	1,312,487	-10,316,513	-6,232,513	-2,628,513	-2,433,513

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,274,545	6,627,632	-5,001,368	-917,368	2,686,632	2,881,632
95	1,129,877	5,875,360	-5,753,640	-1,669,640	1,934,360	2,129,360
100	1,123,335	5,841,343	-5,787,657	-1,703,657	1,900,343	2,095,343
125	1,090,628	5,671,263	-5,957,737	-1,873,737	1,730,263	1,925,263
135	1,077,545	5,603,235	-6,025,765	-1,941,765	1,662,235	1,857,235
150	1,057,921	5,501,189	-6,127,811	-2,043,811	1,560,189	1,755,189
165	1,038,296	5,399,138	-6,229,862	-2,145,862	1,458,138	1,653,138
175	1,025,213	5,331,109	-6,297,891	-2,213,891	1,390,109	1,585,109
190	1,005,589	5,229,064	-6,399,936	-2,315,936	1,288,064	1,483,064
200	992,506	5,161,030	-6,467,970	-2,383,970	1,220,030	1,415,030
225	959,799	4,990,956	-6,638,044	-2,554,044	1,049,956	1,244,956
235	946,716	4,922,922	-6,706,078	-2,622,078	981,922	1,176,922
250	927,092	4,820,876	-6,808,124	-2,724,124	879,876	1,074,876
265	907,467	4,718,831	-6,910,169	-2,826,169	777,831	972,831
275	894,384	4,650,797	-6,978,203	-2,894,203	709,797	904,797
300	861,677	4,480,722	-7,148,278	-3,064,278	539,722	734,722

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,686,384	8,769,199	-2,859,801	1,224,199	4,828,199	5,023,199
95	1,535,132	7,982,685	-3,646,315	437,685	4,041,685	4,236,685
100	1,528,590	7,948,668	-3,680,332	403,668	4,007,668	4,202,668
125	1,495,882	7,778,589	-3,850,411	233,589	3,837,589	4,032,589
135	1,482,800	7,710,560	-3,918,440	165,560	3,769,560	3,964,560
150	1,463,176	7,608,514	-4,020,486	63,514	3,667,514	3,862,514
165	1,443,552	7,506,469	-4,122,531	-38,531	3,565,469	3,760,469
175	1,430,468	7,438,435	-4,190,565	-106,565	3,497,435	3,692,435
190	1,410,844	7,336,389	-4,292,611	-208,611	3,395,389	3,590,389
200	1,397,761	7,268,356	-4,360,644	-276,644	3,327,356	3,522,356
225	1,365,054	7,098,281	-4,530,719	-446,719	3,157,281	3,352,281
235	1,351,971	7,030,247	-4,598,753	-514,753	3,089,247	3,284,247
250	1,332,346	6,928,202	-4,700,798	-616,798	2,987,202	3,182,202
265	1,312,722	6,826,156	-4,802,844	-718,844	2,885,156	3,080,156
275	1,299,640	6,758,127	-4,870,873	-786,873	2,817,127	3,012,127
300	1,266,932	6,588,048	-5,040,952	-956,952	2,647,048	2,842,048

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,096,743	10,903,064	-725,936	3,358,064	6,962,064	7,157,064
95	1,938,928	10,082,425	-1,546,575	2,537,425	6,141,425	6,336,425
100	1,932,386	10,048,408	-1,580,592	2,503,408	6,107,408	6,302,408
125	1,899,680	9,878,334	-1,750,666	2,333,334	5,937,334	6,132,334
135	1,886,596	9,810,300	-1,818,700	2,265,300	5,869,300	6,064,300
150	1,866,972	9,708,255	-1,920,745	2,163,255	5,767,255	5,962,255
165	1,847,348	9,606,209	-2,022,791	2,061,209	5,665,209	5,860,209
175	1,834,265	9,538,180	-2,090,820	1,993,180	5,597,180	5,792,180
190	1,814,640	9,436,129	-2,192,871	1,891,129	5,495,129	5,690,129
200	1,801,558	9,368,101	-2,260,899	1,823,101	5,427,101	5,622,101
225	1,768,850	9,198,021	-2,430,979	1,653,021	5,257,021	5,452,021
235	1,755,768	9,129,993	-2,499,007	1,584,993	5,188,993	5,383,993
250	1,736,144	9,027,947	-2,601,053	1,482,947	5,086,947	5,281,947
265	1,716,518	8,925,896	-2,703,104	1,380,896	4,984,896	5,179,896
275	1,703,436	8,857,868	-2,771,132	1,312,868	4,916,868	5,111,868
300	1,670,728	8,687,788	-2,941,212	1,142,788	4,746,788	4,941,788

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	233,160	816,059	-10,812,941	-6,728,941	-3,124,941	-2,929,941
95	-2,858	-10,002	-11,639,002	-7,555,002	-3,951,002	-3,756,002
100	-15,267	-53,435	-11,682,435	-7,598,435	-3,994,435	-3,799,435
125	-77,317	-270,610	-11,899,610	-7,815,610	-4,211,610	-4,016,610
135	-102,137	-357,480	-11,986,480	-7,902,480	-4,298,480	-4,103,480
150	-139,367	-487,786	-12,116,786	-8,032,786	-4,428,786	-4,233,786
165	-176,597	-618,088	-12,247,088	-8,163,088	-4,559,088	-4,364,088
175	-201,416	-704,958	-12,333,958	-8,249,958	-4,645,958	-4,450,958
190	-238,647	-835,264	-12,464,264	-8,380,264	-4,776,264	-4,581,264
200	-263,467	-922,133	-12,551,133	-8,467,133	-4,863,133	-4,668,133
225	-325,517	-1,139,309	-12,768,309	-8,684,309	-5,080,309	-4,885,309
235	-350,337	-1,226,178	-12,855,178	-8,771,178	-5,167,178	-4,972,178
250	-387,567	-1,356,484	-12,985,484	-8,901,484	-5,297,484	-5,102,484
265	-424,796	-1,486,787	-13,115,787	-9,031,787	-5,427,787	-5,232,787
275	-449,616	-1,573,656	-13,202,656	-9,118,656	-5,514,656	-5,319,656
300	-511,666	-1,790,832	-13,419,832	-9,335,832	-5,731,832	-5,536,832

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,540,698	5,392,442	-6,236,558	-2,152,558	1,451,442	1,646,442
95	1,283,815	4,493,353	-7,135,647	-3,051,647	552,353	747,353
100	1,271,592	4,450,572	-7,178,428	-3,094,428	509,572	704,572
125	1,210,474	4,236,660	-7,392,340	-3,308,340	295,660	490,660
135	1,186,028	4,151,097	-7,477,903	-3,393,903	210,097	405,097
150	1,149,357	4,022,749	-7,606,251	-3,522,251	81,749	276,749
165	1,112,687	3,894,404	-7,734,596	-3,650,596	-46,596	148,404
175	1,088,240	3,808,841	-7,820,159	-3,736,159	-132,159	62,841
190	1,051,569	3,680,492	-7,948,508	-3,864,508	-260,508	-65,508
200	1,027,123	3,594,929	-8,034,071	-3,950,071	-346,071	-151,071
225	966,005	3,381,018	-8,247,982	-4,163,982	-559,982	-364,982
235	941,558	3,295,455	-8,333,545	-4,249,545	-645,545	-450,545
250	904,888	3,167,106	-8,461,894	-4,377,894	-773,894	-578,894
265	868,218	3,038,762	-8,590,238	-4,506,238	-902,238	-707,238
275	843,770	2,953,195	-8,675,805	-4,591,805	-987,805	-792,805
300	782,653	2,739,287	-8,889,713	-4,805,713	-1,201,713	-1,006,713

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£175

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,699,249	9,447,370	-2,181,630	1,902,370	5,506,370	5,701,370
95	2,423,841	8,483,444	-3,145,556	938,444	4,542,444	4,737,444
100	2,411,618	8,440,662	-3,188,338	895,662	4,499,662	4,694,662
125	2,350,500	8,226,751	-3,402,249	681,751	4,285,751	4,480,751
135	2,326,054	8,141,187	-3,487,813	596,187	4,200,187	4,395,187
150	2,289,383	8,012,839	-3,616,161	467,839	4,071,839	4,266,839
165	2,252,713	7,884,494	-3,744,506	339,494	3,943,494	4,138,494
175	2,228,266	7,798,931	-3,830,069	253,931	3,857,931	4,052,931
190	2,191,595	7,670,583	-3,958,417	125,583	3,729,583	3,924,583
200	2,167,148	7,585,020	-4,043,980	40,020	3,644,020	3,839,020
225	2,106,031	7,371,108	-4,257,892	-173,892	3,430,108	3,625,108
235	2,081,584	7,285,545	-4,343,455	-259,455	3,344,545	3,539,545
250	2,044,913	7,157,197	-4,471,803	-387,803	3,216,197	3,411,197
265	2,008,243	7,028,852	-4,600,148	-516,148	3,087,852	3,282,852
275	1,983,796	6,943,285	-4,685,715	-601,715	3,002,285	3,197,285
300	1,922,679	6,729,377	-4,899,623	-815,623	2,788,377	2,983,377

**Maximum CIL rates (per square metre)**

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



Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,469,901	12,144,654	515,654	4,599,654	8,203,654	8,398,654
95	3,182,171	11,137,597	-491,403	3,592,597	7,196,597	7,391,597
100	3,169,947	11,094,816	-534,184	3,549,816	7,153,816	7,348,816
125	3,108,830	10,880,904	-748,096	3,335,904	6,939,904	7,134,904
135	3,084,383	10,795,341	-833,659	3,250,341	6,854,341	7,049,341
150	3,047,713	10,666,996	-962,004	3,121,996	6,725,996	6,920,996
165	3,011,042	10,538,648	-1,090,352	2,993,648	6,597,648	6,792,648
175	2,986,596	10,453,085	-1,175,915	2,908,085	6,512,085	6,707,085
190	2,949,925	10,324,737	-1,304,263	2,779,737	6,383,737	6,578,737
200	2,925,478	10,239,173	-1,389,827	2,694,173	6,298,173	6,493,173
225	2,864,361	10,025,262	-1,603,738	2,480,262	6,084,262	6,279,262
235	2,839,914	9,939,699	-1,689,301	2,394,699	5,998,699	6,193,699
250	2,803,244	9,811,354	-1,817,646	2,266,354	5,870,354	6,065,354
265	2,766,573	9,683,006	-1,945,994	2,138,006	5,742,006	5,937,006
275	2,742,126	9,597,443	-2,031,557	2,052,443	5,656,443	5,851,443
300	2,681,009	9,383,531	-2,245,469	1,838,531	5,442,531	5,637,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,237,861	14,832,514	3,203,514	7,287,514	10,891,514	11,086,514
95	3,937,851	13,782,479	2,153,479	6,237,479	9,841,479	10,036,479
100	3,925,628	13,739,697	2,110,697	6,194,697	9,798,697	9,993,697
125	3,864,510	13,525,786	1,896,786	5,980,786	9,584,786	9,779,786
135	3,840,064	13,440,223	1,811,223	5,895,223	9,499,223	9,694,223
150	3,803,393	13,311,874	1,682,874	5,766,874	9,370,874	9,565,874
165	3,766,723	13,183,530	1,554,530	5,638,530	9,242,530	9,437,530
175	3,742,275	13,097,963	1,468,963	5,552,963	9,156,963	9,351,963
190	3,705,605	12,969,618	1,340,618	5,424,618	9,028,618	9,223,618
200	3,681,159	12,884,055	1,255,055	5,339,055	8,943,055	9,138,055
225	3,620,041	12,670,143	1,041,143	5,125,143	8,729,143	8,924,143
235	3,595,594	12,584,580	955,580	5,039,580	8,643,580	8,838,580
250	3,558,923	12,456,232	827,232	4,911,232	8,515,232	8,710,232
265	3,522,253	12,327,887	698,887	4,782,887	8,386,887	8,581,887
275	3,497,806	12,242,320	613,320	4,697,320	8,301,320	8,496,320
300	3,436,688	12,028,409	399,409	4,483,409	8,087,409	8,282,409

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,194,125	3,194,125	-8,434,875	-4,350,875	-746,875	-551,875
95	2,460,831	2,460,831	-9,168,169	-5,084,169	-1,480,169	-1,285,169
100	2,424,453	2,424,453	-9,204,547	-5,120,547	-1,516,547	-1,321,547
125	2,242,558	2,242,558	-9,386,442	-5,302,442	-1,698,442	-1,503,442
135	2,169,800	2,169,800	-9,459,200	-5,375,200	-1,771,200	-1,576,200
150	2,060,663	2,060,663	-9,568,337	-5,484,337	-1,880,337	-1,685,337
165	1,951,526	1,951,526	-9,677,474	-5,593,474	-1,989,474	-1,794,474
175	1,878,768	1,878,768	-9,750,232	-5,666,232	-2,062,232	-1,867,232
190	1,769,631	1,769,631	-9,859,369	-5,775,369	-2,171,369	-1,976,369
200	1,696,874	1,696,874	-9,932,126	-5,848,126	-2,244,126	-2,049,126
225	1,514,979	1,514,979	-10,114,021	-6,030,021	-2,426,021	-2,231,021
235	1,442,221	1,442,221	-10,186,779	-6,102,779	-2,498,779	-2,303,779
250	1,333,084	1,333,084	-10,295,916	-6,211,916	-2,607,916	-2,412,916
265	1,223,947	1,223,947	-10,405,053	-6,321,053	-2,717,053	-2,522,053
275	1,151,189	1,151,189	-10,477,811	-6,393,811	-2,789,811	-2,594,811
300	969,294	969,294	-10,659,706	-6,575,706	-2,971,706	-2,776,706

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,217,310	7,217,310	-4,411,690	-327,690	3,276,310	3,471,310
95	6,421,092	6,421,092	-5,207,908	-1,123,908	2,480,092	2,675,092
100	6,385,260	6,385,260	-5,243,740	-1,159,740	2,444,260	2,639,260
125	6,206,099	6,206,099	-5,422,901	-1,338,901	2,265,099	2,460,099
135	6,134,434	6,134,434	-5,494,566	-1,410,566	2,193,434	2,388,434
150	6,026,937	6,026,937	-5,602,063	-1,518,063	2,085,937	2,280,937
165	5,919,440	5,919,440	-5,709,560	-1,625,560	1,978,440	2,173,440
175	5,847,776	5,847,776	-5,781,224	-1,697,224	1,906,776	2,101,776
190	5,740,279	5,740,279	-5,888,721	-1,804,721	1,799,279	1,994,279
200	5,668,615	5,668,615	-5,960,385	-1,876,385	1,727,615	1,922,615
225	5,489,454	5,489,454	-6,139,546	-2,055,546	1,548,454	1,743,454
235	5,417,790	5,417,790	-6,211,210	-2,127,210	1,476,790	1,671,790
250	5,310,293	5,310,293	-6,318,707	-2,234,707	1,369,293	1,564,293
265	5,202,796	5,202,796	-6,426,204	-2,342,204	1,261,796	1,456,796
275	5,131,132	5,131,132	-6,497,868	-2,413,868	1,190,132	1,385,132
300	4,951,970	4,951,970	-6,677,030	-2,593,030	1,010,970	1,205,970

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,781,940	10,781,940	-847,060	3,236,940	6,840,940	7,035,940
95	9,928,723	9,928,723	-1,700,277	2,383,723	5,987,723	6,182,723
100	9,892,890	9,892,890	-1,736,110	2,347,890	5,951,890	6,146,890
125	9,713,729	9,713,729	-1,915,271	2,168,729	5,772,729	5,967,729
135	9,642,065	9,642,065	-1,986,935	2,097,065	5,701,065	5,896,065
150	9,534,568	9,534,568	-2,094,432	1,989,568	5,593,568	5,788,568
165	9,427,071	9,427,071	-2,201,929	1,882,071	5,486,071	5,681,071
175	9,355,407	9,355,407	-2,273,593	1,810,407	5,414,407	5,609,407
190	9,247,910	9,247,910	-2,381,090	1,702,910	5,306,910	5,501,910
200	9,176,246	9,176,246	-2,452,754	1,631,246	5,235,246	5,430,246
225	8,997,084	8,997,084	-2,631,916	1,452,084	5,056,084	5,251,084
235	8,925,420	8,925,420	-2,703,580	1,380,420	4,984,420	5,179,420
250	8,817,923	8,817,923	-2,811,077	1,272,923	4,876,923	5,071,923
265	8,710,426	8,710,426	-2,918,574	1,165,426	4,769,426	4,964,426
275	8,638,762	8,638,762	-2,990,238	1,093,762	4,697,762	4,892,762
300	8,459,601	8,459,601	-3,169,399	914,601	4,518,601	4,713,601

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,153,131	13,153,131	1,524,131	5,608,131	9,212,131	9,407,131
95	12,261,999	12,261,999	632,999	4,716,999	8,320,999	8,515,999
100	12,226,166	12,226,166	597,166	4,681,166	8,285,166	8,480,166
125	12,047,005	12,047,005	418,005	4,502,005	8,106,005	8,301,005
135	11,975,341	11,975,341	346,341	4,430,341	8,034,341	8,229,341
150	11,867,844	11,867,844	238,844	4,322,844	7,926,844	8,121,844
165	11,760,348	11,760,348	131,348	4,215,348	7,819,348	8,014,348
175	11,688,683	11,688,683	59,683	4,143,683	7,747,683	7,942,683
190	11,581,187	11,581,187	-47,813	4,036,187	7,640,187	7,835,187
200	11,509,521	11,509,521	-119,479	3,964,521	7,568,521	7,763,521
225	11,330,360	11,330,360	-298,640	3,785,360	7,389,360	7,584,360
235	11,258,696	11,258,696	-370,304	3,713,696	7,317,696	7,512,696
250	11,151,199	11,151,199	-477,801	3,606,199	7,210,199	7,405,199
265	11,043,703	11,043,703	-585,297	3,498,703	7,102,703	7,297,703
275	10,972,038	10,972,038	-656,962	3,427,038	7,031,038	7,226,038
300	10,792,877	10,792,877	-836,123	3,247,877	6,851,877	7,046,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,516,115	15,516,115	3,887,115	7,971,115	11,575,115	11,770,115
95	14,587,197	14,587,197	2,958,197	7,042,197	10,646,197	10,841,197
100	14,551,365	14,551,365	2,922,365	7,006,365	10,610,365	10,805,365
125	14,372,204	14,372,204	2,743,204	6,827,204	10,431,204	10,626,204
135	14,300,540	14,300,540	2,671,540	6,755,540	10,359,540	10,554,540
150	14,193,043	14,193,043	2,564,043	6,648,043	10,252,043	10,447,043
165	14,085,546	14,085,546	2,456,546	6,540,546	10,144,546	10,339,546
175	14,013,882	14,013,882	2,384,882	6,468,882	10,072,882	10,267,882
190	13,906,385	13,906,385	2,277,385	6,361,385	9,965,385	10,160,385
200	13,834,721	13,834,721	2,205,721	6,289,721	9,893,721	10,088,721
225	13,655,560	13,655,560	2,026,560	6,110,560	9,714,560	9,909,560
235	13,583,895	13,583,895	1,954,895	6,038,895	9,642,895	9,837,895
250	13,476,398	13,476,398	1,847,398	5,931,398	9,535,398	9,730,398
265	13,368,902	13,368,902	1,739,902	5,823,902	9,427,902	9,622,902
275	13,297,237	13,297,237	1,668,237	5,752,237	9,356,237	9,551,237
300	13,118,076	13,118,076	1,489,076	5,573,076	9,177,076	9,372,076

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,789,549	-14,789,549	-26,418,549	-22,334,549	-18,730,549	-18,535,549
95	-15,781,988	-15,781,988	-27,410,988	-23,326,988	-19,722,988	-19,527,988
100	-15,846,669	-15,846,669	-27,475,669	-23,391,669	-19,787,669	-19,592,669
125	-16,170,070	-16,170,070	-27,799,070	-23,715,070	-20,111,070	-19,916,070
135	-16,299,431	-16,299,431	-27,928,431	-23,844,431	-20,240,431	-20,045,431
150	-16,493,473	-16,493,473	-28,122,473	-24,038,473	-20,434,473	-20,239,473
165	-16,687,513	-16,687,513	-28,316,513	-24,232,513	-20,628,513	-20,433,513
175	-16,816,875	-16,816,875	-28,445,875	-24,361,875	-20,757,875	-20,562,875
190	-17,010,915	-17,010,915	-28,639,915	-24,555,915	-20,951,915	-20,756,915
200	-17,140,276	-17,140,276	-28,769,276	-24,685,276	-21,081,276	-20,886,276
225	-17,463,678	-17,463,678	-29,092,678	-25,008,678	-21,404,678	-21,209,678
235	-17,593,039	-17,593,039	-29,222,039	-25,138,039	-21,534,039	-21,339,039
250	-17,787,079	-17,787,079	-29,416,079	-25,332,079	-21,728,079	-21,533,079
265	-17,981,121	-17,981,121	-29,610,121	-25,526,121	-21,922,121	-21,727,121
275	-18,110,481	-18,110,481	-29,739,481	-25,655,481	-22,051,481	-21,856,481
300	-18,433,883	-18,433,883	-30,062,883	-25,978,883	-22,374,883	-22,179,883

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,396,902	-8,396,902	-20,025,902	-15,941,902	-12,337,902	-12,142,902
95	-9,491,561	-9,491,561	-21,120,561	-17,036,561	-13,432,561	-13,237,561
100	-9,556,242	-9,556,242	-21,185,242	-17,101,242	-13,497,242	-13,302,242
125	-9,879,643	-9,879,643	-21,508,643	-17,424,643	-13,820,643	-13,625,643
135	-10,009,003	-10,009,003	-21,638,003	-17,554,003	-13,950,003	-13,755,003
150	-10,203,045	-10,203,045	-21,832,045	-17,748,045	-14,144,045	-13,949,045
165	-10,397,085	-10,397,085	-22,026,085	-17,942,085	-14,338,085	-14,143,085
175	-10,526,446	-10,526,446	-22,155,446	-18,071,446	-14,467,446	-14,272,446
190	-10,720,488	-10,720,488	-22,349,488	-18,265,488	-14,661,488	-14,466,488
200	-10,849,848	-10,849,848	-22,478,848	-18,394,848	-14,790,848	-14,595,848
225	-11,173,250	-11,173,250	-22,802,250	-18,718,250	-15,114,250	-14,919,250
235	-11,302,611	-11,302,611	-22,931,611	-18,847,611	-15,243,611	-15,048,611
250	-11,496,652	-11,496,652	-23,125,652	-19,041,652	-15,437,652	-15,242,652
265	-11,690,693	-11,690,693	-23,319,693	-19,235,693	-15,631,693	-15,436,693
275	-11,820,054	-11,820,054	-23,449,054	-19,365,054	-15,761,054	-15,566,054
300	-12,143,455	-12,143,455	-23,772,455	-19,688,455	-16,084,455	-15,889,455

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,732,565	-2,732,565	-14,361,565	-10,277,565	-6,673,565	-6,478,565
95	-3,917,797	-3,917,797	-15,546,797	-11,462,797	-7,858,797	-7,663,797
100	-3,982,478	-3,982,478	-15,611,478	-11,527,478	-7,923,478	-7,728,478
125	-4,305,880	-4,305,880	-15,934,880	-11,850,880	-8,246,880	-8,051,880
135	-4,435,241	-4,435,241	-16,064,241	-11,980,241	-8,376,241	-8,181,241
150	-4,629,281	-4,629,281	-16,258,281	-12,174,281	-8,570,281	-8,375,281
165	-4,823,323	-4,823,323	-16,452,323	-12,368,323	-8,764,323	-8,569,323
175	-4,952,683	-4,952,683	-16,581,683	-12,497,683	-8,893,683	-8,698,683
190	-5,146,724	-5,146,724	-16,775,724	-12,691,724	-9,087,724	-8,892,724
200	-5,276,085	-5,276,085	-16,905,085	-12,821,085	-9,217,085	-9,022,085
225	-5,599,487	-5,599,487	-17,228,487	-13,144,487	-9,540,487	-9,345,487
235	-5,728,847	-5,728,847	-17,357,847	-13,273,847	-9,669,847	-9,474,847
250	-5,922,888	-5,922,888	-17,551,888	-13,467,888	-9,863,888	-9,668,888
265	-6,116,929	-6,116,929	-17,745,929	-13,661,929	-10,057,929	-9,862,929
275	-6,246,290	-6,246,290	-17,875,290	-13,791,290	-10,187,290	-9,992,290
300	-6,569,691	-6,569,691	-18,198,691	-14,114,691	-10,510,691	-10,315,691

**Maximum CIL rates (per square metre)**

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	994,342	994,342	-10,634,658	-6,550,658	-2,946,658	-2,751,658
95	-217,085	-217,085	-11,846,085	-7,762,085	-4,158,085	-3,963,085
100	-280,794	-280,794	-11,909,794	-7,825,794	-4,221,794	-4,026,794
125	-599,335	-599,335	-12,228,335	-8,144,335	-4,540,335	-4,345,335
135	-727,680	-727,680	-12,356,680	-8,272,680	-4,668,680	-4,473,680
150	-921,722	-921,722	-12,550,722	-8,466,722	-4,862,722	-4,667,722
165	-1,115,762	-1,115,762	-12,744,762	-8,660,762	-5,056,762	-4,861,762
175	-1,245,123	-1,245,123	-12,874,123	-8,790,123	-5,186,123	-4,991,123
190	-1,439,165	-1,439,165	-13,068,165	-8,984,165	-5,380,165	-5,185,165
200	-1,568,525	-1,568,525	-13,197,525	-9,113,525	-5,509,525	-5,314,525
225	-1,891,926	-1,891,926	-13,520,926	-9,436,926	-5,832,926	-5,637,926
235	-2,021,287	-2,021,287	-13,650,287	-9,566,287	-5,962,287	-5,767,287
250	-2,215,329	-2,215,329	-13,844,329	-9,760,329	-6,156,329	-5,961,329
265	-2,409,369	-2,409,369	-14,038,369	-9,954,369	-6,350,369	-6,155,369
275	-2,538,731	-2,538,731	-14,167,731	-10,083,731	-6,479,731	-6,284,731
300	-2,862,132	-2,862,132	-14,491,132	-10,407,132	-6,803,132	-6,608,132

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,636,337	4,636,337	-6,992,663	-2,908,663	695,337	890,337
95	3,369,935	3,369,935	-8,259,065	-4,175,065	-571,065	-376,065
100	3,307,184	3,307,184	-8,321,816	-4,237,816	-633,816	-438,816
125	2,993,430	2,993,430	-8,635,570	-4,551,570	-947,570	-752,570
135	2,867,929	2,867,929	-8,761,071	-4,677,071	-1,073,071	-878,071
150	2,679,676	2,679,676	-8,949,324	-4,865,324	-1,261,324	-1,066,324
165	2,491,423	2,491,423	-9,137,577	-5,053,577	-1,449,577	-1,254,577
175	2,365,922	2,365,922	-9,263,078	-5,179,078	-1,575,078	-1,380,078
190	2,177,670	2,177,670	-9,451,330	-5,367,330	-1,763,330	-1,568,330
200	2,052,168	2,052,168	-9,576,832	-5,492,832	-1,888,832	-1,693,832
225	1,738,414	1,738,414	-9,890,586	-5,806,586	-2,202,586	-2,007,586
235	1,612,913	1,612,913	-10,016,087	-5,932,087	-2,328,087	-2,133,087
250	1,424,660	1,424,660	-10,204,340	-6,120,340	-2,516,340	-2,321,340
265	1,236,408	1,236,408	-10,392,592	-6,308,592	-2,704,592	-2,509,592
275	1,110,906	1,110,906	-10,518,094	-6,434,094	-2,830,094	-2,635,094
300	797,152	797,152	-10,831,848	-6,747,848	-3,143,848	-2,948,848

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,184,612	-26,184,612	-37,813,612	-33,729,612	-30,125,612	-29,930,612
95	-28,090,121	-28,090,121	-39,719,121	-35,635,121	-32,031,121	-31,836,121
100	-28,212,448	-28,212,448	-39,841,448	-35,757,448	-32,153,448	-31,958,448
125	-28,824,081	-28,824,081	-40,453,081	-36,369,081	-32,765,081	-32,570,081
135	-29,068,735	-29,068,735	-40,697,735	-36,613,735	-33,009,735	-32,814,735
150	-29,435,715	-29,435,715	-41,064,715	-36,980,715	-33,376,715	-33,181,715
165	-29,802,694	-29,802,694	-41,431,694	-37,347,694	-33,743,694	-33,548,694
175	-30,047,348	-30,047,348	-41,676,348	-37,592,348	-33,988,348	-33,793,348
190	-30,414,328	-30,414,328	-42,043,328	-37,959,328	-34,355,328	-34,160,328
200	-30,658,982	-30,658,982	-42,287,982	-38,203,982	-34,599,982	-34,404,982
225	-31,270,614	-31,270,614	-42,899,614	-38,815,614	-35,211,614	-35,016,614
235	-31,515,268	-31,515,268	-43,144,268	-39,060,268	-35,456,268	-35,261,268
250	-31,882,247	-31,882,247	-43,511,247	-39,427,247	-35,823,247	-35,628,247
265	-32,249,227	-32,249,227	-43,878,227	-39,794,227	-36,190,227	-35,995,227
275	-32,493,881	-32,493,881	-44,122,881	-40,038,881	-36,434,881	-36,239,881
300	-33,105,514	-33,105,514	-44,734,514	-40,650,514	-37,046,514	-36,851,514

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,286,704	-14,286,704	-25,915,704	-21,831,704	-18,227,704	-18,032,704
95	-16,382,463	-16,382,463	-28,011,463	-23,927,463	-20,323,463	-20,128,463
100	-16,504,790	-16,504,790	-28,133,790	-24,049,790	-20,445,790	-20,250,790
125	-17,116,422	-17,116,422	-28,745,422	-24,661,422	-21,057,422	-20,862,422
135	-17,361,076	-17,361,076	-28,990,076	-24,906,076	-21,302,076	-21,107,076
150	-17,728,056	-17,728,056	-29,357,056	-25,273,056	-21,669,056	-21,474,056
165	-18,095,036	-18,095,036	-29,724,036	-25,640,036	-22,036,036	-21,841,036
175	-18,339,689	-18,339,689	-29,968,689	-25,884,689	-22,280,689	-22,085,689
190	-18,706,669	-18,706,669	-30,335,669	-26,251,669	-22,647,669	-22,452,669
200	-18,951,322	-18,951,322	-30,580,322	-26,496,322	-22,892,322	-22,697,322
225	-19,562,956	-19,562,956	-31,191,956	-27,107,956	-23,503,956	-23,308,956
235	-19,807,609	-19,807,609	-31,436,609	-27,352,609	-23,748,609	-23,553,609
250	-20,174,589	-20,174,589	-31,803,589	-27,719,589	-24,115,589	-23,920,589
265	-20,541,569	-20,541,569	-32,170,569	-28,086,569	-24,482,569	-24,287,569
275	-20,786,222	-20,786,222	-32,415,222	-28,331,222	-24,727,222	-24,532,222
300	-21,397,855	-21,397,855	-33,026,855	-28,942,855	-25,338,855	-25,143,855

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,860,548	-3,860,548	-15,489,548	-11,405,548	-7,801,548	-7,606,548
95	-6,088,093	-6,088,093	-17,717,093	-13,633,093	-10,029,093	-9,834,093
100	-6,208,582	-6,208,582	-17,837,582	-13,753,582	-10,149,582	-9,954,582
125	-6,811,023	-6,811,023	-18,440,023	-14,356,023	-10,752,023	-10,557,023
135	-7,051,999	-7,051,999	-18,680,999	-14,596,999	-10,992,999	-10,797,999
150	-7,413,464	-7,413,464	-19,042,464	-14,958,464	-11,354,464	-11,159,464
165	-7,774,929	-7,774,929	-19,403,929	-15,319,929	-11,715,929	-11,520,929
175	-8,015,906	-8,015,906	-19,644,906	-15,560,906	-11,956,906	-11,761,906
190	-8,377,370	-8,377,370	-20,006,370	-15,922,370	-12,318,370	-12,123,370
200	-8,618,347	-8,618,347	-20,247,347	-16,163,347	-12,559,347	-12,364,347
225	-9,220,788	-9,220,788	-20,849,788	-16,765,788	-13,161,788	-12,966,788
235	-9,461,764	-9,461,764	-21,090,764	-17,006,764	-13,402,764	-13,207,764
250	-9,823,229	-9,823,229	-21,452,229	-17,368,229	-13,764,229	-13,569,229
265	-10,184,693	-10,184,693	-21,813,693	-17,729,693	-14,125,693	-13,930,693
275	-10,425,670	-10,425,670	-22,054,670	-17,970,670	-14,366,670	-14,171,670
300	-11,028,111	-11,028,111	-22,657,111	-18,573,111	-14,969,111	-14,774,111

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,930,979	2,930,979	-8,698,021	-4,614,021	-1,010,021	-815,021
95	663,130	663,130	-10,965,870	-6,881,870	-3,277,870	-3,082,870
100	546,236	546,236	-11,082,764	-6,998,764	-3,394,764	-3,199,764
125	-38,817	-38,817	-11,667,817	-7,583,817	-3,979,817	-3,784,817
135	-276,171	-276,171	-11,905,171	-7,821,171	-4,217,171	-4,022,171
150	-632,204	-632,204	-12,261,204	-8,177,204	-4,573,204	-4,378,204
165	-988,653	-988,653	-12,617,653	-8,533,653	-4,929,653	-4,734,653
175	-1,229,629	-1,229,629	-12,858,629	-8,774,629	-5,170,629	-4,975,629
190	-1,591,094	-1,591,094	-13,220,094	-9,136,094	-5,532,094	-5,337,094
200	-1,832,070	-1,832,070	-13,461,070	-9,377,070	-5,773,070	-5,578,070
225	-2,434,511	-2,434,511	-14,063,511	-9,979,511	-6,375,511	-6,180,511
235	-2,675,488	-2,675,488	-14,304,488	-10,220,488	-6,616,488	-6,421,488
250	-3,036,952	-3,036,952	-14,665,952	-10,581,952	-6,977,952	-6,782,952
265	-3,398,417	-3,398,417	-15,027,417	-10,943,417	-7,339,417	-7,144,417
275	-3,639,393	-3,639,393	-15,268,393	-11,184,393	-7,580,393	-7,385,393
300	-4,241,834	-4,241,834	-15,870,834	-11,786,834	-8,182,834	-7,987,834

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,597,147	9,597,147	-2,031,853	2,052,147	5,656,147	5,851,147
95	7,222,705	7,222,705	-4,406,295	-322,295	3,281,705	3,476,705
100	7,105,811	7,105,811	-4,523,189	-439,189	3,164,811	3,359,811
125	6,521,342	6,521,342	-5,107,658	-1,023,658	2,580,342	2,775,342
135	6,287,554	6,287,554	-5,341,446	-1,257,446	2,346,554	2,541,554
150	5,936,873	5,936,873	-5,692,127	-1,608,127	1,995,873	2,190,873
165	5,586,192	5,586,192	-6,042,808	-1,958,808	1,645,192	1,840,192
175	5,352,403	5,352,403	-6,276,597	-2,192,597	1,411,403	1,606,403
190	5,001,722	5,001,722	-6,627,278	-2,543,278	1,060,722	1,255,722
200	4,767,935	4,767,935	-6,861,065	-2,777,065	826,935	1,021,935
225	4,183,466	4,183,466	-7,445,534	-3,361,534	242,466	437,466
235	3,949,678	3,949,678	-7,679,322	-3,595,322	8,678	203,678
250	3,598,996	3,598,996	-8,030,004	-3,946,004	-342,004	-147,004
265	3,248,315	3,248,315	-8,380,685	-4,296,685	-692,685	-497,685
275	3,014,528	3,014,528	-8,614,472	-4,530,472	-926,472	-731,472
300	2,430,059	2,430,059	-9,198,941	-5,114,941	-1,510,941	-1,315,941

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£235

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,141,624	12,684,716	1,055,716	5,139,716	8,743,716	8,938,716
95	1,067,281	11,858,683	229,683	4,313,683	7,917,683	8,112,683
100	1,064,329	11,825,878	196,878	4,280,878	7,884,878	8,079,878
125	1,049,569	11,661,879	32,879	4,116,879	7,720,879	7,915,879
135	1,043,665	11,596,281	-32,719	4,051,281	7,655,281	7,850,281
150	1,034,809	11,497,879	-131,121	3,952,879	7,556,879	7,751,879
165	1,025,953	11,399,478	-229,522	3,854,478	7,458,478	7,653,478
175	1,020,049	11,333,880	-295,120	3,788,880	7,392,880	7,587,880
190	1,011,193	11,235,478	-393,522	3,690,478	7,294,478	7,489,478
200	1,005,289	11,169,881	-459,119	3,624,881	7,228,881	7,423,881
225	990,529	11,005,881	-623,119	3,460,881	7,064,881	7,259,881
235	984,625	10,940,272	-688,728	3,395,272	6,999,272	7,194,272
250	975,769	10,841,882	-787,118	3,296,882	6,900,882	7,095,882
265	966,913	10,743,480	-885,520	3,198,480	6,802,480	6,997,480
275	961,008	10,677,871	-951,129	3,132,871	6,736,871	6,931,871
300	946,248	10,513,872	-1,115,128	2,968,872	6,572,872	6,767,872

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£125	£300	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,522,807	16,920,074	5,291,074	9,375,074	12,979,074	13,174,074
95	1,442,369	16,026,319	4,397,319	8,481,319	12,085,319	12,280,319
100	1,439,416	15,993,515	4,364,515	8,448,515	12,052,515	12,247,515
125	1,424,656	15,829,516	4,200,516	8,284,516	11,888,516	12,083,516
135	1,418,753	15,763,918	4,134,918	8,218,918	11,822,918	12,017,918
150	1,409,896	15,665,516	4,036,516	8,120,516	11,724,516	11,919,516
165	1,401,040	15,567,114	3,938,114	8,022,114	11,626,114	11,821,114
175	1,395,137	15,501,517	3,872,517	7,956,517	11,560,517	11,755,517
190	1,386,280	15,403,115	3,774,115	7,858,115	11,462,115	11,657,115
200	1,380,377	15,337,517	3,708,517	7,792,517	11,396,517	11,591,517
225	1,365,617	15,173,518	3,544,518	7,628,518	11,232,518	11,427,518
235	1,359,713	15,107,920	3,478,920	7,562,920	11,166,920	11,361,920
250	1,350,857	15,009,518	3,380,518	7,464,518	11,068,518	11,263,518
265	1,342,000	14,911,117	3,282,117	7,366,117	10,970,117	11,165,117
275	1,336,097	14,845,519	3,216,519	7,300,519	10,904,519	11,099,519
300	1,321,336	14,681,508	3,052,508	7,136,508	10,740,508	10,935,508

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,860,241	20,669,350	9,040,350	13,124,350	16,728,350	16,923,350
95	1,774,408	19,715,647	8,086,647	12,170,647	15,774,647	15,969,647
100	1,771,456	19,682,843	8,053,843	12,137,843	15,741,843	15,936,843
125	1,756,696	19,518,844	7,889,844	11,973,844	15,577,844	15,772,844
135	1,750,792	19,453,246	7,824,246	11,908,246	15,512,246	15,707,246
150	1,741,936	19,354,844	7,725,844	11,809,844	15,413,844	15,608,844
165	1,733,080	19,256,442	7,627,442	11,711,442	15,315,442	15,510,442
175	1,727,176	19,190,845	7,561,845	11,645,845	15,249,845	15,444,845
190	1,718,320	19,092,443	7,463,443	11,547,443	15,151,443	15,346,443
200	1,712,416	19,026,845	7,397,845	11,481,845	15,085,845	15,280,845
225	1,697,656	18,862,846	7,233,846	11,317,846	14,921,846	15,116,846
235	1,691,751	18,797,237	7,168,237	11,252,237	14,856,237	15,051,237
250	1,682,896	18,698,846	7,069,846	11,153,846	14,757,846	14,952,846
265	1,674,040	18,600,445	6,971,445	11,055,445	14,659,445	14,854,445
275	1,668,136	18,534,847	6,905,847	10,989,847	14,593,847	14,788,847
300	1,653,375	18,370,836	6,741,836	10,825,836	14,429,836	14,624,836

**Maximum CIL rates (per square metre)**

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



Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,084,809	23,164,548	11,535,548	15,619,548	19,223,548	19,418,548
95	1,995,385	22,170,947	10,541,947	14,625,947	18,229,947	18,424,947
100	1,992,433	22,138,142	10,509,142	14,593,142	18,197,142	18,392,142
125	1,977,673	21,974,143	10,345,143	14,429,143	18,033,143	18,228,143
135	1,971,769	21,908,545	10,279,545	14,363,545	17,967,545	18,162,545
150	1,962,913	21,810,143	10,181,143	14,265,143	17,869,143	18,064,143
165	1,954,057	21,711,742	10,082,742	14,166,742	17,770,742	17,965,742
175	1,948,153	21,646,144	10,017,144	14,101,144	17,705,144	17,900,144
190	1,939,297	21,547,742	9,918,742	14,002,742	17,606,742	17,801,742
200	1,933,393	21,482,145	9,853,145	13,937,145	17,541,145	17,736,145
225	1,918,633	21,318,145	9,689,145	13,773,145	17,377,145	17,572,145
235	1,912,729	21,252,548	9,623,548	13,707,548	17,311,548	17,506,548
250	1,903,873	21,154,146	9,525,146	13,609,146	17,213,146	17,408,146
265	1,895,017	21,055,744	9,426,744	13,510,744	17,114,744	17,309,744
275	1,889,113	20,990,146	9,361,146	13,445,146	17,049,146	17,244,146
300	1,874,353	20,826,147	9,197,147	13,281,147	16,885,147	17,080,147

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,308,767	25,652,969	14,023,969	18,107,969	21,711,969	21,906,969
95	2,215,762	24,619,574	12,990,574	17,074,574	20,678,574	20,873,574
100	2,212,809	24,586,770	12,957,770	17,041,770	20,645,770	20,840,770
125	2,198,049	24,422,771	12,793,771	16,877,771	20,481,771	20,676,771
135	2,192,146	24,357,173	12,728,173	16,812,173	20,416,173	20,611,173
150	2,183,289	24,258,771	12,629,771	16,713,771	20,317,771	20,512,771
165	2,174,433	24,160,369	12,531,369	16,615,369	20,219,369	20,414,369
175	2,168,529	24,094,772	12,465,772	16,549,772	20,153,772	20,348,772
190	2,159,673	23,996,370	12,367,370	16,451,370	20,055,370	20,250,370
200	2,153,770	23,930,772	12,301,772	16,385,772	19,989,772	20,184,772
225	2,139,010	23,766,773	12,137,773	16,221,773	19,825,773	20,020,773
235	2,133,106	23,701,175	12,072,175	16,156,175	19,760,175	19,955,175
250	2,124,250	23,602,773	11,973,773	16,057,773	19,661,773	19,856,773
265	2,115,393	23,504,372	11,875,372	15,959,372	19,563,372	19,758,372
275	2,109,490	23,438,774	11,809,774	15,893,774	19,497,774	19,692,774
300	2,094,730	23,274,775	11,645,775	15,729,775	19,333,775	19,528,775

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	264,925	1,377,610	-10,251,390	-6,167,390	-2,563,390	-2,368,390
95	128,116	666,201	-10,962,799	-6,878,799	-3,274,799	-3,079,799
100	121,138	629,918	-10,999,082	-6,915,082	-3,311,082	-3,116,082
125	86,250	448,499	-11,180,501	-7,096,501	-3,492,501	-3,297,501
135	72,295	375,932	-11,253,068	-7,169,068	-3,565,068	-3,370,068
150	51,363	267,086	-11,361,914	-7,277,914	-3,673,914	-3,478,914
165	30,430	158,235	-11,470,765	-7,386,765	-3,782,765	-3,587,765
175	16,475	85,668	-11,543,332	-7,459,332	-3,855,332	-3,660,332
190	-4,526	-23,537	-11,652,537	-7,568,537	-3,964,537	-3,769,537
200	-18,694	-97,209	-11,726,209	-7,642,209	-4,038,209	-3,843,209
225	-54,114	-281,395	-11,910,395	-7,826,395	-4,222,395	-4,027,395
235	-68,282	-355,067	-11,984,067	-7,900,067	-4,296,067	-4,101,067
250	-89,534	-465,575	-12,094,575	-8,010,575	-4,406,575	-4,211,575
265	-110,786	-576,089	-12,205,089	-8,121,089	-4,517,089	-4,322,089
275	-124,954	-649,761	-12,278,761	-8,194,761	-4,590,761	-4,395,761
300	-160,374	-833,947	-12,462,947	-8,378,947	-4,774,947	-4,579,947

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,009,312	5,248,424	-6,380,576	-2,296,576	1,307,424	1,502,424
95	860,600	4,475,118	-7,153,882	-3,069,882	534,118	729,118
100	853,623	4,438,840	-7,190,160	-3,106,160	497,840	692,840
125	818,735	4,257,421	-7,371,579	-3,287,579	316,421	511,421
135	804,780	4,184,854	-7,444,146	-3,360,146	243,854	438,854
150	783,847	4,076,003	-7,552,997	-3,468,997	135,003	330,003
165	762,915	3,967,157	-7,661,843	-3,577,843	26,157	221,157
175	748,960	3,894,589	-7,734,411	-3,650,411	-48,411	148,589
190	728,027	3,785,738	-7,843,262	-3,759,262	-155,262	39,738
200	714,071	3,713,171	-7,915,829	-3,831,829	-227,829	-32,829
225	679,184	3,531,758	-8,097,242	-4,013,242	-409,242	-214,242
235	665,229	3,459,190	-8,169,810	-4,085,810	-481,810	-286,810
250	644,296	3,350,339	-8,278,661	-4,194,661	-590,661	-395,661
265	623,364	3,241,493	-8,387,507	-4,303,507	-699,507	-504,507
275	609,409	3,168,926	-8,460,074	-4,376,074	-772,074	-577,074
300	574,521	2,987,508	-8,641,492	-4,557,492	-953,492	-758,492

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£165	£190

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,668,257	8,674,938	-2,954,062	1,129,938	4,733,938	4,928,938
95	1,509,008	7,846,843	-3,782,157	301,843	3,905,843	4,100,843
100	1,502,031	7,810,559	-3,818,441	265,559	3,869,559	4,064,559
125	1,467,143	7,629,141	-3,999,859	84,141	3,688,141	3,883,141
135	1,453,187	7,556,574	-4,072,426	11,574	3,615,574	3,810,574
150	1,432,255	7,447,728	-4,181,272	-97,272	3,506,728	3,701,728
165	1,411,322	7,338,877	-4,290,123	-206,123	3,397,877	3,592,877
175	1,397,367	7,266,309	-4,362,691	-278,691	3,325,309	3,520,309
190	1,376,434	7,157,458	-4,471,542	-387,542	3,216,458	3,411,458
200	1,362,480	7,084,896	-4,544,104	-460,104	3,143,896	3,338,896
225	1,327,592	6,903,478	-4,725,522	-641,522	2,962,478	3,157,478
235	1,313,637	6,830,910	-4,798,090	-714,090	2,889,910	3,084,910
250	1,292,705	6,722,064	-4,906,936	-822,936	2,781,064	2,976,064
265	1,271,772	6,613,213	-5,015,787	-931,787	2,672,213	2,867,213
275	1,257,817	6,540,646	-5,088,354	-1,004,354	2,599,646	2,794,646
300	1,222,928	6,359,227	-5,269,773	-1,185,773	2,418,227	2,613,227

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£135	£300	£300

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,106,798	10,955,351	-673,649	3,410,351	7,014,351	7,209,351
95	1,940,537	10,090,794	-1,538,206	2,545,794	6,149,794	6,344,794
100	1,933,560	10,054,510	-1,574,490	2,509,510	6,113,510	6,308,510
125	1,898,671	9,873,092	-1,755,908	2,328,092	5,932,092	6,127,092
135	1,884,716	9,800,524	-1,828,476	2,255,524	5,859,524	6,054,524
150	1,863,784	9,691,678	-1,937,322	2,146,678	5,750,678	5,945,678
165	1,842,851	9,582,827	-2,046,173	2,037,827	5,641,827	5,836,827
175	1,828,896	9,510,260	-2,118,740	1,965,260	5,569,260	5,764,260
190	1,807,963	9,401,409	-2,227,591	1,856,409	5,460,409	5,655,409
200	1,794,009	9,328,847	-2,300,153	1,783,847	5,387,847	5,582,847
225	1,759,121	9,147,428	-2,481,572	1,602,428	5,206,428	5,401,428
235	1,745,166	9,074,861	-2,554,139	1,529,861	5,133,861	5,328,861
250	1,724,234	8,966,015	-2,662,985	1,421,015	5,025,015	5,220,015
265	1,703,301	8,857,164	-2,771,836	1,312,164	4,916,164	5,111,164
275	1,689,345	8,784,596	-2,844,404	1,239,596	4,843,596	5,038,596
300	1,654,457	8,603,178	-3,025,822	1,058,178	4,662,178	4,857,178

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,544,154	13,229,601	1,600,601	5,684,601	9,288,601	9,483,601
95	2,370,899	12,328,677	699,677	4,783,677	8,387,677	8,582,677
100	2,363,922	12,292,393	663,393	4,747,393	8,351,393	8,546,393
125	2,329,034	12,110,975	481,975	4,565,975	8,169,975	8,364,975
135	2,315,079	12,038,413	409,413	4,493,413	8,097,413	8,292,413
150	2,294,146	11,929,561	300,561	4,384,561	7,988,561	8,183,561
165	2,273,214	11,820,710	191,710	4,275,710	7,879,710	8,074,710
175	2,259,258	11,748,143	119,143	4,203,143	7,807,143	8,002,143
190	2,238,326	11,639,297	10,297	4,094,297	7,698,297	7,893,297
200	2,224,371	11,566,730	-62,270	4,021,730	7,625,730	7,820,730
225	2,189,483	11,385,311	-243,689	3,840,311	7,444,311	7,639,311
235	2,175,528	11,312,744	-316,256	3,767,744	7,371,744	7,566,744
250	2,154,596	11,203,898	-425,102	3,658,898	7,262,898	7,457,898
265	2,133,663	11,095,047	-533,953	3,550,047	7,154,047	7,349,047
275	2,119,708	11,022,480	-606,520	3,477,480	7,081,480	7,276,480
300	2,084,820	10,841,066	-787,934	3,296,066	6,900,066	7,095,066

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	752,039	2,632,136	-8,996,864	-4,912,864	-1,308,864	-1,113,864
95	492,284	1,722,996	-9,906,004	-5,822,004	-2,218,004	-2,023,004
100	479,247	1,677,364	-9,951,636	-5,867,636	-2,263,636	-2,068,636
125	414,054	1,449,191	-10,179,809	-6,095,809	-2,491,809	-2,296,809
135	387,978	1,357,923	-10,271,077	-6,187,077	-2,583,077	-2,388,077
150	348,863	1,221,021	-10,407,979	-6,323,979	-2,719,979	-2,524,979
165	309,747	1,084,115	-10,544,885	-6,460,885	-2,856,885	-2,661,885
175	283,671	992,848	-10,636,152	-6,552,152	-2,948,152	-2,753,152
190	244,556	855,945	-10,773,055	-6,689,055	-3,085,055	-2,890,055
200	218,478	764,675	-10,864,325	-6,780,325	-3,176,325	-2,981,325
225	153,287	536,505	-11,092,495	-7,008,495	-3,404,495	-3,209,495
235	127,211	445,238	-11,183,762	-7,099,762	-3,495,762	-3,300,762
250	88,095	308,332	-11,320,668	-7,236,668	-3,632,668	-3,437,668
265	48,980	171,429	-11,457,571	-7,373,571	-3,769,571	-3,574,571
275	22,903	80,162	-11,548,838	-7,464,838	-3,860,838	-3,665,838
300	-42,933	-150,266	-11,779,266	-7,695,266	-4,091,266	-3,896,266

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,145,099	7,507,848	-4,121,152	-37,152	3,566,848	3,761,848
95	1,863,070	6,520,744	-5,108,256	-1,024,256	2,579,744	2,774,744
100	1,850,031	6,475,108	-5,153,892	-1,069,892	2,534,108	2,729,108
125	1,784,840	6,246,939	-5,382,061	-1,298,061	2,305,939	2,500,939
135	1,758,762	6,155,668	-5,473,332	-1,389,332	2,214,668	2,409,668
150	1,719,647	6,018,766	-5,610,234	-1,526,234	2,077,766	2,272,766
165	1,680,532	5,881,863	-5,747,137	-1,663,137	1,940,863	2,135,863
175	1,654,456	5,790,596	-5,838,404	-1,754,404	1,849,596	2,044,596
190	1,615,341	5,653,693	-5,975,307	-1,891,307	1,712,693	1,907,693
200	1,589,264	5,562,423	-6,066,577	-1,982,577	1,621,423	1,816,423
225	1,524,072	5,334,253	-6,294,747	-2,210,747	1,393,253	1,588,253
235	1,497,995	5,242,982	-6,386,018	-2,302,018	1,301,982	1,496,982
250	1,458,880	5,106,080	-6,522,920	-2,438,920	1,165,080	1,360,080
265	1,419,765	4,969,177	-6,659,823	-2,575,823	1,028,177	1,223,177
275	1,393,689	4,877,910	-6,751,090	-2,667,090	936,910	1,131,910
300	1,328,496	4,649,737	-6,979,263	-2,895,263	708,737	903,737

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,378,143	11,823,502	194,502	4,278,502	7,882,502	8,077,502
95	3,076,397	10,767,391	-861,609	3,222,391	6,826,391	7,021,391
100	3,063,359	10,721,756	-907,244	3,176,756	6,780,756	6,975,756
125	2,998,167	10,493,586	-1,135,414	2,948,586	6,552,586	6,747,586
135	2,972,090	10,402,315	-1,226,685	2,857,315	6,461,315	6,656,315
150	2,932,975	10,285,413	-1,363,587	2,720,413	6,324,413	6,519,413
165	2,893,860	10,128,510	-1,500,490	2,583,510	6,187,510	6,382,510
175	2,867,784	10,037,243	-1,591,757	2,492,243	6,096,243	6,291,243
190	2,828,668	9,900,337	-1,728,663	2,355,337	5,959,337	6,154,337
200	2,802,591	9,809,070	-1,819,930	2,264,070	5,868,070	6,063,070
225	2,737,400	9,580,900	-2,048,100	2,035,900	5,639,900	5,834,900
235	2,711,323	9,489,630	-2,139,370	1,944,630	5,548,630	5,743,630
250	2,672,208	9,352,727	-2,276,273	1,807,727	5,411,727	5,606,727
265	2,633,093	9,215,825	-2,413,175	1,670,825	5,274,825	5,469,825
275	2,607,016	9,124,558	-2,504,442	1,579,558	5,183,558	5,378,558
300	2,541,824	8,896,384	-2,732,616	1,351,384	4,955,384	5,150,384

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,198,801	14,695,805	3,066,805	7,150,805	10,754,805	10,949,805
95	3,883,933	13,593,764	1,964,764	6,048,764	9,652,764	9,847,764
100	3,870,894	13,548,129	1,919,129	6,003,129	9,607,129	9,802,129
125	3,805,703	13,319,959	1,690,959	5,774,959	9,378,959	9,573,959
135	3,779,625	13,228,688	1,599,688	5,683,688	9,287,688	9,482,688
150	3,740,510	13,091,786	1,462,786	5,546,786	9,150,786	9,345,786
165	3,701,395	12,954,883	1,325,883	5,409,883	9,013,883	9,208,883
175	3,675,319	12,863,616	1,234,616	5,318,616	8,922,616	9,117,616
190	3,636,204	12,726,714	1,097,714	5,181,714	8,785,714	8,980,714
200	3,610,127	12,635,443	1,006,443	5,090,443	8,694,443	8,889,443
225	3,544,935	12,407,273	778,273	4,862,273	8,466,273	8,661,273
235	3,518,858	12,316,003	687,003	4,771,003	8,375,003	8,570,003
250	3,479,743	12,179,100	550,100	4,634,100	8,238,100	8,433,100
265	3,440,628	12,042,198	413,198	4,497,198	8,101,198	8,296,198
275	3,414,552	11,950,930	321,930	4,405,930	8,009,930	8,204,930
300	3,349,359	11,722,757	93,757	4,177,757	7,781,757	7,976,757

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,017,305	17,560,566	5,931,566	10,015,566	13,619,566	13,814,566
95	4,689,348	16,412,718	4,783,718	8,867,718	12,471,718	12,666,718
100	4,676,309	16,367,083	4,738,083	8,822,083	12,426,083	12,621,083
125	4,611,118	16,138,913	4,509,913	8,593,913	12,197,913	12,392,913
135	4,585,041	16,047,642	4,418,642	8,502,642	12,106,642	12,301,642
150	4,545,926	15,910,740	4,281,740	8,365,740	11,969,740	12,164,740
165	4,506,811	15,773,837	4,144,837	8,228,837	11,832,837	12,027,837
175	4,480,734	15,682,570	4,053,570	8,137,570	11,741,570	11,936,570
190	4,441,618	15,545,664	3,916,664	8,000,664	11,604,664	11,799,664
200	4,415,542	15,454,397	3,825,397	7,909,397	11,513,397	11,708,397
225	4,350,350	15,226,224	3,597,224	7,681,224	11,285,224	11,480,224
235	4,324,273	15,134,957	3,505,957	7,589,957	11,193,957	11,388,957
250	4,285,158	14,998,054	3,369,054	7,453,054	11,057,054	11,252,054
265	4,246,043	14,861,152	3,232,152	7,316,152	10,920,152	11,115,152
275	4,219,966	14,769,881	3,140,881	7,224,881	10,828,881	11,023,881
300	4,154,775	14,541,711	2,912,711	6,996,711	10,600,711	10,795,711

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,744,176	4,744,176	-6,884,824	-2,800,824	803,176	998,176
95	3,942,117	3,942,117	-7,686,883	-3,602,883	1,117	196,117
100	3,903,895	3,903,895	-7,725,105	-3,641,105	-37,105	157,895
125	3,712,790	3,712,790	-7,916,210	-3,832,210	-228,210	-33,210
135	3,636,348	3,636,348	-7,992,652	-3,908,652	-304,652	-109,652
150	3,521,685	3,521,685	-8,107,315	-4,023,315	-419,315	-224,315
165	3,407,022	3,407,022	-8,221,978	-4,137,978	-533,978	-338,978
175	3,330,579	3,330,579	-8,298,421	-4,214,421	-610,421	-415,421
190	3,215,916	3,215,916	-8,413,084	-4,329,084	-725,084	-530,084
200	3,139,475	3,139,475	-8,489,525	-4,405,525	-801,525	-606,525
225	2,948,369	2,948,369	-8,680,631	-4,596,631	-992,631	-797,631
235	2,871,927	2,871,927	-8,757,073	-4,673,073	-1,069,073	-874,073
250	2,757,264	2,757,264	-8,871,736	-4,787,736	-1,183,736	-988,736
265	2,641,349	2,641,349	-8,987,651	-4,903,651	-1,299,651	-1,104,651
275	2,563,740	2,563,740	-9,065,260	-4,981,260	-1,377,260	-1,182,260
300	2,369,719	2,369,719	-9,259,281	-5,175,281	-1,571,281	-1,376,281

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£95	£100

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,030,556	9,030,556	-2,598,444	1,485,556	5,089,556	5,284,556
95	8,159,956	8,159,956	-3,469,044	614,956	4,218,956	4,413,956
100	8,121,735	8,121,735	-3,507,265	576,735	4,180,735	4,375,735
125	7,930,629	7,930,629	-3,698,371	385,629	3,989,629	4,184,629
135	7,854,188	7,854,188	-3,774,812	309,188	3,913,188	4,108,188
150	7,739,525	7,739,525	-3,889,475	194,525	3,798,525	3,993,525
165	7,624,862	7,624,862	-4,004,138	79,862	3,683,862	3,878,862
175	7,548,419	7,548,419	-4,080,581	3,419	3,607,419	3,802,419
190	7,433,756	7,433,756	-4,195,244	-111,244	3,492,756	3,687,756
200	7,357,314	7,357,314	-4,271,686	-187,686	3,416,314	3,611,314
225	7,166,209	7,166,209	-4,462,791	-378,791	3,225,209	3,420,209
235	7,089,767	7,089,767	-4,539,233	-455,233	3,148,767	3,343,767
250	6,975,104	6,975,104	-4,653,896	-569,896	3,034,104	3,229,104
265	6,860,441	6,860,441	-4,768,559	-684,559	2,919,441	3,114,441
275	6,783,998	6,783,998	-4,845,002	-761,002	2,842,998	3,037,998
300	6,592,893	6,592,893	-5,036,107	-952,107	2,651,893	2,846,893

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,824,464	12,824,464	1,195,464	5,279,464	8,883,464	9,078,464
95	11,893,198	11,893,198	264,198	4,348,198	7,952,198	8,147,198
100	11,854,977	11,854,977	225,977	4,309,977	7,913,977	8,108,977
125	11,663,872	11,663,872	34,872	4,118,872	7,722,872	7,917,872
135	11,587,430	11,587,430	-41,570	4,042,430	7,646,430	7,841,430
150	11,472,766	11,472,766	-156,234	3,927,766	7,531,766	7,726,766
165	11,358,103	11,358,103	-270,897	3,813,103	7,417,103	7,612,103
175	11,281,661	11,281,661	-347,339	3,736,661	7,340,661	7,535,661
190	11,166,998	11,166,998	-462,002	3,621,998	7,225,998	7,420,998
200	11,090,556	11,090,556	-538,444	3,545,556	7,149,556	7,344,556
225	10,899,451	10,899,451	-729,549	3,354,451	6,958,451	7,153,451
235	10,823,008	10,823,008	-805,992	3,278,008	6,882,008	7,077,008
250	10,708,345	10,708,345	-920,655	3,163,345	6,767,345	6,962,345
265	10,593,682	10,593,682	-1,035,318	3,048,682	6,652,682	6,847,682
275	10,517,241	10,517,241	-1,111,759	2,972,241	6,576,241	6,771,241
300	10,326,135	10,326,135	-1,302,865	2,781,135	6,385,135	6,580,135

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£125	£300	£300	£300

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,349,553	15,349,553	3,720,553	7,804,553	11,408,553	11,603,553
95	14,377,911	14,377,911	2,748,911	6,832,911	10,436,911	10,631,911
100	14,339,691	14,339,691	2,710,691	6,794,691	10,398,691	10,593,691
125	14,148,585	14,148,585	2,519,585	6,603,585	10,207,585	10,402,585
135	14,072,143	14,072,143	2,443,143	6,527,143	10,131,143	10,326,143
150	13,957,480	13,957,480	2,328,480	6,412,480	10,016,480	10,211,480
165	13,842,816	13,842,816	2,213,816	6,297,816	9,901,816	10,096,816
175	13,766,374	13,766,374	2,137,374	6,221,374	9,825,374	10,020,374
190	13,651,711	13,651,711	2,022,711	6,106,711	9,710,711	9,905,711
200	13,575,270	13,575,270	1,946,270	6,030,270	9,634,270	9,829,270
225	13,384,164	13,384,164	1,755,164	5,839,164	9,443,164	9,638,164
235	13,307,722	13,307,722	1,678,722	5,762,722	9,366,722	9,561,722
250	13,193,058	13,193,058	1,564,058	5,648,058	9,252,058	9,447,058
265	13,078,395	13,078,395	1,449,395	5,533,395	9,137,395	9,332,395
275	13,001,954	13,001,954	1,372,954	5,456,954	9,060,954	9,255,954
300	12,810,848	12,810,848	1,181,848	5,265,848	8,869,848	9,064,848

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,863,686	17,863,686	6,234,686	10,318,686	13,922,686	14,117,686
95	16,856,162	16,856,162	5,227,162	9,311,162	12,915,162	13,110,162
100	16,817,941	16,817,941	5,188,941	9,272,941	12,876,941	13,071,941
125	16,626,836	16,626,836	4,997,836	9,081,836	12,685,836	12,880,836
135	16,550,394	16,550,394	4,921,394	9,005,394	12,609,394	12,804,394
150	16,435,731	16,435,731	4,806,731	8,890,731	12,494,731	12,689,731
165	16,321,067	16,321,067	4,692,067	8,776,067	12,380,067	12,575,067
175	16,244,626	16,244,626	4,615,626	8,699,626	12,303,626	12,498,626
190	16,129,963	16,129,963	4,500,963	8,584,963	12,188,963	12,383,963
200	16,053,520	16,053,520	4,424,520	8,508,520	12,112,520	12,307,520
225	15,862,415	15,862,415	4,233,415	8,317,415	11,921,415	12,116,415
235	15,785,973	15,785,973	4,156,973	8,240,973	11,844,973	12,039,973
250	15,671,310	15,671,310	4,042,310	8,126,310	11,730,310	11,925,310
265	15,556,647	15,556,647	3,927,647	8,011,647	11,615,647	11,810,647
275	15,480,205	15,480,205	3,851,205	7,935,205	11,539,205	11,734,205
300	15,289,099	15,289,099	3,660,099	7,744,099	11,348,099	11,543,099

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,915,558	-11,915,558	-23,544,558	-19,460,558	-15,856,558	-15,661,558
95	-13,035,882	-13,035,882	-24,664,882	-20,580,882	-16,976,882	-16,781,882
100	-13,104,874	-13,104,874	-24,733,874	-20,649,874	-17,045,874	-16,850,874
125	-13,449,836	-13,449,836	-25,078,836	-20,994,836	-17,390,836	-17,195,836
135	-13,587,821	-13,587,821	-25,216,821	-21,132,821	-17,528,821	-17,333,821
150	-13,794,798	-13,794,798	-25,423,798	-21,339,798	-17,735,798	-17,540,798
165	-14,001,775	-14,001,775	-25,630,775	-21,546,775	-17,942,775	-17,747,775
175	-14,139,760	-14,139,760	-25,768,760	-21,684,760	-18,080,760	-17,885,760
190	-14,346,737	-14,346,737	-25,975,737	-21,891,737	-18,287,737	-18,092,737
200	-14,484,722	-14,484,722	-26,113,722	-22,029,722	-18,425,722	-18,230,722
225	-14,829,684	-14,829,684	-26,458,684	-22,374,684	-18,770,684	-18,575,684
235	-14,967,668	-14,967,668	-26,596,668	-22,512,668	-18,908,668	-18,713,668
250	-15,174,645	-15,174,645	-26,803,645	-22,719,645	-19,115,645	-18,920,645
265	-15,381,623	-15,381,623	-27,010,623	-22,926,623	-19,322,623	-19,127,623
275	-15,519,607	-15,519,607	-27,148,607	-23,064,607	-19,460,607	-19,265,607
300	-15,864,569	-15,864,569	-27,493,569	-23,409,569	-19,805,569	-19,610,569

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,104,816	-5,104,816	-16,733,816	-12,649,816	-9,045,816	-8,850,816
95	-6,334,043	-6,334,043	-17,963,043	-13,879,043	-10,275,043	-10,080,043
100	-6,403,036	-6,403,036	-18,032,036	-13,948,036	-10,344,036	-10,149,036
125	-6,747,998	-6,747,998	-18,376,998	-14,292,998	-10,688,998	-10,493,998
135	-6,885,982	-6,885,982	-18,514,982	-14,430,982	-10,826,982	-10,631,982
150	-7,092,960	-7,092,960	-18,721,960	-14,637,960	-11,033,960	-10,838,960
165	-7,299,937	-7,299,937	-18,928,937	-14,844,937	-11,240,937	-11,045,937
175	-7,437,921	-7,437,921	-19,066,921	-14,982,921	-11,378,921	-11,183,921
190	-7,644,899	-7,644,899	-19,273,899	-15,189,899	-11,585,899	-11,390,899
200	-7,782,883	-7,782,883	-19,411,883	-15,327,883	-11,723,883	-11,528,883
225	-8,127,845	-8,127,845	-19,756,845	-15,672,845	-12,068,845	-11,873,845
235	-8,265,830	-8,265,830	-19,894,830	-15,810,830	-12,206,830	-12,011,830
250	-8,472,806	-8,472,806	-20,101,806	-16,017,806	-12,413,806	-12,218,806
265	-8,679,784	-8,679,784	-20,308,784	-16,224,784	-12,620,784	-12,425,784
275	-8,817,768	-8,817,768	-20,446,768	-16,362,768	-12,758,768	-12,563,768
300	-9,162,731	-9,162,731	-20,791,731	-16,707,731	-13,103,731	-12,908,731

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	886,065	886,065	-10,742,935	-6,658,935	-3,054,935	-2,859,935
95	-405,954	-405,954	-12,034,954	-7,950,954	-4,346,954	-4,151,954
100	-473,909	-473,909	-12,102,909	-8,018,909	-4,414,909	-4,219,909
125	-815,902	-815,902	-12,444,902	-8,360,902	-4,756,902	-4,561,902
135	-953,887	-953,887	-12,582,887	-8,498,887	-4,894,887	-4,699,887
150	-1,160,864	-1,160,864	-12,789,864	-8,705,864	-5,101,864	-4,906,864
165	-1,367,841	-1,367,841	-12,996,841	-8,912,841	-5,308,841	-5,113,841
175	-1,505,826	-1,505,826	-13,134,826	-9,050,826	-5,446,826	-5,251,826
190	-1,712,803	-1,712,803	-13,341,803	-9,257,803	-5,653,803	-5,458,803
200	-1,850,788	-1,850,788	-13,479,788	-9,395,788	-5,791,788	-5,596,788
225	-2,195,749	-2,195,749	-13,824,749	-9,740,749	-6,136,749	-5,941,749
235	-2,333,735	-2,333,735	-13,962,735	-9,878,735	-6,274,735	-6,079,735
250	-2,540,711	-2,540,711	-14,169,711	-10,085,711	-6,481,711	-6,286,711
265	-2,747,688	-2,747,688	-14,376,688	-10,292,688	-6,688,688	-6,493,688
275	-2,885,673	-2,885,673	-14,514,673	-10,430,673	-6,826,673	-6,631,673
300	-3,230,635	-3,230,635	-14,859,635	-10,775,635	-7,171,635	-6,976,635

**Maximum CIL rates (per square metre)**

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



Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,778,004	4,778,004	-6,850,996	-2,766,996	837,004	1,032,004
95	3,429,854	3,429,854	-8,199,146	-4,115,146	-511,146	-316,146
100	3,362,920	3,362,920	-8,266,080	-4,182,080	-578,080	-383,080
125	3,028,249	3,028,249	-8,600,751	-4,516,751	-912,751	-717,751
135	2,894,380	2,894,380	-8,734,620	-4,650,620	-1,046,620	-851,620
150	2,693,578	2,693,578	-8,935,422	-4,851,422	-1,247,422	-1,052,422
165	2,492,775	2,492,775	-9,136,225	-5,052,225	-1,448,225	-1,253,225
175	2,358,907	2,358,907	-9,270,093	-5,186,093	-1,582,093	-1,387,093
190	2,158,104	2,158,104	-9,470,896	-5,386,896	-1,782,896	-1,587,896
200	2,024,236	2,024,236	-9,604,764	-5,520,764	-1,916,764	-1,721,764
225	1,689,565	1,689,565	-9,939,435	-5,855,435	-2,251,435	-2,056,435
235	1,555,696	1,555,696	-10,073,304	-5,989,304	-2,385,304	-2,190,304
250	1,354,894	1,354,894	-10,274,106	-6,190,106	-2,586,106	-2,391,106
265	1,154,091	1,154,091	-10,474,909	-6,390,909	-2,786,909	-2,591,909
275	1,020,223	1,020,223	-10,608,777	-6,524,777	-2,920,777	-2,725,777
300	685,552	685,552	-10,943,448	-6,859,448	-3,255,448	-3,060,448

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,659,684	8,659,684	-2,969,316	1,114,684	4,718,684	4,913,684
95	7,249,465	7,249,465	-4,379,535	-295,535	3,308,465	3,503,465
100	7,182,532	7,182,532	-4,446,468	-362,468	3,241,532	3,436,532
125	6,847,861	6,847,861	-4,781,139	-697,139	2,906,861	3,101,861
135	6,713,992	6,713,992	-4,915,008	-831,008	2,772,992	2,967,992
150	6,513,190	6,513,190	-5,115,810	-1,031,810	2,572,190	2,767,190
165	6,312,387	6,312,387	-5,316,613	-1,232,613	2,371,387	2,566,387
175	6,178,519	6,178,519	-5,450,481	-1,366,481	2,237,519	2,432,519
190	5,977,716	5,977,716	-5,651,284	-1,567,284	2,036,716	2,231,716
200	5,843,848	5,843,848	-5,785,152	-1,701,152	1,902,848	2,097,848
225	5,509,177	5,509,177	-6,119,823	-2,035,823	1,568,177	1,763,177
235	5,375,308	5,375,308	-6,253,692	-2,169,692	1,434,308	1,629,308
250	5,174,506	5,174,506	-6,454,494	-2,370,494	1,233,506	1,428,506
265	4,973,703	4,973,703	-6,655,297	-2,571,297	1,032,703	1,227,703
275	4,839,835	4,839,835	-6,789,165	-2,705,165	898,835	1,093,835
300	4,505,164	4,505,164	-7,123,836	-3,039,836	564,164	759,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,778,376	-20,778,376	-32,407,376	-28,323,376	-24,719,376	-24,524,376
95	-22,925,280	-22,925,280	-34,554,280	-30,470,280	-26,866,280	-26,671,280
100	-23,055,761	-23,055,761	-34,684,761	-30,600,761	-26,996,761	-26,801,761
125	-23,708,170	-23,708,170	-35,337,170	-31,253,170	-27,649,170	-27,454,170
135	-23,969,134	-23,969,134	-35,598,134	-31,514,134	-27,910,134	-27,715,134
150	-24,360,579	-24,360,579	-35,989,579	-31,905,579	-28,301,579	-28,106,579
165	-24,752,024	-24,752,024	-36,381,024	-32,297,024	-28,693,024	-28,498,024
175	-25,012,988	-25,012,988	-36,641,988	-32,557,988	-28,953,988	-28,758,988
190	-25,404,433	-25,404,433	-37,033,433	-32,949,433	-29,345,433	-29,150,433
200	-25,665,396	-25,665,396	-37,294,396	-33,210,396	-29,606,396	-29,411,396
225	-26,317,806	-26,317,806	-37,946,806	-33,862,806	-30,258,806	-30,063,806
235	-26,578,769	-26,578,769	-38,207,769	-34,123,769	-30,519,769	-30,324,769
250	-26,970,214	-26,970,214	-38,599,214	-34,515,214	-30,911,214	-30,716,214
265	-27,361,660	-27,361,660	-38,990,660	-34,906,660	-31,302,660	-31,107,660
275	-27,622,622	-27,622,622	-39,251,622	-35,167,622	-31,563,622	-31,368,622
300	-28,275,032	-28,275,032	-39,904,032	-35,820,032	-32,216,032	-32,021,032

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,148,000	-8,148,000	-19,777,000	-15,693,000	-12,089,000	-11,894,000
95	-10,459,607	-10,459,607	-22,088,607	-18,004,607	-14,400,607	-14,205,607
100	-10,588,127	-10,588,127	-22,217,127	-18,133,127	-14,529,127	-14,334,127
125	-11,234,981	-11,234,981	-22,863,981	-18,779,981	-15,175,981	-14,980,981
135	-11,495,945	-11,495,945	-23,124,945	-19,040,945	-15,436,945	-15,241,945
150	-11,887,391	-11,887,391	-23,516,391	-19,432,391	-15,828,391	-15,633,391
165	-12,278,835	-12,278,835	-23,907,835	-19,823,835	-16,219,835	-16,024,835
175	-12,539,799	-12,539,799	-24,168,799	-20,084,799	-16,480,799	-16,285,799
190	-12,931,245	-12,931,245	-24,560,245	-20,476,245	-16,872,245	-16,677,245
200	-13,192,208	-13,192,208	-24,821,208	-20,737,208	-17,133,208	-16,938,208
225	-13,844,617	-13,844,617	-25,473,617	-21,389,617	-17,785,617	-17,590,617
235	-14,105,580	-14,105,580	-25,734,580	-21,650,580	-18,046,580	-17,851,580
250	-14,497,026	-14,497,026	-26,126,026	-22,042,026	-18,438,026	-18,243,026
265	-14,888,471	-14,888,471	-26,517,471	-22,433,471	-18,829,471	-18,634,471
275	-15,149,434	-15,149,434	-26,778,434	-22,694,434	-19,090,434	-18,895,434
300	-15,801,843	-15,801,843	-27,430,843	-23,346,843	-19,742,843	-19,547,843

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,785,864	2,785,864	-8,843,136	-4,759,136	-1,155,136	-960,136
95	372,269	372,269	-11,256,731	-7,172,731	-3,568,731	-3,373,731
100	247,582	247,582	-11,381,418	-7,297,418	-3,693,418	-3,498,418
125	-381,586	-381,586	-12,010,586	-7,926,586	-4,322,586	-4,127,586
135	-634,765	-634,765	-12,263,765	-8,179,765	-4,575,765	-4,380,765
150	-1,015,293	-1,015,293	-12,644,293	-8,560,293	-4,956,293	-4,761,293
165	-1,400,855	-1,400,855	-13,029,855	-8,945,855	-5,341,855	-5,146,855
175	-1,657,897	-1,657,897	-13,286,897	-9,202,897	-5,598,897	-5,403,897
190	-2,043,458	-2,043,458	-13,672,458	-9,588,458	-5,984,458	-5,789,458
200	-2,300,500	-2,300,500	-13,929,500	-9,845,500	-6,241,500	-6,046,500
225	-2,943,104	-2,943,104	-14,572,104	-10,488,104	-6,884,104	-6,689,104
235	-3,200,146	-3,200,146	-14,829,146	-10,745,146	-7,141,146	-6,946,146
250	-3,585,708	-3,585,708	-15,214,708	-11,130,708	-7,528,708	-7,331,708
265	-3,971,271	-3,971,271	-15,600,271	-11,516,271	-7,912,271	-7,717,271
275	-4,228,312	-4,228,312	-15,857,312	-11,773,312	-8,169,312	-7,974,312
300	-4,870,915	-4,870,915	-16,499,915	-12,415,915	-8,811,915	-8,616,915

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,909,703	9,909,703	-1,719,297	2,364,703	5,968,703	6,163,703
95	7,382,198	7,382,198	-4,246,802	-162,802	3,441,198	3,636,198
100	7,257,511	7,257,511	-4,371,489	-287,489	3,316,511	3,511,511
125	6,634,077	6,634,077	-4,994,923	-910,923	2,693,077	2,888,077
135	6,384,703	6,384,703	-5,244,297	-1,160,297	2,443,703	2,638,703
150	6,010,643	6,010,643	-5,618,357	-1,534,357	2,069,643	2,264,643
165	5,636,583	5,636,583	-5,992,417	-1,908,417	1,695,583	1,890,583
175	5,387,210	5,387,210	-6,241,790	-2,157,790	1,446,210	1,641,210
190	5,013,150	5,013,150	-6,615,850	-2,531,850	1,072,150	1,267,150
200	4,763,776	4,763,776	-6,865,224	-2,781,224	822,776	1,017,776
225	4,140,342	4,140,342	-7,488,658	-3,404,658	199,342	394,342
235	3,890,969	3,890,969	-7,738,031	-3,654,031	-50,031	144,969
250	3,516,909	3,516,909	-8,112,091	-4,028,091	-424,091	-229,091
265	3,142,848	3,142,848	-8,486,152	-4,402,152	-798,152	-603,152
275	2,893,475	2,893,475	-8,735,525	-4,651,525	-1,047,525	-852,525
300	2,270,041	2,270,041	-9,358,959	-5,274,959	-1,670,959	-1,475,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£225	£235

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,930,672	16,930,672	5,301,672	9,385,672	12,989,672	13,184,672
95	14,326,504	14,326,504	2,697,504	6,781,504	10,385,504	10,580,504
100	14,203,691	14,203,691	2,574,691	6,658,691	10,262,691	10,457,691
125	13,589,627	13,589,627	1,960,627	6,044,627	9,648,627	9,843,627
135	13,344,001	13,344,001	1,715,001	5,799,001	9,403,001	9,598,001
150	12,975,562	12,975,562	1,346,562	5,430,562	9,034,562	9,229,562
165	12,607,124	12,607,124	978,124	5,062,124	8,666,124	8,861,124
175	12,361,498	12,361,498	732,498	4,816,498	8,420,498	8,615,498
190	11,993,060	11,993,060	364,060	4,448,060	8,052,060	8,247,060
200	11,747,434	11,747,434	118,434	4,202,434	7,806,434	8,001,434
225	11,131,537	11,131,537	-497,463	3,586,537	7,190,537	7,385,537
235	10,882,163	10,882,163	-746,837	3,337,163	6,941,163	7,136,163
250	10,508,103	10,508,103	-1,120,897	2,963,103	6,567,103	6,762,103
265	10,134,043	10,134,043	-1,494,957	2,589,043	6,193,043	6,388,043
275	9,884,670	9,884,670	-1,744,330	2,339,670	5,943,670	6,138,670
300	9,261,236	9,261,236	-2,367,764	1,716,236	5,320,236	5,515,236

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,387,345	15,414,944	3,785,944	7,869,944	11,473,944	11,668,944
95	1,302,063	14,467,362	2,838,362	6,922,362	10,526,362	10,721,362
100	1,298,741	14,430,458	2,801,458	6,885,458	10,489,458	10,684,458
125	1,282,137	14,245,963	2,616,963	6,700,963	10,304,963	10,499,963
135	1,275,494	14,172,156	2,543,156	6,627,156	10,231,156	10,426,156
150	1,265,531	14,061,457	2,432,457	6,516,457	10,120,457	10,315,457
165	1,255,568	13,950,757	2,321,757	6,405,757	10,009,757	10,204,757
175	1,248,927	13,876,961	2,247,961	6,331,961	9,935,961	10,130,961
190	1,238,964	13,766,262	2,137,262	6,221,262	9,825,262	10,020,262
200	1,232,321	13,692,455	2,063,455	6,147,455	9,751,455	9,946,455
225	1,215,716	13,507,960	1,878,960	5,962,960	9,566,960	9,761,960
235	1,209,074	13,434,153	1,805,153	5,889,153	9,493,153	9,688,153
250	1,199,111	13,323,454	1,694,454	5,778,454	9,382,454	9,577,454
265	1,189,148	13,212,754	1,583,754	5,667,754	9,271,754	9,466,754
275	1,182,506	13,138,958	1,509,958	5,593,958	9,197,958	9,392,958
300	1,165,901	12,954,452	1,325,452	5,409,452	9,013,452	9,208,452

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,815,301	20,170,011	8,541,011	12,625,011	16,229,011	16,424,011
95	1,723,175	19,146,392	7,517,392	11,601,392	15,205,392	15,400,392
100	1,719,854	19,109,488	7,480,488	11,564,488	15,168,488	15,363,488
125	1,703,249	18,924,993	7,295,993	11,379,993	14,983,993	15,178,993
135	1,696,607	18,851,186	7,222,186	11,306,186	14,910,186	15,105,186
150	1,686,644	18,740,487	7,111,487	11,195,487	14,799,487	14,994,487
165	1,676,681	18,629,787	7,000,787	11,084,787	14,688,787	14,883,787
175	1,670,039	18,555,991	6,926,991	11,010,991	14,614,991	14,809,991
190	1,660,076	18,445,292	6,816,292	10,900,292	14,504,292	14,699,292
200	1,653,434	18,371,485	6,742,485	10,826,485	14,430,485	14,625,485
225	1,636,829	18,186,990	6,557,990	10,641,990	14,245,990	14,440,990
235	1,630,186	18,113,183	6,484,183	10,568,183	14,172,183	14,367,183
250	1,620,224	18,002,484	6,373,484	10,457,484	14,061,484	14,256,484
265	1,610,261	17,891,784	6,262,784	10,346,784	13,950,784	14,145,784
275	1,603,619	17,817,988	6,188,988	10,272,988	13,876,988	14,071,988
300	1,587,013	17,633,482	6,004,482	10,088,482	13,692,482	13,887,482

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,193,458	24,371,752	12,742,752	16,826,752	20,430,752	20,625,752
95	2,095,285	23,280,944	11,651,944	15,735,944	19,339,944	19,534,944
100	2,091,964	23,244,040	11,615,040	15,699,040	19,303,040	19,498,040
125	2,075,359	23,059,545	11,430,545	15,514,545	19,118,545	19,313,545
135	2,068,717	22,985,749	11,356,749	15,440,749	19,044,749	19,239,749
150	2,058,754	22,875,039	11,246,039	15,330,039	18,934,039	19,129,039
165	2,048,791	22,764,340	11,135,340	15,219,340	18,823,340	19,018,340
175	2,042,149	22,690,544	11,061,544	15,145,544	18,749,544	18,944,544
190	2,032,186	22,579,844	10,950,844	15,034,844	18,638,844	18,833,844
200	2,025,544	22,506,049	10,877,049	14,961,049	18,565,049	18,760,049
225	2,008,939	22,321,542	10,692,542	14,776,542	18,380,542	18,575,542
235	2,002,297	22,247,746	10,618,746	14,702,746	18,306,746	18,501,746
250	1,992,334	22,137,047	10,508,047	14,592,047	18,196,047	18,391,047
265	1,982,371	22,026,348	10,397,348	14,481,348	18,085,348	18,280,348
275	1,975,729	21,952,541	10,323,541	14,407,541	18,011,541	18,206,541
300	1,959,124	21,768,046	10,139,046	14,223,046	17,827,046	18,022,046

**Maximum CIL rates (per square metre)**

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

Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,445,369	27,170,762	15,541,762	19,625,762	23,229,762	23,424,762
95	2,343,167	26,035,188	14,406,188	18,490,188	22,094,188	22,289,188
100	2,339,847	25,998,295	14,369,295	18,453,295	22,057,295	22,252,295
125	2,323,241	25,813,789	14,184,789	18,268,789	21,872,789	22,067,789
135	2,316,599	25,739,993	14,110,993	18,194,993	21,798,993	21,993,993
150	2,306,636	25,629,294	14,000,294	18,084,294	21,688,294	21,883,294
165	2,296,674	25,518,595	13,889,595	17,973,595	21,577,595	21,772,595
175	2,290,031	25,444,788	13,815,788	17,899,788	21,503,788	21,698,788
190	2,280,068	25,334,088	13,705,088	17,789,088	21,393,088	21,588,088
200	2,273,426	25,260,292	13,631,292	17,715,292	21,319,292	21,514,292
225	2,256,821	25,075,786	13,446,786	17,530,786	21,134,786	21,329,786
235	2,250,179	25,001,990	13,372,990	17,456,990	21,060,990	21,255,990
250	2,240,216	24,891,291	13,262,291	17,346,291	20,950,291	21,145,291
265	2,230,253	24,780,592	13,151,592	17,235,592	20,839,592	21,034,592
275	2,223,611	24,706,785	13,077,785	17,161,785	20,765,785	20,960,785
300	2,207,006	24,522,289	12,893,289	16,977,289	20,581,289	20,776,289

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,696,973	29,966,367	18,337,367	22,421,367	26,025,367	26,220,367
95	2,590,749	28,786,096	17,157,096	21,241,096	24,845,096	25,040,096
100	2,587,428	28,749,203	17,120,203	21,204,203	24,808,203	25,003,203
125	2,570,823	28,564,697	16,935,697	21,019,697	24,623,697	24,818,697
135	2,564,181	28,490,901	16,861,901	20,945,901	24,549,901	24,744,901
150	2,554,218	28,380,202	16,751,202	20,835,202	24,439,202	24,634,202
165	2,544,255	28,269,502	16,640,502	20,724,502	24,328,502	24,523,502
175	2,537,613	28,195,696	16,566,696	20,650,696	24,254,696	24,449,696
190	2,527,650	28,084,996	16,455,996	20,539,996	24,143,996	24,338,996
200	2,521,008	28,011,200	16,382,200	20,466,200	24,070,200	24,265,200
225	2,504,402	27,826,694	16,197,694	20,281,694	23,885,694	24,080,694
235	2,497,761	27,752,898	16,123,898	20,207,898	23,811,898	24,006,898
250	2,487,798	27,642,199	16,013,199	20,097,199	23,701,199	23,896,199
265	2,477,835	27,531,500	15,902,500	19,986,500	23,590,500	23,785,500
275	2,471,192	27,457,693	15,828,693	19,912,693	23,516,693	23,711,693
300	2,454,588	27,273,197	15,644,197	19,728,197	23,332,197	23,527,197

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	890,292	4,629,519	-6,999,481	-2,915,481	688,519	883,519
95	726,912	3,779,941	-7,849,059	-3,765,059	-161,059	33,941
100	719,061	3,739,118	-7,889,882	-3,805,882	-201,882	-6,882
125	679,813	3,535,027	-8,093,973	-4,009,973	-405,973	-210,973
135	664,113	3,453,388	-8,175,612	-4,091,612	-487,612	-292,612
150	640,565	3,330,936	-8,298,064	-4,214,064	-610,064	-415,064
165	617,015	3,208,479	-8,420,521	-4,336,521	-732,521	-537,521
175	601,315	3,126,840	-8,502,160	-4,418,160	-814,160	-619,160
190	577,766	3,004,383	-8,624,617	-4,540,617	-936,617	-741,617
200	562,067	2,922,748	-8,706,252	-4,622,252	-1,018,252	-823,252
225	522,818	2,718,652	-8,910,348	-4,826,348	-1,222,348	-1,027,348
235	507,119	2,637,018	-8,991,982	-4,907,982	-1,303,982	-1,108,982
250	483,569	2,514,561	-9,114,439	-5,030,439	-1,426,439	-1,231,439
265	460,020	2,392,104	-9,236,896	-5,152,896	-1,548,896	-1,353,896
275	444,321	2,310,470	-9,318,530	-5,234,530	-1,630,530	-1,435,530
300	405,072	2,106,373	-9,522,627	-5,438,627	-1,834,627	-1,639,627

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£95

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,726,030	8,975,356	-2,653,644	1,430,356	5,034,356	5,229,356
95	1,549,285	8,056,282	-3,572,718	511,282	4,115,282	4,310,282
100	1,541,436	8,015,465	-3,613,535	470,465	4,074,465	4,269,465
125	1,502,186	7,811,369	-3,817,631	266,369	3,870,369	4,065,369
135	1,486,487	7,729,734	-3,899,266	184,734	3,788,734	3,983,734
150	1,462,938	7,607,277	-4,021,723	62,277	3,666,277	3,861,277
165	1,439,389	7,484,821	-4,144,179	-60,179	3,543,821	3,738,821
175	1,423,690	7,403,186	-4,225,814	-141,814	3,462,186	3,657,186
190	1,400,140	7,280,729	-4,348,271	-264,271	3,339,729	3,534,729
200	1,384,440	7,199,090	-4,429,910	-345,910	3,258,090	3,453,090
225	1,345,192	6,994,999	-4,634,001	-550,001	3,053,999	3,248,999
235	1,329,492	6,913,359	-4,715,641	-631,641	2,972,359	3,167,359
250	1,305,944	6,790,907	-4,838,093	-754,093	2,849,907	3,044,907
265	1,282,394	6,668,451	-4,960,549	-876,549	2,727,451	2,922,451
275	1,266,694	6,586,811	-5,042,189	-958,189	2,645,811	2,840,811
300	1,227,446	6,382,720	-5,246,280	-1,162,280	2,441,720	2,636,720

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,464,511	12,815,457	1,186,457	5,270,457	8,874,457	9,069,457
95	2,275,958	11,834,981	205,981	4,289,981	7,893,981	8,088,981
100	2,268,108	11,794,164	165,164	4,249,164	7,853,164	8,048,164
125	2,228,859	11,590,068	-38,932	4,045,068	7,649,068	7,844,068
135	2,213,160	11,508,433	-120,567	3,963,433	7,567,433	7,762,433
150	2,189,611	11,385,976	-243,024	3,840,976	7,444,976	7,639,976
165	2,166,061	11,263,520	-365,480	3,718,520	7,322,520	7,517,520
175	2,150,363	11,181,885	-447,115	3,636,885	7,240,885	7,435,885
190	2,126,813	11,059,428	-569,572	3,514,428	7,118,428	7,313,428
200	2,111,113	10,977,789	-651,211	3,432,789	7,036,789	7,231,789
225	2,071,865	10,773,698	-855,302	3,228,698	6,832,698	7,027,698
235	2,056,165	10,692,058	-936,942	3,147,058	6,751,058	6,946,058
250	2,032,617	10,569,606	-1,059,394	3,024,606	6,628,606	6,823,606
265	2,009,067	10,447,150	-1,181,850	2,902,150	6,506,150	6,701,150
275	1,993,367	10,365,510	-1,263,490	2,820,510	6,424,510	6,619,510
300	1,954,119	10,161,419	-1,467,581	2,616,419	6,220,419	6,415,419

**Maximum CIL rates (per square metre)**

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,956,454	15,373,561	3,744,561	7,828,561	11,432,561	11,627,561
95	2,760,035	14,352,182	2,723,182	6,807,182	10,411,182	10,606,182
100	2,752,185	14,311,365	2,682,365	6,766,365	10,370,365	10,565,365
125	2,712,936	14,107,268	2,478,268	6,562,268	10,166,268	10,361,268
135	2,697,237	14,025,634	2,396,634	6,480,634	10,084,634	10,279,634
150	2,673,688	13,903,177	2,274,177	6,358,177	9,962,177	10,157,177
165	2,650,138	13,780,720	2,151,720	6,235,720	9,839,720	10,034,720
175	2,634,440	13,699,086	2,070,086	6,154,086	9,758,086	9,953,086
190	2,610,890	13,576,629	1,947,629	6,031,629	9,635,629	9,830,629
200	2,595,190	13,494,989	1,865,989	5,949,989	9,553,989	9,748,989
225	2,555,942	13,290,898	1,661,898	5,745,898	9,349,898	9,544,898
235	2,540,242	13,209,258	1,580,258	5,664,258	9,268,258	9,463,258
250	2,516,694	13,086,807	1,457,807	5,541,807	9,145,807	9,340,807
265	2,493,144	12,964,350	1,335,350	5,419,350	9,023,350	9,218,350
275	2,477,444	12,882,710	1,253,710	5,337,710	8,941,710	9,136,710
300	2,438,196	12,678,619	1,049,619	5,133,619	8,737,619	8,932,619

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,447,804	17,928,582	6,299,582	10,383,582	13,987,582	14,182,582
95	3,243,529	16,866,351	5,237,351	9,321,351	12,925,351	13,120,351
100	3,235,679	16,825,529	5,196,529	9,280,529	12,884,529	13,079,529
125	3,196,430	16,621,437	4,992,437	9,076,437	12,680,437	12,875,437
135	3,180,731	16,539,803	4,910,803	8,994,803	12,598,803	12,793,803
150	3,157,182	16,417,346	4,788,346	8,872,346	12,476,346	12,671,346
165	3,133,633	16,294,889	4,665,889	8,749,889	12,353,889	12,548,889
175	3,117,933	16,213,250	4,584,250	8,668,250	12,272,250	12,467,250
190	3,094,384	16,090,798	4,461,798	8,545,798	12,149,798	12,344,798
200	3,078,684	16,009,159	4,380,159	8,464,159	12,068,159	12,263,159
225	3,039,436	15,805,067	4,176,067	8,260,067	11,864,067	12,059,067
235	3,023,736	15,723,428	4,094,428	8,178,428	11,782,428	11,977,428
250	3,000,187	15,600,971	3,971,971	8,055,971	11,659,971	11,854,971
265	2,976,637	15,478,514	3,849,514	7,933,514	11,537,514	11,732,514
275	2,960,938	15,396,880	3,767,880	7,851,880	11,455,880	11,650,880
300	2,921,690	15,192,789	3,563,789	7,647,789	11,251,789	11,446,789

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,789,753	6,264,135	-5,364,865	-1,280,865	2,323,135	2,518,135
95	1,482,439	5,188,538	-6,440,462	-2,356,462	1,247,538	1,442,538
100	1,467,771	5,137,198	-6,491,802	-2,407,802	1,196,198	1,391,198
125	1,394,430	4,880,505	-6,748,495	-2,664,495	939,505	1,134,505
135	1,365,094	4,777,830	-6,851,170	-2,767,170	836,830	1,031,830
150	1,321,089	4,623,812	-7,005,188	-2,921,188	682,812	877,812
165	1,277,085	4,469,798	-7,159,202	-3,075,202	528,798	723,798
175	1,247,749	4,367,123	-7,261,877	-3,177,877	426,123	621,123
190	1,203,744	4,213,105	-7,415,895	-3,331,895	272,105	467,105
200	1,174,408	4,110,430	-7,518,570	-3,434,570	169,430	364,430
225	1,101,068	3,853,736	-7,775,264	-3,691,264	-87,264	107,736
235	1,071,731	3,751,058	-7,877,942	-3,793,942	-189,942	5,058
250	1,027,727	3,597,043	-8,031,957	-3,947,957	-343,957	-148,957
265	983,722	3,443,025	-8,185,975	-4,101,975	-497,975	-302,975
275	954,386	3,340,350	-8,288,650	-4,204,650	-600,650	-405,650
300	881,045	3,083,657	-8,545,343	-4,461,343	-857,343	-662,343

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£235

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,353,859	11,738,507	109,507	4,193,507	7,797,507	7,992,507
95	3,021,535	10,575,374	-1,053,626	3,030,374	6,634,374	6,829,374
100	3,006,867	10,524,034	-1,104,966	2,979,034	6,583,034	6,778,034
125	2,933,526	10,267,341	-1,361,659	2,722,341	6,326,341	6,521,341
135	2,904,189	10,164,663	-1,464,337	2,619,663	6,223,663	6,418,663
150	2,860,185	10,010,648	-1,618,352	2,465,648	6,069,648	6,264,648
165	2,816,181	9,856,634	-1,772,366	2,311,634	5,915,634	6,110,634
175	2,786,844	9,753,955	-1,875,045	2,208,955	5,812,955	6,007,955
190	2,742,840	9,599,941	-2,029,059	2,054,941	5,658,941	5,853,941
200	2,713,503	9,497,262	-2,131,738	1,952,262	5,556,262	5,751,262
225	2,640,163	9,240,569	-2,388,431	1,695,569	5,299,569	5,494,569
235	2,610,827	9,137,894	-2,491,106	1,592,894	5,196,894	5,391,894
250	2,566,822	8,983,876	-2,645,124	1,438,876	5,042,876	5,237,876
265	2,522,818	8,829,862	-2,799,138	1,284,862	4,888,862	5,083,862
275	2,493,481	8,727,183	-2,901,817	1,182,183	4,786,183	4,981,183
300	2,420,140	8,470,490	-3,158,510	925,490	4,529,490	4,724,490

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,735,889	16,575,612	4,946,612	9,030,612	12,634,612	12,829,612
95	4,381,466	15,335,131	3,706,131	7,790,131	11,394,131	11,589,131
100	4,366,798	15,283,792	3,654,792	7,738,792	11,342,792	11,537,792
125	4,293,457	15,027,099	3,398,099	7,482,099	11,086,099	11,281,099
135	4,264,121	14,924,424	3,295,424	7,379,424	10,983,424	11,178,424
150	4,220,117	14,770,409	3,141,409	7,225,409	10,829,409	11,024,409
165	4,176,112	14,616,392	2,987,392	7,071,392	10,675,392	10,870,392
175	4,146,776	14,513,716	2,884,716	6,968,716	10,572,716	10,767,716
190	4,102,771	14,359,698	2,730,698	6,814,698	10,418,698	10,613,698
200	4,073,435	14,257,023	2,628,023	6,712,023	10,316,023	10,511,023
225	4,000,094	14,000,330	2,371,330	6,455,330	10,059,330	10,254,330
235	3,970,758	13,897,652	2,268,652	6,352,652	9,956,652	10,151,652
250	3,926,753	13,743,637	2,114,637	6,198,637	9,802,637	9,997,637
265	3,882,748	13,589,619	1,960,619	6,044,619	9,648,619	9,843,619
275	3,853,413	13,486,944	1,857,944	5,941,944	9,545,944	9,740,944
300	3,780,072	13,230,251	1,601,251	5,685,251	9,289,251	9,484,251

**Maximum CIL rates (per square metre)**

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



Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,656,557	19,797,949	8,168,949	12,252,949	15,856,949	16,051,949
95	5,287,412	18,505,942	6,876,942	10,960,942	14,564,942	14,759,942
100	5,272,744	18,454,603	6,825,603	10,909,603	14,513,603	14,708,603
125	5,199,403	18,197,910	6,568,910	10,652,910	14,256,910	14,451,910
135	5,170,067	18,095,235	6,466,235	10,550,235	14,154,235	14,349,235
150	5,126,062	17,941,217	6,312,217	10,396,217	14,000,217	14,195,217
165	5,082,058	17,787,202	6,158,202	10,242,202	13,846,202	14,041,202
175	5,052,721	17,684,524	6,055,524	10,139,524	13,743,524	13,938,524
190	5,008,717	17,530,509	5,901,509	9,985,509	13,589,509	13,784,509
200	4,979,381	17,427,834	5,798,834	9,882,834	13,486,834	13,681,834
225	4,906,040	17,171,141	5,542,141	9,626,141	13,230,141	13,425,141
235	4,876,704	17,068,462	5,439,462	9,523,462	13,127,462	13,322,462
250	4,832,699	16,914,448	5,285,448	9,369,448	12,973,448	13,168,448
265	4,788,694	16,760,430	5,131,430	9,215,430	12,819,430	13,014,430
275	4,759,359	16,657,755	5,028,755	9,112,755	12,716,755	12,911,755
300	4,686,018	16,401,062	4,772,062	8,856,062	12,460,062	12,655,062

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,573,407	23,006,923	11,377,923	15,461,923	19,065,923	19,260,923
95	6,192,298	21,673,042	10,044,042	14,128,042	17,732,042	17,927,042
100	6,177,630	21,621,706	9,992,706	14,076,706	17,680,706	17,875,706
125	6,104,289	21,365,013	9,736,013	13,820,013	17,424,013	17,619,013
135	6,074,953	21,262,334	9,633,334	13,717,334	17,321,334	17,516,334
150	6,030,949	21,108,320	9,479,320	13,563,320	17,167,320	17,362,320
165	5,986,943	20,954,302	9,325,302	13,409,302	17,013,302	17,208,302
175	5,957,608	20,851,627	9,222,627	13,306,627	16,910,627	17,105,627
190	5,913,603	20,697,609	9,068,609	13,152,609	16,756,609	16,951,609
200	5,884,267	20,594,934	8,965,934	13,049,934	16,653,934	16,848,934
225	5,810,926	20,338,241	8,709,241	12,793,241	16,397,241	16,592,241
235	5,781,589	20,235,562	8,606,562	12,690,562	16,294,562	16,489,562
250	5,737,585	20,081,548	8,452,548	12,536,548	16,140,548	16,335,548
265	5,693,581	19,927,533	8,298,533	12,382,533	15,986,533	16,181,533
275	5,664,244	19,824,855	8,195,855	12,279,855	15,883,855	16,078,855
300	5,590,903	19,568,162	7,939,162	12,023,162	15,627,162	15,822,162

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,844,211	7,844,211	-3,784,789	299,211	3,903,211	4,098,211
95	6,901,806	6,901,806	-4,727,194	-643,194	2,960,806	3,155,806
100	6,858,807	6,858,807	-4,770,193	-686,193	2,917,807	3,112,807
125	6,643,813	6,643,813	-4,985,187	-901,187	2,702,813	2,897,813
135	6,557,816	6,557,816	-5,071,184	-987,184	2,616,816	2,811,816
150	6,428,820	6,428,820	-5,200,180	-1,116,180	2,487,820	2,682,820
165	6,299,824	6,299,824	-5,329,176	-1,245,176	2,358,824	2,553,824
175	6,213,827	6,213,827	-5,415,173	-1,331,173	2,272,827	2,467,827
190	6,084,830	6,084,830	-5,544,170	-1,460,170	2,143,830	2,338,830
200	5,998,833	5,998,833	-5,630,167	-1,546,167	2,057,833	2,252,833
225	5,783,840	5,783,840	-5,845,160	-1,761,160	1,842,840	2,037,840
235	5,697,843	5,697,843	-5,931,157	-1,847,157	1,756,843	1,951,843
250	5,568,846	5,568,846	-6,060,154	-1,976,154	1,627,846	1,822,846
265	5,439,851	5,439,851	-6,189,149	-2,105,149	1,498,851	1,693,851
275	5,353,854	5,353,854	-6,275,146	-2,191,146	1,412,854	1,607,854
300	5,138,860	5,138,860	-6,490,140	-2,406,140	1,197,860	1,392,860

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,656,978	12,656,978	1,027,978	5,111,978	8,715,978	8,910,978
95	11,637,617	11,637,617	8,617	4,092,617	7,696,617	7,891,617
100	11,594,618	11,594,618	-34,382	4,049,618	7,653,618	7,848,618
125	11,379,624	11,379,624	-249,376	3,834,624	7,438,624	7,633,624
135	11,293,626	11,293,626	-335,374	3,748,626	7,352,626	7,547,626
150	11,164,631	11,164,631	-464,369	3,619,631	7,223,631	7,418,631
165	11,035,635	11,035,635	-593,365	3,490,635	7,094,635	7,289,635
175	10,949,637	10,949,637	-679,363	3,404,637	7,008,637	7,203,637
190	10,820,641	10,820,641	-808,359	3,275,641	6,879,641	7,074,641
200	10,734,644	10,734,644	-894,356	3,189,644	6,793,644	6,988,644
225	10,519,651	10,519,651	-1,109,349	2,974,651	6,578,651	6,773,651
235	10,433,653	10,433,653	-1,195,347	2,888,653	6,492,653	6,687,653
250	10,304,657	10,304,657	-1,324,343	2,759,657	6,363,657	6,558,657
265	10,175,661	10,175,661	-1,453,339	2,630,661	6,234,661	6,429,661
275	10,089,664	10,089,664	-1,539,336	2,544,664	6,148,664	6,343,664
300	9,874,670	9,874,670	-1,754,330	2,329,670	5,933,670	6,128,670

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£95	£300	£300	£300

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,909,442	16,909,442	5,280,442	9,364,442	12,968,442	13,163,442
95	15,822,082	15,822,082	4,193,082	8,277,082	11,881,082	12,076,082
100	15,779,083	15,779,083	4,150,083	8,234,083	11,838,083	12,033,083
125	15,564,090	15,564,090	3,935,090	8,019,090	11,623,090	11,818,090
135	15,478,093	15,478,093	3,849,093	7,933,093	11,537,093	11,732,093
150	15,349,097	15,349,097	3,720,097	7,804,097	11,408,097	11,603,097
165	15,220,101	15,220,101	3,591,101	7,675,101	11,279,101	11,474,101
175	15,134,103	15,134,103	3,505,103	7,589,103	11,193,103	11,388,103
190	15,005,108	15,005,108	3,376,108	7,460,108	11,064,108	11,259,108
200	14,919,110	14,919,110	3,290,110	7,374,110	10,978,110	11,173,110
225	14,704,116	14,704,116	3,075,116	7,159,116	10,763,116	10,958,116
235	14,618,119	14,618,119	2,989,119	7,073,119	10,677,119	10,872,119
250	14,489,124	14,489,124	2,860,124	6,944,124	10,548,124	10,743,124
265	14,360,127	14,360,127	2,731,127	6,815,127	10,419,127	10,614,127
275	14,274,130	14,274,130	2,645,130	6,729,130	10,333,130	10,528,130
300	14,059,136	14,059,136	2,430,136	6,514,136	10,118,136	10,313,136

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,726,278	19,726,278	8,097,278	12,181,278	15,785,278	15,980,278
95	18,606,155	18,606,155	6,977,155	11,061,155	14,665,155	14,860,155
100	18,563,802	18,563,802	6,934,802	11,018,802	14,622,802	14,817,802
125	18,351,676	18,351,676	6,722,676	10,806,676	14,410,676	14,605,676
135	18,265,679	18,265,679	6,636,679	10,720,679	14,324,679	14,519,679
150	18,136,683	18,136,683	6,507,683	10,591,683	14,195,683	14,390,683
165	18,007,687	18,007,687	6,378,687	10,462,687	14,066,687	14,261,687
175	17,921,690	17,921,690	6,292,690	10,376,690	13,980,690	14,175,690
190	17,792,694	17,792,694	6,163,694	10,247,694	13,851,694	14,046,694
200	17,706,696	17,706,696	6,077,696	10,161,696	13,765,696	13,960,696
225	17,491,703	17,491,703	5,862,703	9,946,703	13,550,703	13,745,703
235	17,405,706	17,405,706	5,776,706	9,860,706	13,464,706	13,659,706
250	17,276,710	17,276,710	5,647,710	9,731,710	13,335,710	13,530,710
265	17,147,713	17,147,713	5,518,713	9,602,713	13,206,713	13,401,713
275	17,061,717	17,061,717	5,432,717	9,516,717	13,120,717	13,315,717
300	16,846,723	16,846,723	5,217,723	9,301,723	12,905,723	13,100,723

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,529,862	22,529,862	10,900,862	14,984,862	18,588,862	18,783,862
95	21,364,910	21,364,910	9,735,910	13,819,910	17,423,910	17,618,910
100	21,322,558	21,322,558	9,693,558	13,777,558	17,381,558	17,576,558
125	21,110,795	21,110,795	9,481,795	13,565,795	17,169,795	17,364,795
135	21,026,091	21,026,091	9,397,091	13,481,091	17,085,091	17,280,091
150	20,899,033	20,899,033	9,270,033	13,354,033	16,958,033	17,153,033
165	20,771,976	20,771,976	9,142,976	13,226,976	16,830,976	17,025,976
175	20,687,271	20,687,271	9,058,271	13,142,271	16,746,271	16,941,271
190	20,560,214	20,560,214	8,931,214	13,015,214	16,619,214	16,814,214
200	20,475,509	20,475,509	8,846,509	12,930,509	16,534,509	16,729,509
225	20,263,746	20,263,746	8,634,746	12,718,746	16,322,746	16,517,746
235	20,179,041	20,179,041	8,550,041	12,634,041	16,238,041	16,433,041
250	20,051,984	20,051,984	8,422,984	12,506,984	16,110,984	16,305,984
265	19,924,927	19,924,927	8,295,927	12,379,927	15,983,927	16,178,927
275	19,840,222	19,840,222	8,211,222	12,295,222	15,899,222	16,094,222
300	19,628,460	19,628,460	7,999,460	12,083,460	15,687,460	15,882,460

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,005,323	-6,005,323	-17,634,323	-13,550,323	-9,946,323	-9,751,323
95	-7,384,009	-7,384,009	-19,013,009	-14,929,009	-11,325,009	-11,130,009
100	-7,461,626	-7,461,626	-19,090,626	-15,006,626	-11,402,626	-11,207,626
125	-7,849,708	-7,849,708	-19,478,708	-15,394,708	-11,790,708	-11,595,708
135	-8,004,940	-8,004,940	-19,633,940	-15,549,940	-11,945,940	-11,750,940
150	-8,237,790	-8,237,790	-19,866,790	-15,782,790	-12,178,790	-11,983,790
165	-8,470,639	-8,470,639	-20,099,639	-16,015,639	-12,411,639	-12,216,639
175	-8,625,872	-8,625,872	-20,254,872	-16,170,872	-12,566,872	-12,371,872
190	-8,858,721	-8,858,721	-20,487,721	-16,403,721	-12,799,721	-12,604,721
200	-9,013,954	-9,013,954	-20,642,954	-16,558,954	-12,954,954	-12,759,954
225	-9,402,036	-9,402,036	-21,031,036	-16,947,036	-13,343,036	-13,148,036
235	-9,557,269	-9,557,269	-21,186,269	-17,102,269	-13,498,269	-13,303,269
250	-9,790,118	-9,790,118	-21,419,118	-17,335,118	-13,731,118	-13,536,118
265	-10,022,967	-10,022,967	-21,651,967	-17,567,967	-13,963,967	-13,768,967
275	-10,178,200	-10,178,200	-21,807,200	-17,723,200	-14,119,200	-13,924,200
300	-10,566,282	-10,566,282	-22,195,282	-18,111,282	-14,507,282	-14,312,282

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,582,387	1,582,387	-10,046,613	-5,962,613	-2,358,613	-2,163,613
95	126,366	126,366	-11,502,634	-7,418,634	-3,814,634	-3,619,634
100	51,065	51,065	-11,577,935	-7,493,935	-3,889,935	-3,694,935
125	-330,405	-330,405	-11,959,405	-7,875,405	-4,271,405	-4,076,405
135	-483,305	-483,305	-12,112,305	-8,028,305	-4,424,305	-4,229,305
150	-713,129	-713,129	-12,342,129	-8,258,129	-4,654,129	-4,459,129
165	-945,979	-945,979	-12,574,979	-8,490,979	-4,886,979	-4,691,979
175	-1,101,211	-1,101,211	-12,730,211	-8,646,211	-5,042,211	-4,847,211
190	-1,334,061	-1,334,061	-12,963,061	-8,879,061	-5,275,061	-5,080,061
200	-1,489,293	-1,489,293	-13,118,293	-9,034,293	-5,430,293	-5,235,293
225	-1,877,376	-1,877,376	-13,506,376	-9,422,376	-5,818,376	-5,623,376
235	-2,032,608	-2,032,608	-13,661,608	-9,577,608	-5,973,608	-5,778,608
250	-2,265,458	-2,265,458	-13,894,458	-9,810,458	-6,206,458	-6,011,458
265	-2,498,307	-2,498,307	-14,127,307	-10,043,307	-6,439,307	-6,244,307
275	-2,653,540	-2,653,540	-14,282,540	-10,198,540	-6,594,540	-6,399,540
300	-3,041,622	-3,041,622	-14,670,622	-10,586,622	-6,982,622	-6,787,622

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,136,560	8,136,560	-3,492,440	591,560	4,195,560	4,390,560
95	6,575,737	6,575,737	-5,053,263	-969,263	2,634,737	2,829,737
100	6,500,436	6,500,436	-5,128,564	-1,044,564	2,559,436	2,754,436
125	6,123,932	6,123,932	-5,505,068	-1,421,068	2,182,932	2,377,932
135	5,973,330	5,973,330	-5,655,670	-1,571,670	2,032,330	2,227,330
150	5,747,427	5,747,427	-5,881,573	-1,797,573	1,806,427	2,001,427
165	5,521,524	5,521,524	-6,107,476	-2,023,476	1,580,524	1,775,524
175	5,370,922	5,370,922	-6,258,078	-2,174,078	1,429,922	1,624,922
190	5,145,019	5,145,019	-6,483,981	-2,399,981	1,204,019	1,399,019
200	4,994,417	4,994,417	-6,634,583	-2,550,583	1,053,417	1,248,417
225	4,617,912	4,617,912	-7,011,088	-2,927,088	676,912	871,912
235	4,467,310	4,467,310	-7,161,690	-3,077,690	526,310	721,310
250	4,241,407	4,241,407	-7,387,593	-3,303,593	300,407	495,407
265	4,015,504	4,015,504	-7,613,496	-3,529,496	74,504	269,504
275	3,864,902	3,864,902	-7,764,098	-3,680,098	-76,098	118,902
300	3,488,398	3,488,398	-8,140,602	-4,056,602	-452,602	-257,602

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£265	£275

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,502,743	12,502,743	873,743	4,957,743	8,561,743	8,756,743
95	10,872,104	10,872,104	-756,896	3,327,104	6,931,104	7,126,104
100	10,796,802	10,796,802	-832,198	3,251,802	6,855,802	7,050,802
125	10,420,298	10,420,298	-1,208,702	2,875,298	6,479,298	6,674,298
135	10,269,696	10,269,696	-1,359,304	2,724,696	6,328,696	6,523,696
150	10,043,793	10,043,793	-1,585,207	2,498,793	6,102,793	6,297,793
165	9,817,890	9,817,890	-1,811,110	2,272,890	5,876,890	6,071,890
175	9,667,288	9,667,288	-1,961,712	2,122,288	5,726,288	5,921,288
190	9,441,386	9,441,386	-2,187,614	1,896,386	5,500,386	5,695,386
200	9,290,784	9,290,784	-2,338,216	1,745,784	5,349,784	5,544,784
225	8,914,279	8,914,279	-2,714,721	1,369,279	4,973,279	5,168,279
235	8,763,677	8,763,677	-2,865,323	1,218,677	4,822,677	5,017,677
250	8,537,774	8,537,774	-3,091,226	992,774	4,596,774	4,791,774
265	8,311,871	8,311,871	-3,317,129	766,871	4,370,871	4,565,871
275	8,161,270	8,161,270	-3,467,730	616,270	4,220,270	4,415,270
300	7,784,764	7,784,764	-3,844,236	239,764	3,843,764	4,038,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,829,875	16,829,875	5,200,875	9,284,875	12,888,875	13,083,875
95	15,151,546	15,151,546	3,522,546	7,606,546	11,210,546	11,405,546
100	15,077,377	15,077,377	3,448,377	7,532,377	11,136,377	11,331,377
125	14,706,530	14,706,530	3,077,530	7,161,530	10,765,530	10,960,530
135	14,558,192	14,558,192	2,929,192	7,013,192	10,617,192	10,812,192
150	14,335,113	14,335,113	2,706,113	6,790,113	10,394,113	10,589,113
165	14,109,210	14,109,210	2,480,210	6,564,210	10,168,210	10,363,210
175	13,958,608	13,958,608	2,329,608	6,413,608	10,017,608	10,212,608
190	13,732,705	13,732,705	2,103,705	6,187,705	9,791,705	9,986,705
200	13,582,103	13,582,103	1,953,103	6,037,103	9,641,103	9,836,103
225	13,205,598	13,205,598	1,576,598	5,660,598	9,264,598	9,459,598
235	13,054,996	13,054,996	1,425,996	5,509,996	9,113,996	9,308,996
250	12,829,093	12,829,093	1,200,093	5,284,093	8,888,093	9,083,093
265	12,603,190	12,603,190	974,190	5,058,190	8,662,190	8,857,190
275	12,452,588	12,452,588	823,588	4,907,588	8,511,588	8,706,588
300	12,076,083	12,076,083	447,083	4,531,083	8,135,083	8,330,083

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,725,170	-9,725,170	-21,354,170	-17,270,170	-13,666,170	-13,471,170
95	-12,338,769	-12,338,769	-23,967,769	-19,883,769	-16,279,769	-16,084,769
100	-12,485,561	-12,485,561	-24,114,561	-20,030,561	-16,428,561	-16,231,561
125	-13,219,521	-13,219,521	-24,848,521	-20,764,521	-17,160,521	-16,965,521
135	-13,513,105	-13,513,105	-25,142,105	-21,058,105	-17,454,105	-17,259,105
150	-13,953,481	-13,953,481	-25,582,481	-21,498,481	-17,894,481	-17,699,481
165	-14,393,856	-14,393,856	-26,022,856	-21,938,856	-18,334,856	-18,139,856
175	-14,687,440	-14,687,440	-26,316,440	-22,232,440	-18,628,440	-18,433,440
190	-15,127,817	-15,127,817	-26,756,817	-22,672,817	-19,068,817	-18,873,817
200	-15,421,400	-15,421,400	-27,050,400	-22,966,400	-19,362,400	-19,167,400
225	-16,155,361	-16,155,361	-27,784,361	-23,700,361	-20,096,361	-19,901,361
235	-16,448,944	-16,448,944	-28,077,944	-23,993,944	-20,389,944	-20,194,944
250	-16,889,320	-16,889,320	-28,518,320	-24,434,320	-20,830,320	-20,635,320
265	-17,329,697	-17,329,697	-28,958,697	-24,874,697	-21,270,697	-21,075,697
275	-17,623,280	-17,623,280	-29,252,280	-25,168,280	-21,564,280	-21,369,280
300	-18,357,240	-18,357,240	-29,986,240	-25,902,240	-22,298,240	-22,103,240

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,128,497	4,128,497	-7,500,503	-3,416,503	187,497	382,497
95	1,397,303	1,397,303	-10,231,697	-6,147,697	-2,543,697	-2,348,697
100	1,257,030	1,257,030	-10,371,970	-6,287,970	-2,683,970	-2,488,970
125	555,667	555,667	-11,073,333	-6,989,333	-3,385,333	-3,190,333
135	275,122	275,122	-11,353,878	-7,269,878	-3,665,878	-3,470,878
150	-147,919	-147,919	-11,776,919	-7,692,919	-4,088,919	-3,893,919
165	-575,158	-575,158	-12,204,158	-8,120,158	-4,516,158	-4,321,158
175	-859,983	-859,983	-12,488,983	-8,404,983	-4,800,983	-4,605,983
190	-1,291,855	-1,291,855	-12,920,855	-8,836,855	-5,232,855	-5,037,855
200	-1,581,028	-1,581,028	-13,210,028	-9,126,028	-5,522,028	-5,327,028
225	-2,303,957	-2,303,957	-13,932,957	-9,848,957	-6,244,957	-6,049,957
235	-2,593,129	-2,593,129	-14,222,129	-10,138,129	-6,534,129	-6,339,129
250	-3,026,886	-3,026,886	-14,655,886	-10,571,886	-6,967,886	-6,772,886
265	-3,460,644	-3,460,644	-15,089,644	-11,005,644	-7,401,644	-7,206,644
275	-3,749,815	-3,749,815	-15,378,815	-11,294,815	-7,690,815	-7,495,815
300	-4,472,744	-4,472,744	-16,101,744	-12,017,744	-8,413,744	-8,218,744

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,054,507	16,054,507	4,425,507	8,509,507	12,113,507	12,308,507
95	13,172,669	13,172,669	1,543,669	5,627,669	9,231,669	9,426,669
100	13,034,504	13,034,504	1,405,504	5,489,504	9,093,504	9,288,504
125	12,343,682	12,343,682	714,682	4,798,682	8,402,682	8,597,682
135	12,067,353	12,067,353	438,353	4,522,353	8,126,353	8,321,353
150	11,652,859	11,652,859	23,859	4,107,859	7,711,859	7,906,859
165	11,238,135	11,238,135	-390,865	3,693,135	7,297,135	7,492,135
175	10,957,590	10,957,590	-671,410	3,412,590	7,016,590	7,211,590
190	10,536,773	10,536,773	-1,092,227	2,991,773	6,595,773	6,790,773
200	10,256,228	10,256,228	-1,372,772	2,711,228	6,315,228	6,510,228
225	9,554,865	9,554,865	-2,074,135	2,009,865	5,613,865	5,808,865
235	9,274,320	9,274,320	-2,354,680	1,729,320	5,333,320	5,528,320
250	8,853,501	8,853,501	-2,775,499	1,308,501	4,912,501	5,107,501
265	8,432,684	8,432,684	-3,196,316	887,684	4,491,684	4,686,684
275	8,152,139	8,152,139	-3,476,861	607,139	4,211,139	4,406,139
300	7,450,776	7,450,776	-4,178,224	-94,224	3,509,776	3,704,776

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,856,616	23,856,616	12,227,616	16,311,616	19,915,616	20,110,616
95	20,889,474	20,889,474	9,260,474	13,344,474	16,948,474	17,143,474
100	20,753,386	20,753,386	9,124,386	13,208,386	16,812,386	17,007,386
125	20,072,946	20,072,946	8,443,946	12,527,946	16,131,946	16,326,946
135	19,800,771	19,800,771	8,171,771	12,255,771	15,859,771	16,054,771
150	19,392,506	19,392,506	7,763,506	11,847,506	15,451,506	15,646,506
165	18,984,243	18,984,243	7,355,243	11,439,243	15,043,243	15,238,243
175	18,712,067	18,712,067	7,083,067	11,167,067	14,771,067	14,966,067
190	18,303,732	18,303,732	6,674,732	10,758,732	14,362,732	14,557,732
200	18,027,403	18,027,403	6,398,403	10,482,403	14,086,403	14,281,403
225	17,336,581	17,336,581	5,707,581	9,791,581	13,395,581	13,590,581
235	17,060,252	17,060,252	5,431,252	9,515,252	13,119,252	13,314,252
250	16,645,759	16,645,759	5,016,759	9,100,759	12,704,759	12,899,759
265	16,231,266	16,231,266	4,602,266	8,686,266	12,290,266	12,485,266
275	15,954,937	15,954,937	4,325,937	8,409,937	12,013,937	12,208,937
300	15,264,114	15,264,114	3,635,114	7,719,114	11,323,114	11,518,114

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,571,608	31,571,608	19,942,608	24,026,608	27,630,608	27,825,608
95	28,519,961	28,519,961	16,890,961	20,974,961	24,578,961	24,773,961
100	28,385,918	28,385,918	16,756,918	20,840,918	24,444,918	24,639,918
125	27,715,705	27,715,705	16,086,705	20,170,705	23,774,705	23,969,705
135	27,447,620	27,447,620	15,818,620	19,902,620	23,506,620	23,701,620
150	27,044,848	27,044,848	15,415,848	19,499,848	23,103,848	23,298,848
165	26,636,584	26,636,584	15,007,584	19,091,584	22,695,584	22,890,584
175	26,364,409	26,364,409	14,735,409	18,819,409	22,423,409	22,618,409
190	25,956,144	25,956,144	14,327,144	18,411,144	22,015,144	22,210,144
200	25,683,968	25,683,968	14,054,968	18,138,968	21,742,968	21,937,968
225	25,003,528	25,003,528	13,374,528	17,458,528	21,062,528	21,257,528
235	24,731,353	24,731,353	13,102,353	17,186,353	20,790,353	20,985,353
250	24,323,089	24,323,089	12,694,089	16,778,089	20,382,089	20,577,089
265	23,914,825	23,914,825	12,285,825	16,369,825	19,973,825	20,168,825
275	23,642,649	23,642,649	12,013,649	16,097,649	19,701,649	19,896,649
300	22,962,209	22,962,209	11,333,209	15,417,209	19,021,209	19,216,209

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	9 units
Density:	100 dph

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

Site area	0.0900 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,633,066	18,145,182	6,516,182	10,600,182	14,204,182	14,399,182
95	1,536,844	17,076,041	5,447,041	9,531,041	13,135,041	13,330,041
100	1,533,153	17,035,038	5,406,038	9,490,038	13,094,038	13,289,038
125	1,514,703	16,830,036	5,201,036	9,285,036	12,889,036	13,084,036
135	1,507,324	16,748,042	5,119,042	9,203,042	12,807,042	13,002,042
150	1,496,253	16,625,034	4,996,034	9,080,034	12,684,034	12,879,034
165	1,485,183	16,502,037	4,873,037	8,957,037	12,561,037	12,756,037
175	1,477,803	16,420,032	4,791,032	8,875,032	12,479,032	12,674,032
190	1,466,733	16,297,035	4,668,035	8,752,035	12,356,035	12,551,035
200	1,459,354	16,215,041	4,586,041	8,670,041	12,274,041	12,469,041
225	1,440,903	16,010,039	4,381,039	8,465,039	12,069,039	12,264,039
235	1,433,523	15,928,034	4,299,034	8,383,034	11,987,034	12,182,034
250	1,422,453	15,805,037	4,176,037	8,260,037	11,864,037	12,059,037
265	1,411,384	15,682,040	4,053,040	8,137,040	11,741,040	11,936,040
275	1,404,003	15,600,035	3,971,035	8,055,035	11,659,035	11,854,035
300	1,385,553	15,395,033	3,766,033	7,850,033	11,454,033	11,649,033

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,107,795	23,419,948	11,790,948	15,874,948	19,478,948	19,673,948
95	2,003,982	22,266,464	10,637,464	14,721,464	18,325,464	18,520,464
100	2,000,292	22,225,461	10,596,461	14,680,461	18,284,461	18,479,461
125	1,981,841	22,020,459	10,391,459	14,475,459	18,079,459	18,274,459
135	1,974,462	21,938,465	10,309,465	14,393,465	17,997,465	18,192,465
150	1,963,391	21,815,457	10,186,457	14,270,457	17,874,457	18,069,457
165	1,952,321	21,692,460	10,063,460	14,147,460	17,751,460	17,946,460
175	1,944,941	21,610,455	9,981,455	14,065,455	17,669,455	17,864,455
190	1,933,871	21,487,458	9,858,458	13,942,458	17,546,458	17,741,458
200	1,926,492	21,405,464	9,776,464	13,860,464	17,464,464	17,659,464
225	1,908,042	21,200,462	9,571,462	13,655,462	17,259,462	17,454,462
235	1,900,661	21,118,457	9,489,457	13,573,457	17,177,457	17,372,457
250	1,889,591	20,995,460	9,366,460	13,450,460	17,054,460	17,249,460
265	1,878,522	20,872,463	9,243,463	13,327,463	16,931,463	17,126,463
275	1,871,141	20,790,458	9,161,458	13,245,458	16,849,458	17,044,458
300	1,852,691	20,585,456	8,956,456	13,040,456	16,644,456	16,839,456

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,526,674	28,074,154	16,445,154	20,529,154	24,133,154	24,328,154
95	2,416,162	26,846,241	15,217,241	19,301,241	22,905,241	23,100,241
100	2,412,472	26,805,249	15,176,249	19,260,249	22,864,249	23,059,249
125	2,394,022	26,600,247	14,971,247	19,055,247	22,659,247	22,854,247
135	2,386,642	26,518,242	14,889,242	18,973,242	22,577,242	22,772,242
150	2,375,572	26,395,245	14,766,245	18,850,245	22,454,245	22,649,245
165	2,364,502	26,272,248	14,643,248	18,727,248	22,331,248	22,526,248
175	2,357,122	26,190,243	14,561,243	18,645,243	22,249,243	22,444,243
190	2,346,052	26,067,246	14,438,246	18,522,246	22,126,246	22,321,246
200	2,338,672	25,985,241	14,356,241	18,440,241	22,044,241	22,239,241
225	2,320,221	25,780,239	14,151,239	18,235,239	21,839,239	22,034,239
235	2,312,842	25,698,245	14,069,245	18,153,245	21,757,245	21,952,245
250	2,301,772	25,575,248	13,946,248	18,030,248	21,634,248	21,829,248
265	2,290,702	25,452,240	13,823,240	17,907,240	21,511,240	21,706,240
275	2,283,322	25,370,246	13,741,246	17,825,246	21,429,246	21,624,246
300	2,264,872	25,165,244	13,536,244	17,620,244	21,224,244	21,419,244

**Maximum CIL rates (per square metre)**

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



Site type 1

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,805,927	31,176,965	19,547,965	23,631,965	27,235,965	27,430,965
95	2,690,950	29,899,440	18,270,440	22,354,440	25,958,440	26,153,440
100	2,687,259	29,858,437	18,229,437	22,313,437	25,917,437	26,112,437
125	2,668,809	29,653,435	18,024,435	22,108,435	25,712,435	25,907,435
135	2,661,429	29,571,430	17,942,430	22,026,430	25,630,430	25,825,430
150	2,650,359	29,448,433	17,819,433	21,903,433	25,507,433	25,702,433
165	2,639,289	29,325,436	17,696,436	21,780,436	25,384,436	25,579,436
175	2,631,909	29,243,431	17,614,431	21,698,431	25,302,431	25,497,431
190	2,620,839	29,120,434	17,491,434	21,575,434	25,179,434	25,374,434
200	2,613,459	29,038,429	17,409,429	21,493,429	25,097,429	25,292,429
225	2,595,009	28,833,438	17,204,438	21,288,438	24,892,438	25,087,438
235	2,587,629	28,751,433	17,122,433	21,206,433	24,810,433	25,005,433
250	2,576,559	28,628,436	16,999,436	21,083,436	24,687,436	24,882,436
265	2,565,489	28,505,428	16,876,428	20,960,428	24,564,428	24,759,428
275	2,558,109	28,423,434	16,794,434	20,878,434	24,482,434	24,677,434
300	2,539,659	28,218,432	16,589,432	20,673,432	24,277,432	24,472,432

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,085,179	34,279,766	22,650,766	26,734,766	30,338,766	30,533,766
95	2,965,737	32,952,628	21,323,628	25,407,628	29,011,628	29,206,628
100	2,962,046	32,911,626	21,282,626	25,366,626	28,970,626	29,165,626
125	2,943,596	32,706,623	21,077,623	25,161,623	28,765,623	28,960,623
135	2,936,217	32,624,629	20,995,629	25,079,629	28,683,629	28,878,629
150	2,925,146	32,501,621	20,872,621	24,956,621	28,560,621	28,755,621
165	2,914,076	32,378,625	20,749,625	24,833,625	28,437,625	28,632,625
175	2,906,696	32,296,619	20,667,619	24,751,619	28,355,619	28,550,619
190	2,895,626	32,173,623	20,544,623	24,628,623	28,232,623	28,427,623
200	2,888,247	32,091,628	20,462,628	24,546,628	28,150,628	28,345,628
225	2,869,796	31,886,626	20,257,626	24,341,626	27,945,626	28,140,626
235	2,862,416	31,804,621	20,175,621	24,259,621	27,863,621	28,058,621
250	2,851,346	31,681,624	20,052,624	24,136,624	27,740,624	27,935,624
265	2,840,276	31,558,627	19,929,627	24,013,627	27,617,627	27,812,627
275	2,832,896	31,476,622	19,847,622	23,931,622	27,535,622	27,730,622
300	2,814,446	31,271,620	19,642,620	23,726,620	27,330,620	27,525,620

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 2</b>	
Flats	
No of units	25 units
Density:	130 dph

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

Site area	0.19 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,527,430	7,942,636	-3,686,364	397,636	4,001,636	4,196,636
95	1,337,290	6,953,906	-4,675,094	-591,094	3,012,906	3,207,906
100	1,328,567	6,908,550	-4,720,450	-636,450	2,967,550	3,162,550
125	1,284,958	6,681,781	-4,947,219	-863,219	2,740,781	2,935,781
135	1,267,513	6,591,069	-5,037,931	-953,931	2,650,069	2,845,069
150	1,241,348	6,455,012	-5,173,988	-1,089,988	2,514,012	2,709,012
165	1,215,183	6,318,949	-5,310,051	-1,226,051	2,377,949	2,572,949
175	1,197,738	6,228,237	-5,400,763	-1,316,763	2,287,237	2,482,237
190	1,171,572	6,092,175	-5,536,825	-1,452,825	2,151,175	2,346,175
200	1,154,129	6,001,468	-5,627,532	-1,543,532	2,060,468	2,255,468
225	1,110,519	5,774,699	-5,854,301	-1,770,301	1,833,699	2,028,699
235	1,093,075	5,683,992	-5,945,008	-1,861,008	1,742,992	1,937,992
250	1,066,910	5,547,930	-6,081,070	-1,997,070	1,606,930	1,801,930
265	1,040,744	5,411,867	-6,217,133	-2,133,133	1,470,867	1,665,867
275	1,023,300	5,321,161	-6,307,839	-2,223,839	1,380,161	1,575,161
300	979,690	5,094,386	-6,534,614	-2,450,614	1,153,386	1,348,386

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,454,517	12,763,486	1,134,486	5,218,486	8,822,486	9,017,486
95	2,249,552	11,697,672	68,672	4,152,672	7,756,672	7,951,672
100	2,240,830	11,652,316	23,316	4,107,316	7,711,316	7,906,316
125	2,197,221	11,425,547	-203,453	3,880,547	7,484,547	7,679,547
135	2,179,777	11,334,841	-294,159	3,789,841	7,393,841	7,588,841
150	2,153,611	11,198,778	-430,222	3,653,778	7,257,778	7,452,778
165	2,127,445	11,062,715	-566,285	3,517,715	7,121,715	7,316,715
175	2,110,001	10,972,004	-656,996	3,427,004	7,031,004	7,226,004
190	2,083,836	10,835,946	-793,054	3,290,946	6,894,946	7,089,946
200	2,066,391	10,745,234	-883,766	3,200,234	6,804,234	6,999,234
225	2,022,782	10,518,465	-1,110,535	2,973,465	6,577,465	6,772,465
235	2,005,338	10,427,759	-1,201,241	2,882,759	6,486,759	6,681,759
250	1,979,172	10,291,696	-1,337,304	2,746,696	6,350,696	6,545,696
265	1,953,006	10,155,634	-1,473,366	2,610,634	6,214,634	6,409,634
275	1,935,563	10,064,927	-1,564,073	2,519,927	6,123,927	6,318,927
300	1,891,953	9,838,158	-1,790,842	2,293,158	5,897,158	6,092,158

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,272,534	17,017,178	5,388,178	9,472,178	13,076,178	13,271,178
95	3,054,489	15,883,345	4,254,345	8,338,345	11,942,345	12,137,345
100	3,045,768	15,837,995	4,208,995	8,292,995	11,896,995	12,091,995
125	3,002,158	15,611,220	3,982,220	8,066,220	11,670,220	11,865,220
135	2,984,714	15,520,514	3,891,514	7,975,514	11,579,514	11,774,514
150	2,958,548	15,384,451	3,755,451	7,839,451	11,443,451	11,638,451
165	2,932,382	15,248,388	3,619,388	7,703,388	11,307,388	11,502,388
175	2,914,939	15,157,682	3,528,682	7,612,682	11,216,682	11,411,682
190	2,888,773	15,021,619	3,392,619	7,476,619	11,080,619	11,275,619
200	2,871,329	14,930,913	3,301,913	7,385,913	10,989,913	11,184,913
225	2,827,720	14,704,143	3,075,143	7,159,143	10,763,143	10,958,143
235	2,810,275	14,613,432	2,984,432	7,068,432	10,672,432	10,867,432
250	2,784,110	14,477,374	2,848,374	6,932,374	10,536,374	10,731,374
265	2,757,945	14,341,312	2,712,312	6,796,312	10,400,312	10,595,312
275	2,740,500	14,250,600	2,621,600	6,705,600	10,309,600	10,504,600
300	2,696,891	14,023,831	2,394,831	6,478,831	10,082,831	10,277,831

**Maximum CIL rates (per square metre)**

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

**Site type 2**

£850 per sq ft

**Private values** £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,817,880	19,852,975	8,223,975	12,307,975	15,911,975	16,106,975
95	3,591,115	18,673,796	7,044,796	11,128,796	14,732,796	14,927,796
100	3,582,393	18,628,445	6,999,445	11,083,445	14,687,445	14,882,445
125	3,538,784	18,401,676	6,772,676	10,856,676	14,460,676	14,655,676
135	3,521,339	18,310,964	6,681,964	10,765,964	14,369,964	14,564,964
150	3,495,173	18,174,901	6,545,901	10,629,901	14,233,901	14,428,901
165	3,469,007	18,038,839	6,409,839	10,493,839	14,097,839	14,292,839
175	3,451,564	17,948,132	6,319,132	10,403,132	14,007,132	14,202,132
190	3,425,398	17,812,070	6,183,070	10,267,070	13,871,070	14,066,070
200	3,407,954	17,721,363	6,092,363	10,176,363	13,780,363	13,975,363
225	3,364,345	17,494,594	5,865,594	9,949,594	13,553,594	13,748,594
235	3,346,901	17,403,887	5,774,887	9,858,887	13,462,887	13,657,887
250	3,320,736	17,267,825	5,638,825	9,722,825	13,326,825	13,521,825
265	3,294,570	17,131,762	5,502,762	9,586,762	13,190,762	13,385,762
275	3,277,125	17,041,050	5,412,050	9,496,050	13,100,050	13,295,050
300	3,233,516	16,814,281	5,185,281	9,269,281	12,873,281	13,068,281

**Maximum CIL rates (per square metre)**

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

£900 per sq ft

**Private values** £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,363,225	22,688,771	11,059,771	15,143,771	18,747,771	18,942,771
95	4,127,740	21,464,246	9,835,246	13,919,246	17,523,246	17,718,246
100	4,119,018	21,418,895	9,789,895	13,873,895	17,477,895	17,672,895
125	4,075,409	21,192,126	9,563,126	13,647,126	17,251,126	17,446,126
135	4,057,964	21,101,414	9,472,414	13,556,414	17,160,414	17,355,414
150	4,031,798	20,965,352	9,336,352	13,420,352	17,024,352	17,219,352
165	4,005,634	20,829,294	9,200,294	13,284,294	16,888,294	17,083,294
175	3,988,189	20,738,583	9,109,583	13,193,583	16,797,583	16,992,583
190	3,962,023	20,602,520	8,973,520	13,057,520	16,661,520	16,856,520
200	3,944,580	20,511,813	8,882,813	12,966,813	16,570,813	16,765,813
225	3,900,970	20,285,044	8,656,044	12,740,044	16,344,044	16,539,044
235	3,883,526	20,194,338	8,565,338	12,649,338	16,253,338	16,448,338
250	3,857,361	20,058,275	8,429,275	12,513,275	16,117,275	16,312,275
265	3,831,195	19,922,213	8,293,213	12,377,213	15,981,213	16,176,213
275	3,813,751	19,831,506	8,202,506	12,286,506	15,890,506	16,085,506
300	3,770,141	19,604,732	7,975,732	12,059,732	15,663,732	15,858,732

**Maximum CIL rates (per square metre)**

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 3**

Flats	
No of units	50 units
Density:	175 dph

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

Site area	0.29 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,827,410	9,895,936	-1,733,064	2,350,936	5,954,936	6,149,936
95	2,472,538	8,653,884	-2,975,116	1,108,884	4,712,884	4,907,884
100	2,456,240	8,596,840	-3,032,160	1,051,840	4,655,840	4,850,840
125	2,374,751	8,311,627	-3,317,373	766,627	4,370,627	4,565,627
135	2,342,155	8,197,541	-3,431,459	652,541	4,256,541	4,451,541
150	2,293,261	8,026,414	-3,602,586	481,414	4,085,414	4,280,414
165	2,244,367	7,855,285	-3,773,715	310,285	3,914,285	4,109,285
175	2,211,771	7,741,198	-3,887,802	196,198	3,800,198	3,995,198
190	2,162,878	7,570,072	-4,058,928	25,072	3,629,072	3,824,072
200	2,130,281	7,455,985	-4,173,015	-89,015	3,514,985	3,709,985
225	2,048,791	7,170,769	-4,458,231	-374,231	3,229,769	3,424,769
235	2,016,196	7,056,685	-4,572,315	-488,315	3,115,685	3,310,685
250	1,967,302	6,885,556	-4,743,444	-659,444	2,944,556	3,139,556
265	1,918,407	6,714,426	-4,914,574	-830,574	2,773,426	2,968,426
275	1,885,812	6,600,343	-5,028,657	-944,657	2,659,343	2,854,343
300	1,804,322	6,315,126	-5,313,874	-1,229,874	2,374,126	2,569,126

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,562,562	15,968,966	4,339,966	8,423,966	12,027,966	12,222,966
95	4,179,945	14,629,808	3,000,808	7,084,808	10,688,808	10,883,808
100	4,163,647	14,572,764	2,943,764	7,027,764	10,631,764	10,826,764
125	4,082,157	14,287,548	2,658,548	6,742,548	10,346,548	10,541,548
135	4,049,560	14,173,461	2,544,461	6,628,461	10,232,461	10,427,461
150	4,000,667	14,002,335	2,373,335	6,457,335	10,061,335	10,256,335
165	3,951,773	13,831,205	2,202,205	6,286,205	9,890,205	10,085,205
175	3,919,177	13,717,118	2,088,118	6,172,118	9,776,118	9,971,118
190	3,870,283	13,545,992	1,916,992	6,000,992	9,604,992	9,799,992
200	3,837,687	13,431,906	1,802,906	5,886,906	9,490,906	9,685,906
225	3,756,198	13,146,693	1,517,693	5,601,693	9,205,693	9,400,693
235	3,723,602	13,032,606	1,403,606	5,487,606	9,091,606	9,286,606
250	3,674,707	12,861,476	1,232,476	5,316,476	8,920,476	9,115,476
265	3,625,814	12,690,350	1,061,350	5,145,350	8,749,350	8,944,350
275	3,593,218	12,576,263	947,263	5,031,263	8,635,263	8,830,263
300	3,511,728	12,291,047	662,047	4,746,047	8,350,047	8,545,047

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,093,578	21,327,522	9,698,522	13,782,522	17,386,522	17,581,522
95	5,686,480	19,902,679	8,273,679	12,357,679	15,961,679	16,156,679
100	5,670,182	19,845,636	8,216,636	12,300,636	15,904,636	16,099,636
125	5,588,691	19,560,419	7,931,419	12,015,419	15,619,419	15,814,419
135	5,556,096	19,446,336	7,817,336	11,901,336	15,505,336	15,700,336
150	5,507,202	19,275,206	7,646,206	11,730,206	15,334,206	15,529,206
165	5,458,308	19,104,077	7,475,077	11,559,077	15,163,077	15,358,077
175	5,425,712	18,989,993	7,360,993	11,444,993	15,048,993	15,243,993
190	5,376,818	18,818,864	7,189,864	11,273,864	14,877,864	15,072,864
200	5,344,222	18,704,777	7,075,777	11,159,777	14,763,777	14,958,777
225	5,262,733	18,419,564	6,790,564	10,874,564	14,478,564	14,673,564
235	5,230,136	18,305,477	6,676,477	10,760,477	14,364,477	14,559,477
250	5,181,242	18,134,348	6,505,348	10,589,348	14,193,348	14,388,348
265	5,132,349	17,963,221	6,334,221	10,418,221	14,022,221	14,217,221
275	5,099,753	17,849,135	6,220,135	10,304,135	13,908,135	14,103,135
300	5,018,263	17,563,922	5,934,922	10,018,922	13,622,922	13,817,922

**Maximum CIL rates (per square metre)**

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,108,173	24,878,607	13,249,607	17,333,607	20,937,607	21,132,607
95	6,689,506	23,413,269	11,784,269	15,868,269	19,472,269	19,667,269
100	6,673,452	23,357,083	11,728,083	15,812,083	19,416,083	19,611,083
125	6,593,048	23,075,668	11,446,668	15,530,668	19,134,668	19,329,668
135	6,560,452	22,961,582	11,332,582	15,416,582	19,020,582	19,215,582
150	6,511,559	22,790,455	11,161,455	15,245,455	18,849,455	19,044,455
165	6,462,664	22,619,325	10,990,325	15,074,325	18,678,325	18,873,325
175	6,430,068	22,505,239	10,876,239	14,960,239	18,564,239	18,759,239
190	6,381,175	22,334,112	10,705,112	14,789,112	18,393,112	18,588,112
200	6,348,579	22,220,026	10,591,026	14,675,026	18,279,026	18,474,026
225	6,267,089	21,934,813	10,305,813	14,389,813	17,993,813	18,188,813
235	6,234,493	21,820,726	10,191,726	14,275,726	17,879,726	18,074,726
250	6,185,599	21,649,596	10,020,596	14,104,596	17,708,596	17,903,596
265	6,136,706	21,478,470	9,849,470	13,933,470	17,537,470	17,732,470
275	6,104,110	21,364,383	9,735,383	13,819,383	17,423,383	17,618,383
300	6,022,619	21,079,167	9,450,167	13,534,167	17,138,167	17,333,167

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,119,442	28,418,048	16,789,048	20,873,048	24,477,048	24,672,048
95	7,684,604	26,896,115	15,267,115	19,351,115	22,955,115	23,150,115
100	7,668,551	26,839,928	15,210,928	19,294,928	22,898,928	23,093,928
125	7,588,286	26,559,000	14,930,000	19,014,000	22,618,000	22,813,000
135	7,556,180	26,446,630	14,817,630	18,901,630	22,505,630	22,700,630
150	7,508,020	26,278,071	14,649,071	18,733,071	22,337,071	22,532,071
165	7,459,861	26,109,515	14,480,515	18,564,515	22,168,515	22,363,515
175	7,427,756	25,997,146	14,368,146	18,452,146	22,056,146	22,251,146
190	7,379,596	25,828,586	14,199,586	18,283,586	21,887,586	22,082,586
200	7,347,491	25,716,217	14,087,217	18,171,217	21,775,217	21,970,217
225	7,267,225	25,435,288	13,806,288	17,890,288	21,494,288	21,689,288
235	7,235,120	25,322,919	13,693,919	17,777,919	21,381,919	21,576,919
250	7,186,961	25,154,363	13,525,363	17,609,363	21,213,363	21,408,363
265	7,138,801	24,985,804	13,356,804	17,440,804	21,044,804	21,239,804
275	7,106,695	24,873,434	13,244,434	17,328,434	20,932,434	21,127,434
300	7,026,430	24,592,505	12,963,505	17,047,505	20,651,505	20,846,505

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 4**

Flats	
No of units	150 units
Density:	150 dph

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

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,944,154	10,944,154	-684,846	3,399,154	7,003,154	7,198,154
95	9,861,404	9,861,404	-1,767,596	2,316,404	5,920,404	6,115,404
100	9,813,628	9,813,628	-1,815,372	2,268,628	5,872,628	6,067,628
125	9,574,746	9,574,746	-2,054,254	2,029,746	5,633,746	5,828,746
135	9,479,194	9,479,194	-2,149,806	1,934,194	5,538,194	5,733,194
150	9,335,865	9,335,865	-2,293,135	1,790,865	5,394,865	5,589,865
165	9,192,536	9,192,536	-2,436,464	1,647,536	5,251,536	5,446,536
175	9,096,984	9,096,984	-2,532,016	1,551,984	5,155,984	5,350,984
190	8,953,655	8,953,655	-2,675,345	1,408,655	5,012,655	5,207,655
200	8,858,102	8,858,102	-2,770,898	1,313,102	4,917,102	5,112,102
225	8,619,221	8,619,221	-3,009,779	1,074,221	4,678,221	4,873,221
235	8,523,668	8,523,668	-3,105,332	978,668	4,582,668	4,777,668
250	8,380,339	8,380,339	-3,248,661	835,339	4,439,339	4,634,339
265	8,237,010	8,237,010	-3,391,990	692,010	4,296,010	4,491,010
275	8,141,458	8,141,458	-3,487,542	596,458	4,200,458	4,395,458
300	7,902,576	7,902,576	-3,726,424	357,576	3,961,576	4,156,576

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,283,308	16,283,308	4,654,308	8,738,308	12,342,308	12,537,308
95	15,115,186	15,115,186	3,486,186	7,570,186	11,174,186	11,369,186
100	15,067,410	15,067,410	3,438,410	7,522,410	11,126,410	11,321,410
125	14,828,528	14,828,528	3,199,528	7,283,528	10,887,528	11,082,528
135	14,732,976	14,732,976	3,103,976	7,187,976	10,791,976	10,986,976
150	14,589,647	14,589,647	2,960,647	7,044,647	10,648,647	10,843,647
165	14,446,318	14,446,318	2,817,318	6,901,318	10,505,318	10,700,318
175	14,350,765	14,350,765	2,721,765	6,805,765	10,409,765	10,604,765
190	14,207,437	14,207,437	2,578,437	6,662,437	10,266,437	10,461,437
200	14,111,884	14,111,884	2,482,884	6,566,884	10,170,884	10,365,884
225	13,873,003	13,873,003	2,244,003	6,328,003	9,932,003	10,127,003
235	13,777,449	13,777,449	2,148,449	6,232,449	9,836,449	10,031,449
250	13,634,121	13,634,121	2,005,121	6,089,121	9,693,121	9,888,121
265	13,490,792	13,490,792	1,861,792	5,945,792	9,549,792	9,744,792
275	13,395,239	13,395,239	1,766,239	5,850,239	9,454,239	9,649,239
300	13,156,358	13,156,358	1,527,358	5,611,358	9,215,358	9,410,358

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,972,305	20,972,305	9,343,305	13,427,305	17,031,305	17,226,305
95	19,742,847	19,742,847	8,113,847	12,197,847	15,801,847	15,996,847
100	19,695,788	19,695,788	8,066,788	12,150,788	15,754,788	15,949,788
125	19,460,497	19,460,497	7,831,497	11,915,497	15,519,497	15,714,497
135	19,366,380	19,366,380	7,737,380	11,821,380	15,425,380	15,620,380
150	19,225,206	19,225,206	7,596,206	11,680,206	15,284,206	15,479,206
165	19,082,008	19,082,008	7,453,008	11,537,008	15,141,008	15,336,008
175	18,986,455	18,986,455	7,357,455	11,441,455	15,045,455	15,240,455
190	18,843,127	18,843,127	7,214,127	11,298,127	14,902,127	15,097,127
200	18,747,573	18,747,573	7,118,573	11,202,573	14,806,573	15,001,573
225	18,508,692	18,508,692	6,879,692	10,963,692	14,567,692	14,762,692
235	18,413,139	18,413,139	6,784,139	10,868,139	14,472,139	14,667,139
250	18,269,811	18,269,811	6,640,811	10,724,811	14,328,811	14,523,811
265	18,126,482	18,126,482	6,497,482	10,581,482	14,185,482	14,380,482
275	18,030,929	18,030,929	6,401,929	10,485,929	14,089,929	14,284,929
300	17,792,048	17,792,048	6,163,048	10,247,048	13,851,048	14,046,048

**Maximum CIL rates (per square metre)**

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,084,127	24,084,127	12,455,127	16,539,127	20,143,127	20,338,127
95	22,804,910	22,804,910	11,175,910	15,259,910	18,863,910	19,058,910
100	22,757,853	22,757,853	11,128,853	15,212,853	18,816,853	19,011,853
125	22,522,561	22,522,561	10,893,561	14,977,561	18,581,561	18,776,561
135	22,428,445	22,428,445	10,799,445	14,883,445	18,487,445	18,682,445
150	22,287,269	22,287,269	10,658,269	14,742,269	18,346,269	18,541,269
165	22,146,095	22,146,095	10,517,095	14,601,095	18,205,095	18,400,095
175	22,051,978	22,051,978	10,422,978	14,506,978	18,110,978	18,305,978
190	21,910,804	21,910,804	10,281,804	14,365,804	17,969,804	18,164,804
200	21,816,687	21,816,687	10,187,687	14,271,687	17,875,687	18,070,687
225	21,581,396	21,581,396	9,952,396	14,036,396	17,640,396	17,835,396
235	21,487,279	21,487,279	9,858,279	13,942,279	17,546,279	17,741,279
250	21,346,104	21,346,104	9,717,104	13,801,104	17,405,104	17,600,104
265	21,204,929	21,204,929	9,575,929	13,659,929	17,263,929	17,458,929
275	21,110,813	21,110,813	9,481,813	13,565,813	17,169,813	17,364,813
300	20,875,521	20,875,521	9,246,521	13,330,521	16,934,521	17,129,521

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,195,949	27,195,949	15,566,949	19,650,949	23,254,949	23,449,949
95	25,866,975	25,866,975	14,237,975	18,321,975	21,925,975	22,120,975
100	25,819,916	25,819,916	14,190,916	18,274,916	21,878,916	22,073,916
125	25,584,625	25,584,625	13,955,625	18,039,625	21,643,625	21,838,625
135	25,490,509	25,490,509	13,861,509	17,945,509	21,549,509	21,744,509
150	25,349,334	25,349,334	13,720,334	17,804,334	21,408,334	21,603,334
165	25,208,159	25,208,159	13,579,159	17,663,159	21,267,159	21,462,159
175	25,114,042	25,114,042	13,485,042	17,569,042	21,173,042	21,368,042
190	24,972,867	24,972,867	13,343,867	17,427,867	21,031,867	21,226,867
200	24,878,751	24,878,751	13,249,751	17,333,751	20,937,751	21,132,751
225	24,643,459	24,643,459	13,014,459	17,098,459	20,702,459	20,897,459
235	24,549,343	24,549,343	12,920,343	17,004,343	20,608,343	20,803,343
250	24,408,168	24,408,168	12,779,168	16,863,168	20,467,168	20,662,168
265	24,266,993	24,266,993	12,637,993	16,721,993	20,325,993	20,520,993
275	24,172,877	24,172,877	12,543,877	16,627,877	20,231,877	20,426,877
300	23,937,585	23,937,585	12,308,585	16,392,585	19,996,585	20,191,585

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 5**

Flats	
No of units	250 units
Density:	250 dph

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

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,547	107,547	-11,521,453	-7,437,453	-3,833,453	-3,638,453
95	-1,519,288	-1,519,288	-13,148,288	-9,064,288	-5,460,288	-5,265,288
100	-1,605,528	-1,605,528	-13,234,528	-9,150,528	-5,546,528	-5,351,528
125	-2,036,730	-2,036,730	-13,665,730	-9,581,730	-5,977,730	-5,782,730
135	-2,209,211	-2,209,211	-13,838,211	-9,754,211	-6,150,211	-5,955,211
150	-2,467,932	-2,467,932	-14,096,932	-10,012,932	-6,408,932	-6,213,932
165	-2,726,654	-2,726,654	-14,355,654	-10,271,654	-6,667,654	-6,472,654
175	-2,899,135	-2,899,135	-14,528,135	-10,444,135	-6,840,135	-6,645,135
190	-3,157,856	-3,157,856	-14,786,856	-10,702,856	-7,098,856	-6,903,856
200	-3,330,337	-3,330,337	-14,959,337	-10,875,337	-7,271,337	-7,076,337
225	-3,761,540	-3,761,540	-15,390,540	-11,306,540	-7,702,540	-7,507,540
235	-3,934,020	-3,934,020	-15,563,020	-11,479,020	-7,875,020	-7,680,020
250	-4,192,742	-4,192,742	-15,821,742	-11,737,742	-8,133,742	-7,938,742
265	-4,451,463	-4,451,463	-16,080,463	-11,996,463	-8,392,463	-8,197,463
275	-4,623,944	-4,623,944	-16,252,944	-12,168,944	-8,564,944	-8,369,944
300	-5,055,147	-5,055,147	-16,684,147	-12,600,147	-8,996,147	-8,801,147

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,336,271	8,336,271	-3,292,729	791,271	4,395,271	4,590,271
95	6,613,286	6,613,286	-5,015,714	-931,714	2,672,286	2,867,286
100	6,529,618	6,529,618	-5,099,382	-1,015,382	2,588,618	2,783,618
125	6,111,279	6,111,279	-5,517,721	-1,433,721	2,170,279	2,365,279
135	5,943,944	5,943,944	-5,685,056	-1,601,056	2,002,944	2,197,944
150	5,692,940	5,692,940	-5,936,060	-1,852,060	1,751,940	1,946,940
165	5,441,937	5,441,937	-6,187,063	-2,103,063	1,500,937	1,695,937
175	5,274,602	5,274,602	-6,354,398	-2,270,398	1,333,602	1,528,602
190	5,023,598	5,023,598	-6,605,402	-2,521,402	1,082,598	1,277,598
200	4,856,263	4,856,263	-6,772,737	-2,688,737	915,263	1,110,263
225	4,437,924	4,437,924	-7,191,076	-3,107,076	496,924	691,924
235	4,270,589	4,270,589	-7,358,411	-3,274,411	329,589	524,589
250	4,019,586	4,019,586	-7,609,414	-3,525,414	78,586	273,586
265	3,768,582	3,768,582	-7,860,418	-3,776,418	-172,418	22,582
275	3,601,247	3,601,247	-8,027,753	-3,943,753	-339,753	-144,753
300	3,182,908	3,182,908	-8,446,092	-4,362,092	-758,092	-563,092

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£265

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,579,319	15,579,319	3,950,319	8,034,319	11,638,319	11,833,319
95	13,757,825	13,757,825	2,128,825	6,212,825	9,816,825	10,011,825
100	13,674,158	13,674,158	2,045,158	6,129,158	9,733,158	9,928,158
125	13,255,819	13,255,819	1,626,819	5,710,819	9,314,819	9,509,819
135	13,088,483	13,088,483	1,459,483	5,543,483	9,147,483	9,342,483
150	12,837,481	12,837,481	1,208,481	5,292,481	8,896,481	9,091,481
165	12,586,477	12,586,477	957,477	5,041,477	8,645,477	8,840,477
175	12,419,141	12,419,141	790,141	4,874,141	8,478,141	8,673,141
190	12,168,139	12,168,139	539,139	4,623,139	8,227,139	8,422,139
200	12,000,803	12,000,803	371,803	4,455,803	8,059,803	8,254,803
225	11,582,464	11,582,464	-46,536	4,037,464	7,641,464	7,836,464
235	11,415,129	11,415,129	-213,871	3,870,129	7,474,129	7,669,129
250	11,164,126	11,164,126	-464,874	3,619,126	7,223,126	7,418,126
265	10,913,123	10,913,123	-715,877	3,368,123	6,972,123	7,167,123
275	10,745,787	10,745,787	-883,213	3,200,787	6,804,787	6,999,787
300	10,327,448	10,327,448	-1,301,552	2,782,448	6,386,448	6,581,448

**Maximum CIL rates (per square metre)**

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



Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,360,548	20,360,548	8,731,548	12,815,548	16,419,548	16,614,548
95	18,469,184	18,469,184	6,840,184	10,924,184	14,528,184	14,723,184
100	18,386,774	18,386,774	6,757,774	10,841,774	14,445,774	14,640,774
125	17,974,723	17,974,723	6,345,723	10,429,723	14,033,723	14,228,723
135	17,809,902	17,809,902	6,180,902	10,264,902	13,868,902	14,063,902
150	17,562,671	17,562,671	5,933,671	10,017,671	13,621,671	13,816,671
165	17,315,440	17,315,440	5,686,440	9,770,440	13,374,440	13,569,440
175	17,150,619	17,150,619	5,521,619	9,605,619	13,209,619	13,404,619
190	16,903,389	16,903,389	5,274,389	9,358,389	12,962,389	13,157,389
200	16,738,568	16,738,568	5,109,568	9,193,568	12,797,568	12,992,568
225	16,326,516	16,326,516	4,697,516	8,781,516	12,385,516	12,580,516
235	16,161,695	16,161,695	4,532,695	8,616,695	12,220,695	12,415,695
250	15,914,465	15,914,465	4,285,465	8,369,465	11,973,465	12,168,465
265	15,667,234	15,667,234	4,038,234	8,122,234	11,726,234	11,921,234
275	15,502,414	15,502,414	3,873,414	7,957,414	11,561,414	11,756,414
300	15,090,361	15,090,361	3,461,361	7,545,361	11,149,361	11,344,361

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,141,779	25,141,779	13,512,779	17,596,779	21,200,779	21,395,779
95	23,173,962	23,173,962	11,544,962	15,628,962	19,232,962	19,427,962
100	23,091,552	23,091,552	11,462,552	15,546,552	19,150,552	19,345,552
125	22,679,501	22,679,501	11,050,501	15,134,501	18,738,501	18,933,501
135	22,514,680	22,514,680	10,885,680	14,969,680	18,573,680	18,768,680
150	22,267,448	22,267,448	10,638,448	14,722,448	18,326,448	18,521,448
165	22,020,218	22,020,218	10,391,218	14,475,218	18,079,218	18,274,218
175	21,855,397	21,855,397	10,226,397	14,310,397	17,914,397	18,109,397
190	21,608,167	21,608,167	9,979,167	14,063,167	17,667,167	17,862,167
200	21,443,346	21,443,346	9,814,346	13,898,346	17,502,346	17,697,346
225	21,031,294	21,031,294	9,402,294	13,486,294	17,090,294	17,285,294
235	20,866,473	20,866,473	9,237,473	13,321,473	16,925,473	17,120,473
250	20,619,243	20,619,243	8,990,243	13,074,243	16,678,243	16,873,243
265	20,372,012	20,372,012	8,743,012	12,827,012	16,431,012	16,626,012
275	20,207,192	20,207,192	8,578,192	12,662,192	16,266,192	16,461,192
300	19,795,139	19,795,139	8,166,139	12,250,139	15,854,139	16,049,139

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 6**

Flats	
No of units	500 units
Density:	500 dph

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

Site area	1.00 ha
Net to gross	100%

Downside Scenario

£640 per sq ft

Private values £6889 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,446,701	1,446,701	-10,182,299	-6,098,299	-2,494,299	-2,299,299
95	-1,570,307	-1,570,307	-13,199,307	-9,115,307	-5,511,307	-5,316,307
100	-1,730,958	-1,730,958	-13,359,958	-9,275,958	-5,671,958	-5,476,958
125	-2,534,213	-2,534,213	-14,163,213	-10,079,213	-6,475,213	-6,280,213
135	-2,855,515	-2,855,515	-14,484,515	-10,400,515	-6,796,515	-6,601,515
150	-3,337,468	-3,337,468	-14,966,468	-10,882,468	-7,278,468	-7,083,468
165	-3,819,421	-3,819,421	-15,448,421	-11,364,421	-7,760,421	-7,565,421
175	-4,140,722	-4,140,722	-15,769,722	-11,685,722	-8,081,722	-7,886,722
190	-4,622,675	-4,622,675	-16,251,675	-12,167,675	-8,563,675	-8,368,675
200	-4,943,977	-4,943,977	-16,572,977	-12,488,977	-8,884,977	-8,689,977
225	-5,747,232	-5,747,232	-17,376,232	-13,292,232	-9,688,232	-9,493,232
235	-6,068,533	-6,068,533	-17,697,533	-13,613,533	-10,009,533	-9,814,533
250	-6,550,487	-6,550,487	-18,179,487	-14,095,487	-10,491,487	-10,296,487
265	-7,032,440	-7,032,440	-18,661,440	-14,577,440	-10,973,440	-10,778,440
275	-7,353,741	-7,353,741	-18,982,741	-14,898,741	-11,294,741	-11,099,741
300	-8,156,996	-8,156,996	-19,785,996	-15,701,996	-12,097,996	-11,902,996

**Maximum CIL rates (per square metre)**

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

£725 per sq ft

Private values £7804 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,432,552	16,432,552	4,803,552	8,887,552	12,491,552	12,686,552
95	13,252,989	13,252,989	1,623,989	5,707,989	9,311,989	9,506,989
100	13,099,473	13,099,473	1,470,473	5,554,473	9,158,473	9,353,473
125	12,331,892	12,331,892	702,892	4,786,892	8,390,892	8,585,892
135	12,024,860	12,024,860	395,860	4,479,860	8,083,860	8,278,860
150	11,564,312	11,564,312	-64,688	4,019,312	7,623,312	7,818,312
165	11,100,287	11,100,287	-528,713	3,555,287	7,159,287	7,354,287
175	10,788,570	10,788,570	-840,430	3,243,570	6,847,570	7,042,570
190	10,320,995	10,320,995	-1,308,005	2,775,995	6,379,995	6,574,995
200	10,009,277	10,009,277	-1,619,723	2,464,277	6,068,277	6,263,277
225	9,229,986	9,229,986	-2,399,014	1,684,986	5,288,986	5,483,986
235	8,918,269	8,918,269	-2,710,731	1,373,269	4,977,269	5,172,269
250	8,450,694	8,450,694	-3,178,306	905,694	4,509,694	4,704,694
265	7,983,119	7,983,119	-3,645,881	438,119	4,042,119	4,237,119
275	7,671,401	7,671,401	-3,957,599	126,401	3,730,401	3,925,401
300	6,892,109	6,892,109	-4,736,891	-652,891	2,951,109	3,146,109

**Maximum CIL rates (per square metre)**

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,362,516	29,362,516	17,733,516	21,817,516	25,421,516	25,616,516
95	26,052,610	26,052,610	14,423,610	18,507,610	22,111,610	22,306,610
100	25,901,401	25,901,401	14,272,401	18,356,401	21,960,401	22,155,401
125	25,145,357	25,145,357	13,516,357	17,600,357	21,204,357	21,399,357
135	24,842,939	24,842,939	13,213,939	17,297,939	20,901,939	21,096,939
150	24,389,313	24,389,313	12,760,313	16,844,313	20,448,313	20,643,313
165	23,935,686	23,935,686	12,306,686	16,390,686	19,994,686	20,189,686
175	23,633,268	23,633,268	12,004,268	16,088,268	19,692,268	19,887,268
190	23,179,641	23,179,641	11,550,641	15,634,641	19,238,641	19,433,641
200	22,877,224	22,877,224	11,248,224	15,332,224	18,936,224	19,131,224
225	22,121,179	22,121,179	10,492,179	14,576,179	18,180,179	18,375,179
235	21,818,762	21,818,762	10,189,762	14,273,762	17,877,762	18,072,762
250	21,365,135	21,365,135	9,736,135	13,820,135	17,424,135	17,619,135
265	20,911,509	20,911,509	9,282,509	13,366,509	16,970,509	17,165,509
275	20,609,091	20,609,091	8,980,091	13,064,091	16,668,091	16,863,091
300	19,853,046	19,853,046	8,224,046	12,308,046	15,912,046	16,107,046

**Maximum CIL rates (per square metre)**

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

Site type 6

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,899,455	37,899,455	26,270,455	30,354,455	33,958,455	34,153,455
95	34,465,694	34,465,694	22,836,694	26,920,694	30,524,694	30,719,694
100	34,316,757	34,316,757	22,687,757	26,771,757	30,375,757	30,570,757
125	33,572,075	33,572,075	21,943,075	26,027,075	29,631,075	29,826,075
135	33,274,202	33,274,202	21,645,202	25,729,202	29,333,202	29,528,202
150	32,827,393	32,827,393	21,198,393	25,282,393	28,886,393	29,081,393
165	32,380,584	32,380,584	20,751,584	24,835,584	28,439,584	28,634,584
175	32,082,712	32,082,712	20,453,712	24,537,712	28,141,712	28,336,712
190	31,635,903	31,635,903	20,006,903	24,090,903	27,694,903	27,889,903
200	31,338,030	31,338,030	19,709,030	23,793,030	27,397,030	27,592,030
225	30,593,348	30,593,348	18,964,348	23,048,348	26,652,348	26,847,348
235	30,295,475	30,295,475	18,666,475	22,750,475	26,354,475	26,549,475
250	29,848,666	29,848,666	18,219,666	22,303,666	25,907,666	26,102,666
265	29,401,857	29,401,857	17,772,857	21,856,857	25,460,857	25,655,857
275	29,102,501	29,102,501	17,473,501	21,557,501	25,161,501	25,356,501
300	28,346,456	28,346,456	16,717,456	20,801,456	24,405,456	24,600,456

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	46,360,145	46,360,145	34,731,145	38,815,145	42,419,145	42,614,145
95	42,831,576	42,831,576	31,202,576	35,286,576	38,890,576	39,085,576
100	42,684,879	42,684,879	31,055,879	35,139,879	38,743,879	38,938,879
125	41,951,389	41,951,389	30,322,389	34,406,389	38,010,389	38,205,389
135	41,657,993	41,657,993	30,028,993	34,112,993	37,716,993	37,911,993
150	41,217,899	41,217,899	29,588,899	33,672,899	37,276,899	37,471,899
165	40,777,804	40,777,804	29,148,804	33,232,804	36,836,804	37,031,804
175	40,484,409	40,484,409	28,855,409	32,939,409	36,543,409	36,738,409
190	40,038,382	40,038,382	28,409,382	32,493,382	36,097,382	36,292,382
200	39,740,510	39,740,510	28,111,510	32,195,510	35,799,510	35,994,510
225	38,995,828	38,995,828	27,366,828	31,450,828	35,054,828	35,249,828
235	38,697,955	38,697,955	27,068,955	31,152,955	34,756,955	34,951,955
250	38,251,146	38,251,146	26,622,146	30,706,146	34,310,146	34,505,146
265	37,804,337	37,804,337	26,175,337	30,259,337	33,863,337	34,058,337
275	37,506,464	37,506,464	25,877,464	29,961,464	33,565,464	33,760,464
300	36,761,782	36,761,782	25,132,782	29,216,782	32,820,782	33,015,782

Maximum CIL rates (per square metre)

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

## Appendix 5 - BTR appraisal results

**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>0-50%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>Lon LR</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>BTR - 500 units</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
High Value 100% Pvt	300	300	300	300
High Value 35% DMR @ 70% LAR & 30% LLR	300	300	300	300
High Value 50% DMR @ 70% LAR & 30% LLR	300	300	300	300
Med Value 100% Pvt	300	300	300	300
Med Value 35% DMR @ 70% LAR & 30% LLR	0	200	300	300
Med Value 50% DMR @ 70% LAR & 30% LLR	#N/A	#N/A	#N/A	#N/A
Low Value 100% Pvt	#N/A	100	235	235
Low Value 35% DMR @ 70% LAR & 30% LLR	#N/A	#N/A	#N/A	#N/A
Low Value 50% DMR @ 70% LAR & 30% LLR	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	Units
500 units	500 units
Density: 455 dph	

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

Site area	1.0989 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

High Value 35% DMR @ 70% LAR &amp; 30% LLR

**Private values** £8016 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£48,906,407	44,504.831	32,875.831	36,959.831	40,563.831	40,758.831
95	45,058.408	41,003.151	29,374.151	33,458.151	37,062.151	37,257.151
100	44,897.040	40,856.306	29,227.306	33,311.306	36,915.306	37,110.306
125	44,090.203	40,122.085	28,493.085	32,577.085	36,181.085	36,376.085
135	43,767.469	39,828.396	28,199.396	32,283.396	35,887.396	36,082.396
150	43,283.367	39,387.864	27,758.864	31,842.864	35,446.864	35,641.864
165	42,799.265	38,947.331	27,318.331	31,402.331	35,006.331	35,201.331
175	42,476.531	38,653.643	27,024.643	31,108.643	34,712.643	34,907.643
190	41,992.429	38,213.110	26,584.110	30,668.110	34,272.110	34,467.110
200	41,668.694	37,919.422	26,290.422	30,374.422	33,978.422	34,173.422
225	40,862.858	37,185.200	25,556.200	29,640.200	33,244.200	33,439.200
235	40,540.059	36,891.454	25,262.454	29,346.454	32,950.454	33,145.454
250	40,052.235	36,447.534	24,818.534	28,902.534	32,506.534	32,701.534
265	39,564.412	36,003.615	24,374.615	28,458.615	32,062.615	32,257.615
275	39,238.196	35,707.669	24,078.669	28,162.669	31,766.669	31,961.669
300	38,426.158	34,967.804	23,338.804	27,422.804	31,026.804	31,221.804

**Maximum CIL rates (per square metre)**

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

Med Value 100% Pvt

**Private values** £8312 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,011,879	50,060.810	38,431.810	42,515.810	46,119.810	46,314.810
95	51,066.251	46,470.288	34,841.288	38,925.288	42,529.288	42,724.288
100	50,904.884	46,323.444	34,694.444	38,778.444	42,382.444	42,577.444
125	50,098.047	45,589.223	33,960.223	38,044.223	41,648.223	41,843.223
135	49,775.313	45,295.535	33,666.535	37,750.535	41,354.535	41,549.535
150	49,291.211	44,855.002	33,226.002	37,310.002	40,914.002	41,109.002
165	48,807.108	44,414.469	32,785.469	36,869.469	40,473.469	40,668.469
175	48,484.374	44,120.780	32,491.780	36,575.780	40,179.780	40,374.780
190	48,000.272	43,680.247	32,051.247	36,135.247	39,739.247	39,934.247
200	47,677.537	43,386.559	31,757.559	35,841.559	39,445.559	39,640.559
225	46,870.701	42,652.338	31,023.338	35,107.338	38,711.338	38,906.338
235	46,547.966	42,358.649	30,729.649	34,813.649	38,417.649	38,612.649
250	46,063.864	41,918.116	30,289.116	34,373.116	37,977.116	38,172.116
265	45,578.999	41,476.889	29,847.889	33,931.889	37,535.889	37,730.889
275	45,253.784	41,180.943	29,551.943	33,635.943	37,239.943	37,434.943
300	44,440.745	40,441.078	28,812.078	32,896.078	36,500.078	36,695.078

**Maximum CIL rates (per square metre)**

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

Med Value 35% DMR @ 70% LAR &amp; 30% LLR

**Private values** £6411 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,699.478	14,286.525	2,657.525	6,741.525	10,345.525	10,540.525
95	12,380.452	11,266.211	-362.789	3,721.211	7,325.211	7,520.211
100	12,217.844	11,118.238	-510.762	3,573.238	7,177.238	7,372.238
125	11,404.806	10,378.374	-1,250.626	2,833.374	6,437.374	6,632.374
135	11,079.590	10,082.427	-1,546.573	2,537.427	6,141.427	6,336.427
150	10,591.767	9,638.508	-1,990.492	2,093.508	5,697.508	5,892.508
165	10,103.944	9,194.589	-2,434.411	1,649.589	5,253.589	5,448.589
175	9,778.729	8,898.643	-2,730.357	1,353.643	4,957.643	5,152.643
190	9,290.906	8,454.724	-3,174.276	909.724	4,513.724	4,708.724
200	8,965.690	8,158.778	-3,470.222	613.778	4,217.778	4,412.778
225	8,152.651	7,418.912	-4,210.088	-126.088	3,477.912	3,672.912
235	7,827.436	7,122.967	-4,506.033	-422.033	3,181.967	3,376.967
250	7,336.311	6,676.043	-4,952.957	-868.957	2,735.043	2,930.043
265	6,842.921	6,227.058	-5,401.942	-1,317.942	2,286.058	2,481.058
275	6,511.408	5,925.382	-5,703.618	-1,619.618	1,984.382	2,179.382
300	5,682.626	5,171.189	-6,457.811	-2,373.811	1,230.189	1,425.189

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£200	£300	£300

Med Value 50% DMR @ 70% LAR &amp; 30% LLR

**Private values** £5597 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,166.222	-1,061.262	-12,690.262	-8,606.262	-5,002.262	-4,807.262
95	-4,283.056	-3,897.581	-15,526.581	-11,442.581	-7,838.581	-7,643.581
100	-4,449.424	-4,048.976	-15,677.976	-11,593.976	-7,989.976	-7,794.976
125	-5,286.912	-4,811.090	-16,440.090	-12,356.090	-8,752.090	-8,557.090
135	-5,623.483	-5,117.369	-16,746.369	-12,662.369	-9,058.369	-8,863.369
150	-6,128.340	-5,576.789	-17,205.789	-13,121.789	-9,517.789	-9,322.789
165	-6,637.943	-6,040.528	-17,669.528	-13,585.528	-9,981.528	-9,786.528
175	-6,983.604	-6,355.080	-17,984.080	-13,900.080	-10,296.080	-10,101.080
190	-7,502.096	-6,826.907	-18,455.907	-14,371.907	-10,767.907	-10,572.907
200	-7,849.690	-7,143.218	-18,772.218	-14,688.218	-11,084.218	-10,889.218
225	-8,727.028	-7,941.596	-19,570.596	-15,486.596	-11,882.596	-11,687.596
235	-9,079.207	-8,262.078	-19,891.078	-15,807.078	-12,203.078	-12,008.078
250	-9,613.642	-8,748.414	-20,377.414	-16,293.414	-12,689.414	-12,494.414
265	-10,148.076	-9,234.749	-20,863.749	-16,779.749	-13,175.749	-12,980.749
275	-10,507.912	-9,562.200	-21,191.200	-17,107.200	-13,503.200	-13,308.200
300	-11,412.228	-10,385.128	-22,014.128	-17,930.128	-14,326.128	-14,131.128

**Maximum CIL rates (per square metre)**

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

Site type 1

Low Value 100% Pvt

Private values £6241 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,168,868	11,073,670	-555,330	3,528,670	7,132,670	7,327,670
95	8,902,399	8,101,183	-3,527,817	556,183	4,160,183	4,355,183
100	8,739,791	7,953,210	-3,675,790	408,210	4,012,210	4,207,210
125	7,926,752	7,213,344	-4,415,656	-331,656	3,272,344	3,467,344
135	7,601,536	6,917,398	-4,711,602	-627,602	2,976,398	3,171,398
150	7,113,714	6,473,480	-5,155,520	-1,071,520	2,532,480	2,727,480
165	6,625,891	6,029,560	-5,599,440	-1,515,440	2,088,560	2,283,560
175	6,300,675	5,733,614	-5,895,386	-1,811,386	1,792,614	1,987,614
190	5,812,852	5,289,695	-6,339,305	-2,255,305	1,348,695	1,543,695
200	5,487,637	4,993,750	-6,635,250	-2,551,250	1,052,750	1,247,750
225	4,669,734	4,249,458	-7,379,542	-3,295,542	308,458	503,458
235	4,339,670	3,949,100	-7,679,900	-3,595,900	8,100	203,100
250	3,842,401	3,496,584	-8,132,416	-4,048,416	-444,416	-249,416
265	3,345,132	3,044,070	-8,584,930	-4,500,930	-896,930	-701,930
275	3,013,618	2,742,392	-8,886,608	-4,802,608	-1,198,608	-1,003,608
300	2,184,835	1,988,200	-9,640,800	-5,556,800	-1,952,800	-1,757,800

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£235	£235

Low Value 35% DMR @ 70% LAR & 30% LLR

Private values £5065 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,345,728	-11,234,613	-22,863,613	-18,779,613	-15,175,613	-14,980,613
95	-15,448,923	-14,058,520	-25,687,520	-21,603,520	-17,999,520	-17,804,520
100	-15,632,547	-14,225,617	-25,854,617	-21,770,617	-18,166,617	-17,971,617
125	-16,968,827	-15,077,632	-26,706,632	-22,622,632	-19,018,632	-18,823,632
135	-16,951,715	-15,426,061	-27,055,061	-22,971,061	-19,367,061	-19,172,061
150	-17,534,271	-15,956,187	-27,585,187	-23,501,187	-19,897,187	-19,702,187
165	-18,128,499	-16,496,934	-28,125,934	-24,041,934	-20,437,934	-20,242,934
175	-18,530,675	-16,862,914	-28,491,914	-24,407,914	-20,803,914	-20,608,914
190	-19,133,938	-17,411,884	-29,040,884	-24,956,884	-21,352,884	-21,157,884
200	-19,536,113	-17,777,863	-29,406,863	-25,322,863	-21,718,863	-21,523,863
225	-20,541,553	-18,692,813	-30,321,813	-26,237,813	-22,633,813	-22,438,813
235	-20,943,729	-19,058,793	-30,687,793	-26,603,793	-22,999,793	-22,804,793
250	-21,548,992	-19,607,763	-31,236,763	-27,152,763	-23,548,763	-23,353,763
265	-22,150,256	-20,156,733	-31,785,733	-27,701,733	-24,097,733	-23,902,733
275	-22,552,432	-20,522,713	-32,151,713	-28,067,713	-24,463,713	-24,268,713
300	-23,557,870	-21,437,662	-33,066,662	-28,982,662	-25,378,662	-25,183,662

Maximum CIL rates (per square metre)

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

Low Value 50% DMR @ 70% LAR & 30% LLR

Private values £4562 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,791,918	-21,650,646	-33,279,646	-29,195,646	-25,591,646	-25,396,646
95	-27,232,151	-24,781,258	-36,410,258	-32,326,258	-28,722,258	-28,527,258
100	-27,433,239	-24,964,247	-36,593,247	-32,509,247	-28,905,247	-28,710,247
125	-28,438,678	-25,879,197	-37,508,197	-33,424,197	-29,820,197	-29,625,197
135	-28,840,854	-26,245,177	-37,874,177	-33,790,177	-30,186,177	-29,991,177
150	-29,444,118	-26,794,147	-38,423,147	-34,339,147	-30,735,147	-30,540,147
165	-30,047,381	-27,343,117	-38,972,117	-34,888,117	-31,284,117	-31,089,117
175	-30,449,557	-27,709,097	-39,338,097	-35,254,097	-31,650,097	-31,455,097
190	-31,052,821	-28,258,067	-39,887,067	-35,803,067	-32,199,067	-32,004,067
200	-31,454,996	-28,624,046	-40,253,046	-36,169,046	-32,565,046	-32,370,046
225	-32,460,435	-29,538,996	-41,167,996	-37,083,996	-33,479,996	-33,284,996
235	-32,862,611	-29,904,976	-41,533,976	-37,449,976	-33,845,976	-33,650,976
250	-33,465,875	-30,453,946	-42,082,946	-37,998,946	-34,394,946	-34,199,946
265	-34,069,138	-31,002,916	-42,631,916	-38,547,916	-34,943,916	-34,748,916
275	-34,471,314	-31,368,896	-42,997,896	-38,913,896	-35,309,896	-35,114,896
300	-35,476,753	-32,283,845	-43,912,845	-39,828,845	-36,224,845	-36,029,845

Maximum CIL rates (per square metre)

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

## Appendix 6 - Older persons accommodation appraisals results





**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>50%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,020 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,080 per sq ft	#N/A	#N/A	250	275

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,020 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,080 per sq ft	#N/A	#N/A	#N/A	#N/A



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>40%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	300	300
£1,020 per sq ft	#N/A	275	300	300
£1,080 per sq ft	175	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,020 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,080 per sq ft	#N/A	#N/A	0	0



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>35%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	150	165
£960 per sq ft	#N/A	275	300	300
£1,020 per sq ft	200	300	300	300
£1,080 per sq ft	300	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	#N/A	#N/A
£1,020 per sq ft	#N/A	#N/A	0	0
£1,080 per sq ft	#N/A	#N/A	300	300

**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>30%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	0
£870 per sq ft	#N/A	0	300	300
£960 per sq ft	175	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	0	0
£1,020 per sq ft	#N/A	#N/A	300	300
£1,080 per sq ft	#N/A	190	300	300

**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>25%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	0	0
£792 per sq ft	#N/A	#N/A	200	200
£870 per sq ft	#N/A	300	300	300
£960 per sq ft	300	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	#N/A	#N/A
£960 per sq ft	#N/A	#N/A	250	275
£1,020 per sq ft	#N/A	165	300	300
£1,080 per sq ft	0	300	300	300

**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>20%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	265	275
£792 per sq ft	#N/A	100	300	300
£870 per sq ft	190	300	300	300
£960 per sq ft	300	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	#N/A	#N/A
£870 per sq ft	#N/A	#N/A	0	0
£960 per sq ft	#N/A	100	300	300
£1,020 per sq ft	0	300	300	300
£1,080 per sq ft	275	300	300	300

**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>10%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	0
£768 per sq ft	0	300	300	300
£792 per sq ft	150	300	300	300
£870 per sq ft	300	300	300	300
£960 per sq ft	300	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	#N/A	#N/A
£792 per sq ft	#N/A	#N/A	0	0
£870 per sq ft	#N/A	0	300	300
£960 per sq ft	135	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300

**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

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

<b>Affordable Housing</b>	<b>0%</b>	
<b>Tenure Split</b>	<b>Lon AR</b>	<b>SO</b>
	<b>70%</b>	<b>30%</b>

<b>Site type</b>	<b>Retirement/Sheltered Housing</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	0	250	265
£768 per sq ft	300	300	300	300
£792 per sq ft	300	300	300	300
£870 per sq ft	300	300	300	300
£960 per sq ft	300	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300

<b>Site type</b>	<b>Extra Care</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£660 per sq ft	#N/A	#N/A	#N/A	#N/A
£768 per sq ft	#N/A	#N/A	175	200
£792 per sq ft	#N/A	0	300	300
£870 per sq ft	0	300	300	300
£960 per sq ft	300	300	300	300
£1,020 per sq ft	300	300	300	300
£1,080 per sq ft	300	300	300	300



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	40 units
Density:	190 dph

Affordable %	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.2105 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£1,604,796	-7,622,779	-19,251,779	-15,167,779	-11,563,779	-11,368,779
95	-1,732,435	-8,229,067	-19,858,067	-15,774,067	-12,170,067	-11,975,067
100	-1,740,503	-8,267,390	-19,896,390	-15,812,390	-12,208,390	-12,013,390
125	-1,780,846	-8,459,018	-20,088,018	-16,004,018	-12,400,018	-12,205,018
135	-1,796,983	-8,535,670	-20,164,670	-16,080,670	-12,476,670	-12,281,670
150	-1,821,189	-8,650,646	-20,279,646	-16,195,646	-12,591,646	-12,396,646
165	-1,845,394	-8,765,622	-20,394,622	-16,310,622	-12,706,622	-12,511,622
175	-1,861,530	-8,842,269	-20,471,269	-16,387,269	-12,783,269	-12,588,269
190	-1,885,736	-8,957,245	-20,586,245	-16,502,245	-12,898,245	-12,703,245
200	-1,901,873	-9,033,897	-20,662,897	-16,578,897	-12,974,897	-12,779,897
225	-1,942,215	-9,225,520	-20,854,520	-16,770,520	-13,166,520	-12,971,520
235	-1,958,352	-9,302,172	-20,931,172	-16,847,172	-13,243,172	-13,048,172
250	-1,982,558	-9,417,148	-21,046,148	-16,962,148	-13,358,148	-13,163,148
265	-2,006,763	-9,532,124	-21,161,124	-17,077,124	-13,473,124	-13,278,124
275	-2,022,899	-9,608,771	-21,237,771	-17,153,771	-13,549,771	-13,354,771
300	-2,063,242	-9,800,399	-21,429,399	-17,345,399	-13,741,399	-13,546,399

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,383,268	-6,570,522	-18,199,522	-14,115,522	-10,511,522	-10,316,522
95	-1,514,450	-7,193,638	-18,822,638	-14,738,638	-11,134,638	-10,939,638
100	-1,522,518	-7,231,962	-18,860,962	-14,776,962	-11,172,962	-10,977,962
125	-1,562,861	-7,423,590	-19,052,590	-14,968,590	-11,364,590	-11,169,590
135	-1,578,997	-7,500,237	-19,129,237	-15,045,237	-11,441,237	-11,246,237
150	-1,603,203	-7,615,213	-19,244,213	-15,160,213	-11,556,213	-11,361,213
165	-1,627,408	-7,730,188	-19,359,188	-15,275,188	-11,671,188	-11,476,188
175	-1,643,545	-7,806,841	-19,435,841	-15,351,841	-11,747,841	-11,552,841
190	-1,667,751	-7,921,816	-19,550,816	-15,466,816	-11,862,816	-11,667,816
200	-1,683,887	-7,998,464	-19,627,464	-15,543,464	-11,939,464	-11,744,464
225	-1,724,230	-8,190,092	-19,819,092	-15,735,092	-12,131,092	-11,936,092
235	-1,740,366	-8,266,739	-19,895,739	-15,811,739	-12,207,739	-12,012,739
250	-1,764,572	-8,381,715	-20,010,715	-15,926,715	-12,322,715	-12,127,715
265	-1,788,777	-8,496,691	-20,125,691	-16,041,691	-12,437,691	-12,242,691
275	-1,804,914	-8,573,343	-20,202,343	-16,118,343	-12,514,343	-12,319,343
300	-1,845,257	-8,764,971	-20,393,971	-16,309,971	-12,705,971	-12,510,971

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-667,808	-3,172,089	-14,801,089	-10,717,089	-7,113,089	-6,918,089
95	-810,430	-3,849,544	-15,478,544	-11,394,544	-7,790,544	-7,595,544
100	-818,498	-3,887,868	-15,516,868	-11,432,868	-7,828,868	-7,633,868
125	-858,841	-4,079,496	-15,708,496	-11,624,496	-8,020,496	-7,825,496
135	-874,977	-4,156,143	-15,785,143	-11,701,143	-8,097,143	-7,902,143
150	-899,183	-4,271,119	-15,900,119	-11,816,119	-8,212,119	-8,017,119
165	-923,388	-4,386,095	-16,015,095	-11,931,095	-8,327,095	-8,132,095
175	-939,526	-4,462,747	-16,091,747	-12,007,747	-8,403,747	-8,208,747
190	-963,731	-4,577,723	-16,206,723	-12,122,723	-8,518,723	-8,323,723
200	-979,867	-4,654,370	-16,283,370	-12,199,370	-8,595,370	-8,400,370
225	-1,020,210	-4,845,998	-16,474,998	-12,390,998	-8,786,998	-8,591,998
235	-1,036,347	-4,922,650	-16,551,650	-12,467,650	-8,863,650	-8,668,650
250	-1,060,553	-5,037,626	-16,666,626	-12,582,626	-8,978,626	-8,783,626
265	-1,084,758	-5,152,601	-16,781,601	-12,697,601	-9,093,601	-8,898,601
275	-1,100,894	-5,229,249	-16,858,249	-12,774,249	-9,170,249	-8,975,249
300	-1,141,237	-5,420,877	-17,049,877	-12,965,877	-9,361,877	-9,166,877

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	164,838	782,983	-10,846,017	-6,762,017	-3,158,017	-2,963,017
95	11,206	53,227	-11,575,773	-7,491,773	-3,887,773	-3,692,773
100	3,259	15,479	-11,613,521	-7,529,521	-3,925,521	-3,730,521
125	-37,034	-175,910	-11,804,910	-7,720,910	-4,116,910	-3,921,910
135	-53,171	-252,562	-11,881,562	-7,797,562	-4,193,562	-3,998,562
150	-77,376	-367,538	-11,996,538	-7,912,538	-4,308,538	-4,113,538
165	-101,581	-482,509	-12,111,509	-8,027,509	-4,423,509	-4,228,509
175	-117,718	-559,161	-12,188,161	-8,104,161	-4,500,161	-4,305,161
190	-141,924	-674,137	-12,303,137	-8,219,137	-4,615,137	-4,420,137
200	-158,061	-750,789	-12,379,789	-8,295,789	-4,691,789	-4,496,789
225	-198,403	-942,412	-12,571,412	-8,487,412	-4,883,412	-4,688,412
235	-214,540	-1,019,064	-12,648,064	-8,564,064	-4,960,064	-4,765,064
250	-238,745	-1,134,040	-12,763,040	-8,679,040	-5,075,040	-4,880,040
265	-262,951	-1,249,016	-12,878,016	-8,794,016	-5,190,016	-4,995,016
275	-279,087	-1,325,663	-12,954,663	-8,870,663	-5,266,663	-5,071,663
300	-319,430	-1,517,291	-13,146,291	-9,062,291	-5,458,291	-5,263,291

**Maximum CIL rates (per square metre)**

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

Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	710,313	3,373,985	-8,255,015	-4,171,015	-567,015	-372,015
95	547,957	2,602,797	-9,026,203	-4,942,203	-1,338,203	-1,143,203
100	540,010	2,565,049	-9,063,951	-4,979,951	-1,375,951	-1,180,951
125	500,274	2,376,302	-9,252,698	-5,168,698	-1,564,698	-1,369,698
135	484,380	2,300,305	-9,328,195	-5,244,195	-1,640,195	-1,445,195
150	460,538	2,187,555	-9,441,445	-5,357,445	-1,753,445	-1,558,445
165	436,697	2,074,310	-9,554,690	-5,470,690	-1,866,690	-1,671,690
175	420,803	1,998,813	-9,630,187	-5,546,187	-1,942,187	-1,747,187
190	396,961	1,885,563	-9,743,437	-5,659,437	-2,055,437	-1,860,437
200	381,067	1,810,066	-9,818,934	-5,734,934	-2,130,934	-1,935,934
225	341,330	1,621,319	-10,007,681	-5,923,681	-2,319,681	-2,124,681
235	325,436	1,545,823	-10,083,177	-5,999,177	-2,395,177	-2,200,177
250	301,594	1,432,573	-10,196,427	-6,112,427	-2,508,427	-2,313,427
265	277,753	1,319,327	-10,309,673	-6,225,673	-2,621,673	-2,426,673
275	261,858	1,243,826	-10,385,174	-6,301,174	-2,697,174	-2,502,174
300	222,123	1,055,084	-10,573,916	-6,489,916	-2,885,916	-2,690,916

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,251,180	5,943,105	-5,685,895	-1,601,895	2,002,105	2,197,105
95	1,080,177	5,130,841	-6,498,159	-2,414,159	1,189,841	1,384,841
100	1,072,230	5,093,093	-6,535,907	-2,451,907	1,152,093	1,347,093
125	1,032,494	4,904,346	-6,724,654	-2,640,654	963,346	1,158,346
135	1,016,600	4,828,849	-6,800,151	-2,716,151	887,849	1,082,849
150	992,758	4,715,599	-6,913,401	-2,829,401	774,599	969,599
165	968,917	4,602,354	-7,026,646	-2,942,646	681,354	856,354
175	953,021	4,528,852	-7,102,148	-3,018,148	585,852	780,852
190	929,180	4,413,607	-7,215,393	-3,131,393	472,607	667,607
200	913,285	4,338,105	-7,290,895	-3,206,895	397,105	592,105
225	873,550	4,149,363	-7,479,637	-3,395,637	208,363	403,363
235	857,655	4,073,862	-7,555,138	-3,471,138	132,862	327,862
250	833,814	3,960,616	-7,668,384	-3,584,384	19,616	214,616
265	809,972	3,847,366	-7,781,634	-3,697,634	-93,634	101,366
275	794,078	3,771,869	-7,857,131	-3,773,131	-169,131	25,869
300	754,342	3,583,123	-8,045,877	-3,961,877	-357,877	-162,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£275



Site type 2

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,971,264	-3,428,381	-15,057,381	-10,973,381	-7,369,381	-7,174,381
95	-3,448,851	-3,979,443	-15,608,443	-11,524,443	-7,920,443	-7,725,443
100	-3,476,488	-4,011,332	-15,640,332	-11,556,332	-7,952,332	-7,757,332
125	-3,614,672	-4,170,775	-15,799,775	-11,715,775	-8,111,775	-7,916,775
135	-3,669,945	-4,234,552	-15,863,552	-11,779,552	-8,175,552	-7,980,552
150	-3,752,855	-4,330,218	-15,959,218	-11,875,218	-8,271,218	-8,076,218
165	-3,835,765	-4,425,883	-16,054,883	-11,970,883	-8,366,883	-8,171,883
175	-3,891,038	-4,489,660	-16,119,660	-12,034,660	-8,430,660	-8,235,660
190	-3,973,949	-4,585,326	-16,214,326	-12,130,326	-8,526,326	-8,331,326
200	-4,029,222	-4,649,103	-16,278,103	-12,194,103	-8,590,103	-8,395,103
225	-4,167,406	-4,808,546	-16,437,546	-12,353,546	-8,749,546	-8,554,546
235	-4,222,680	-4,872,323	-16,501,323	-12,417,323	-8,813,323	-8,618,323
250	-4,305,591	-4,967,989	-16,596,989	-12,512,989	-8,908,989	-8,713,989
265	-4,388,501	-5,063,655	-16,692,655	-12,608,655	-9,004,655	-8,809,655
275	-4,443,774	-5,127,432	-16,756,432	-12,672,432	-9,068,432	-8,873,432
300	-4,581,958	-5,286,874	-16,915,874	-12,831,874	-9,227,874	-9,032,874

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,300,693	-1,500,800	-13,129,800	-9,045,800	-5,441,800	-5,246,800
95	-1,804,993	-2,082,684	-13,711,684	-9,627,684	-6,023,684	-5,828,684
100	-1,832,630	-2,114,573	-13,743,573	-9,659,573	-6,055,573	-5,860,573
125	-1,970,814	-2,274,016	-13,903,016	-9,819,016	-6,215,016	-6,020,016
135	-2,026,087	-2,337,793	-13,966,793	-9,882,793	-6,278,793	-6,083,793
150	-2,108,998	-2,433,459	-14,062,459	-9,978,459	-6,374,459	-6,179,459
165	-2,191,907	-2,529,124	-14,158,124	-10,074,124	-6,470,124	-6,275,124
175	-2,247,182	-2,592,902	-14,221,902	-10,137,902	-6,533,902	-6,338,902
190	-2,330,091	-2,688,567	-14,317,567	-10,233,567	-6,629,567	-6,434,567
200	-2,385,365	-2,752,344	-14,381,344	-10,297,344	-6,693,344	-6,498,344
225	-2,523,549	-2,911,787	-14,540,787	-10,456,787	-6,852,787	-6,657,787
235	-2,578,823	-2,975,565	-14,604,565	-10,520,565	-6,916,565	-6,721,565
250	-2,661,732	-3,071,230	-14,700,230	-10,616,230	-7,012,230	-6,817,230
265	-2,744,643	-3,166,896	-14,795,896	-10,711,896	-7,107,896	-6,912,896
275	-2,799,916	-3,230,673	-14,859,673	-10,775,673	-7,171,673	-6,976,673
300	-2,938,100	-3,390,116	-15,019,116	-10,935,116	-7,331,116	-7,136,116

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

<b>Site type 3</b>	
Flats	units
No of units	units
Density:	dph

<b>Affordable %</b>	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

<b>Site type 4</b>	
Flats	units
No of units	Density: dph

<b>Affordable %</b>	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

<b>Site type 5</b>	
Flats	units
No of units	units
Density:	dph

<b>Affordable %</b>	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

<b>Site type 6</b>	
Flats	units
No of units	Density: dph

<b>Affordable %</b>	50%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	40 units
Density:	190 dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.2105 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£552,299	-2,623,419	-14,252,419	-10,168,419	-6,564,419	-6,369,419
95	-727,428	-3,455,282	-15,084,282	-11,000,282	-7,396,282	-7,201,282
100	-737,109	-3,501,270	-15,130,270	-11,046,270	-7,442,270	-7,247,270
125	-785,520	-3,731,221	-15,360,221	-11,276,221	-7,672,221	-7,477,221
135	-804,884	-3,823,201	-15,452,201	-11,368,201	-7,764,201	-7,569,201
150	-833,931	-3,961,173	-15,590,173	-11,506,173	-7,902,173	-7,707,173
165	-862,978	-4,099,145	-15,728,145	-11,644,145	-8,040,145	-7,845,145
175	-882,342	-4,191,124	-15,820,124	-11,736,124	-8,132,124	-7,937,124
190	-911,389	-4,329,096	-15,958,096	-11,874,096	-8,270,096	-8,075,096
200	-930,753	-4,421,076	-16,050,076	-11,966,076	-8,362,076	-8,167,076
225	-979,164	-4,651,027	-16,280,027	-12,196,027	-8,592,027	-8,397,027
235	-998,528	-4,743,007	-16,372,007	-12,288,007	-8,684,007	-8,489,007
250	-1,027,575	-4,880,979	-16,509,979	-12,425,979	-8,821,979	-8,626,979
265	-1,056,620	-5,018,946	-16,647,946	-12,563,946	-8,959,946	-8,764,946
275	-1,075,985	-5,110,931	-16,739,931	-12,655,931	-9,051,931	-8,856,931
300	-1,124,396	-5,340,882	-16,969,882	-12,885,882	-9,281,882	-9,086,882

Maximum CIL rates (per square metre)

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

£792 per sq ft

Private values £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-287,898	-1,367,517	-12,996,517	-8,912,517	-5,308,517	-5,113,517
95	-467,255	-2,219,460	-13,848,460	-9,764,460	-6,160,460	-5,965,460
100	-476,937	-2,265,452	-13,894,452	-9,810,452	-6,206,452	-6,011,452
125	-525,348	-2,495,404	-14,124,404	-10,040,404	-6,436,404	-6,241,404
135	-544,712	-2,587,384	-14,216,384	-10,132,384	-6,528,384	-6,333,384
150	-573,759	-2,725,356	-14,354,356	-10,270,356	-6,666,356	-6,471,356
165	-602,805	-2,863,323	-14,492,323	-10,408,323	-6,804,323	-6,609,323
175	-622,170	-2,955,307	-14,584,307	-10,500,307	-6,896,307	-6,701,307
190	-651,216	-3,093,274	-14,722,274	-10,638,274	-7,034,274	-6,839,274
200	-670,581	-3,185,259	-14,814,259	-10,730,259	-7,126,259	-6,931,259
225	-718,991	-3,415,205	-15,044,205	-10,960,205	-7,356,205	-7,161,205
235	-738,356	-3,507,190	-15,136,190	-11,052,190	-7,448,190	-7,253,190
250	-767,401	-3,645,157	-15,274,157	-11,190,157	-7,586,157	-7,391,157
265	-796,448	-3,783,129	-15,412,129	-11,328,129	-7,724,129	-7,529,129
275	-815,812	-3,875,109	-15,504,109	-11,420,109	-7,816,109	-7,621,109
300	-864,223	-4,105,060	-15,734,060	-11,650,060	-8,046,060	-7,851,060

Maximum CIL rates (per square metre)

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

£870 per sq ft

Private values £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	559,265	2,656,510	-8,972,490	-4,888,490	-1,284,490	-1,089,490
95	369,127	1,753,351	-9,875,649	-5,791,649	-2,187,649	-1,992,649
100	359,590	1,708,053	-9,920,947	-5,836,947	-2,232,947	-2,037,947
125	311,907	1,481,558	-10,147,442	-6,063,442	-2,459,442	-2,264,442
135	292,833	1,390,957	-10,238,043	-6,154,043	-2,550,043	-2,355,043
150	264,224	1,255,063	-10,373,937	-6,289,937	-2,685,937	-2,490,937
165	235,613	1,119,164	-10,509,836	-6,425,836	-2,821,836	-2,626,836
175	216,541	1,028,567	-10,600,433	-6,516,433	-2,912,433	-2,717,433
190	187,930	892,668	-10,736,332	-6,652,332	-3,048,332	-2,853,332
200	168,857	802,072	-10,826,928	-6,742,928	-3,138,928	-2,943,928
225	121,174	575,577	-11,053,423	-6,969,423	-3,365,423	-3,170,423
235	102,101	484,981	-11,144,019	-7,060,019	-3,456,019	-3,261,019
250	73,491	349,082	-11,279,918	-7,195,918	-3,591,918	-3,396,918
265	44,881	213,183	-11,415,817	-7,331,817	-3,727,817	-3,532,817
275	25,808	122,586	-11,506,414	-7,422,414	-3,818,414	-3,623,414
300	-22,210	-105,496	-11,734,496	-7,650,496	-4,046,496	-3,851,496

Maximum CIL rates (per square metre)

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

£960 per sq ft

Private values £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,539,358	7,311,950	-4,317,050	-233,050	3,370,950	3,565,950
95	1,333,548	6,334,353	-5,294,647	-1,210,647	2,393,353	2,588,353
100	1,324,011	6,289,050	-5,339,950	-1,255,950	2,348,050	2,543,050
125	1,276,327	6,062,555	-5,566,445	-1,482,445	2,121,555	2,316,555
135	1,257,255	5,971,959	-5,657,041	-1,573,041	2,030,959	2,225,959
150	1,228,644	5,836,060	-5,792,940	-1,708,940	1,895,060	2,090,060
165	1,200,035	5,700,166	-5,928,834	-1,844,834	1,759,166	1,954,166
175	1,180,961	5,609,565	-6,019,435	-1,935,435	1,668,565	1,863,565
190	1,152,352	5,473,670	-6,155,330	-2,071,330	1,532,670	1,727,670
200	1,133,278	5,383,069	-6,245,931	-2,161,931	1,442,069	1,637,069
225	1,085,595	5,156,574	-6,472,426	-2,388,426	1,215,574	1,410,574
235	1,066,522	5,065,978	-6,563,022	-2,479,022	1,124,978	1,319,978
250	1,037,912	4,930,084	-6,698,916	-2,614,916	989,084	1,184,084
265	1,009,302	4,794,185	-6,834,815	-2,750,815	853,185	1,048,185
275	990,229	4,703,588	-6,925,412	-2,841,412	762,588	957,588
300	942,546	4,477,093	-7,151,907	-3,067,907	536,093	731,093

Maximum CIL rates (per square metre)

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

Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,190,407	10,404,434	-1,224,566	2,859,434	6,463,434	6,658,434
95	1,974,186	9,377,385	-2,251,615	1,832,385	5,436,385	5,631,385
100	1,964,649	9,332,082	-2,296,918	1,787,082	5,391,082	5,586,082
125	1,916,967	9,105,592	-2,523,408	1,560,592	5,164,592	5,359,592
135	1,897,893	9,014,991	-2,614,009	1,469,991	5,073,991	5,268,991
150	1,869,283	8,879,096	-2,749,904	1,334,096	4,938,096	5,133,096
165	1,840,673	8,743,197	-2,885,803	1,198,197	4,802,197	4,997,197
175	1,821,600	8,652,601	-2,976,399	1,107,601	4,711,601	4,906,601
190	1,792,990	8,516,702	-3,112,298	971,702	4,575,702	4,770,702
200	1,773,917	8,426,106	-3,202,894	881,106	4,485,106	4,680,106
225	1,726,234	8,199,611	-3,429,389	654,611	4,258,611	4,453,611
235	1,707,160	8,109,010	-3,519,990	564,010	4,168,010	4,363,010
250	1,678,551	7,973,115	-3,655,885	428,115	4,032,115	4,227,115
265	1,649,940	7,837,216	-3,791,784	292,216	3,896,216	4,091,216
275	1,630,867	7,746,620	-3,882,380	201,620	3,805,620	4,000,620
300	1,583,184	7,520,125	-4,108,875	-24,875	3,579,125	3,774,125

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£300

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,837,771	13,479,411	1,850,411	5,934,411	9,538,411	9,733,411
95	2,611,198	12,403,192	774,192	4,858,192	8,462,192	8,657,192
100	2,601,662	12,357,893	728,893	4,812,893	8,416,893	8,611,893
125	2,553,979	12,131,398	502,398	4,586,398	8,190,398	8,385,398
135	2,534,906	12,040,802	411,802	4,495,802	8,099,802	8,294,802
150	2,506,295	11,904,903	275,903	4,359,903	7,963,903	8,158,903
165	2,477,686	11,769,009	140,009	4,224,009	7,828,009	8,023,009
175	2,458,612	11,678,408	-49,408	4,133,408	7,737,408	7,932,408
190	2,430,003	11,542,513	-86,487	3,997,513	7,601,513	7,796,513
200	2,410,929	11,451,912	-177,088	3,906,912	7,510,912	7,705,912
225	2,363,246	11,225,417	-403,583	3,680,417	7,284,417	7,479,417
235	2,344,173	11,134,821	-494,179	3,589,821	7,193,821	7,388,821
250	2,315,563	10,998,922	-630,078	3,453,922	7,057,922	7,252,922
265	2,286,953	10,863,028	-765,972	3,318,028	6,922,028	7,117,028
275	2,267,879	10,772,427	-856,573	3,227,427	6,831,427	7,026,427
300	2,220,196	10,545,932	-1,083,068	3,000,932	6,604,932	6,799,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£300	£300	£300



**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,481,326	1,709,223	-9,919,777	-5,835,777	-2,231,777	-2,036,777
95	846,319	976,522	-10,652,478	-6,568,478	-2,964,478	-2,769,478
100	814,145	939,398	-10,689,602	-6,605,602	-3,001,602	-2,806,602
125	653,271	753,774	-10,875,226	-6,791,226	-3,187,226	-2,992,226
135	588,921	679,524	-10,949,476	-6,865,476	-3,261,476	-3,066,476
150	492,397	568,151	-11,060,849	-6,976,849	-3,372,849	-3,177,849
165	395,873	456,777	-11,172,223	-7,088,223	-3,484,223	-3,289,223
175	331,524	382,527	-11,246,473	-7,162,473	-3,558,473	-3,363,473
190	234,999	271,153	-11,357,847	-7,273,847	-3,669,847	-3,474,847
200	170,649	196,903	-11,432,097	-7,348,097	-3,744,097	-3,549,097
225	9,776	11,280	-11,617,720	-7,533,720	-3,929,720	-3,734,720
235	-55,406	-63,930	-11,692,930	-7,608,930	-4,004,930	-3,809,930
250	-153,403	-177,004	-11,806,004	-7,722,004	-4,118,004	-3,923,004
265	-251,400	-290,077	-11,919,077	-7,835,077	-4,231,077	-4,036,077
275	-316,732	-365,460	-11,994,460	-7,910,460	-4,306,460	-4,111,460
300	-480,060	-553,916	-12,182,916	-8,098,916	-4,494,916	-4,299,916

**Maximum CIL rates (per square metre)**

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

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,419,689	3,945,796	-7,683,204	-3,599,204	4,796	199,796
95	2,753,687	3,177,331	-8,451,669	-4,367,669	-763,669	-568,669
100	2,721,513	3,140,207	-8,488,793	-4,404,793	-800,793	-605,793
125	2,560,638	2,954,583	-8,674,417	-4,590,417	-986,417	-791,417
135	2,496,289	2,880,333	-8,748,667	-4,664,667	-1,060,667	-865,667
150	2,399,765	2,768,960	-8,860,040	-4,776,040	-1,172,040	-977,040
165	2,303,240	2,657,585	-8,971,415	-4,887,415	-1,283,415	-1,088,415
175	2,238,891	2,583,335	-9,045,665	-4,961,665	-1,357,665	-1,162,665
190	2,142,367	2,471,962	-9,157,038	-5,073,038	-1,469,038	-1,274,038
200	2,078,017	2,397,712	-9,231,288	-5,147,288	-1,543,288	-1,348,288
225	1,917,144	2,212,089	-9,416,911	-5,332,911	-1,728,911	-1,533,911
235	1,852,794	2,137,839	-9,491,161	-5,407,161	-1,803,161	-1,608,161
250	1,756,269	2,026,465	-9,602,535	-5,518,535	-1,914,535	-1,719,535
265	1,659,746	1,915,091	-9,713,909	-5,629,909	-2,025,909	-1,830,909
275	1,595,396	1,840,841	-9,788,159	-5,704,159	-2,100,159	-1,905,159
300	1,434,522	1,655,217	-9,973,783	-5,889,783	-2,285,783	-2,090,783

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

Affordable %	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	40%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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





Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,930,454	13,919,658	2,290,658	6,374,658	9,978,658	10,173,658
95	2,687,300	12,764,676	1,135,676	5,219,676	8,823,676	9,018,676
100	2,676,969	12,715,603	1,086,603	5,170,603	8,774,603	8,969,603
125	2,625,312	12,470,234	841,234	4,925,234	8,529,234	8,724,234
135	2,604,649	12,372,083	743,083	4,827,083	8,431,083	8,626,083
150	2,573,656	12,224,864	595,864	4,679,864	8,283,864	8,478,864
165	2,542,661	12,077,641	448,641	4,532,641	8,136,641	8,331,641
175	2,521,999	11,979,495	350,495	4,434,495	8,038,495	8,233,495
190	2,491,005	11,832,271	203,271	4,287,271	7,891,271	8,086,271
200	2,470,341	11,734,121	105,121	4,189,121	7,793,121	7,988,121
225	2,418,684	11,488,751	-140,249	3,943,751	7,547,751	7,742,751
235	2,398,022	11,390,605	-238,395	3,845,605	7,449,605	7,644,605
250	2,367,028	11,243,382	-385,618	3,698,382	7,302,382	7,497,382
265	2,336,034	11,096,163	-532,837	3,551,163	7,155,163	7,350,163
275	2,315,371	10,998,012	-630,988	3,453,012	7,057,012	7,252,012
300	2,263,714	10,752,643	-876,357	3,207,643	6,811,643	7,006,643

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,631,066	17,247,564	5,618,564	9,702,564	13,306,564	13,501,564
95	3,376,710	16,039,372	4,410,372	8,494,372	12,098,372	12,293,372
100	3,366,378	15,990,294	4,361,294	8,445,294	12,049,294	12,244,294
125	3,314,721	15,744,925	4,115,925	8,199,925	11,803,925	11,998,925
135	3,294,059	15,646,779	4,017,779	8,101,779	11,705,779	11,900,779
150	3,263,064	15,499,555	3,870,555	7,954,555	11,558,555	11,753,555
165	3,232,071	15,352,336	3,723,336	7,807,336	11,411,336	11,606,336
175	3,211,407	15,254,186	3,625,186	7,709,186	11,313,186	11,508,186
190	3,180,414	15,106,967	3,477,967	7,561,967	11,165,967	11,360,967
200	3,159,751	15,008,816	3,379,816	7,463,816	11,067,816	11,262,816
225	3,108,094	14,763,447	3,134,447	7,218,447	10,822,447	11,017,447
235	3,087,432	14,665,301	3,036,301	7,120,301	10,724,301	10,919,301
250	3,056,437	14,518,077	2,889,077	6,973,077	10,577,077	10,772,077
265	3,025,443	14,370,854	2,741,854	6,825,854	10,429,854	10,624,854
275	3,004,781	14,272,708	2,643,708	6,727,708	10,331,708	10,526,708
300	2,953,124	14,027,338	2,398,338	6,482,338	10,086,338	10,281,338

Maximum CIL rates (per square metre)

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



**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,672,223	4,237,180	-7,391,820	-3,307,820	296,180	491,180
95	2,951,239	3,405,276	-8,223,724	-4,139,724	-535,724	-340,724
100	2,916,383	3,365,057	-8,263,943	-4,179,943	-575,943	-380,943
125	2,742,102	3,163,964	-8,465,036	-4,381,036	-777,036	-582,036
135	2,672,391	3,083,528	-8,545,472	-4,461,472	-857,472	-662,472
150	2,567,823	2,962,872	-8,666,128	-4,582,128	-978,128	-783,128
165	2,463,255	2,842,218	-8,786,782	-4,702,782	-1,098,782	-903,782
175	2,393,543	2,761,780	-8,867,220	-4,783,220	-1,179,220	-984,220
190	2,288,975	2,641,125	-8,987,875	-4,903,875	-1,299,875	-1,104,875
200	2,219,263	2,560,689	-9,068,311	-4,984,311	-1,380,311	-1,185,311
225	2,044,983	2,359,595	-9,289,405	-5,185,405	-1,581,405	-1,386,405
235	1,975,271	2,279,159	-9,349,841	-5,265,841	-1,661,841	-1,466,841
250	1,870,703	2,158,503	-9,470,497	-5,386,497	-1,782,497	-1,587,497
265	1,766,135	2,037,848	-9,591,152	-5,507,152	-1,903,152	-1,708,152
275	1,696,423	1,957,412	-9,671,588	-5,587,588	-1,983,588	-1,788,588
300	1,522,143	1,756,318	-9,872,682	-5,788,682	-2,184,682	-1,989,682

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,753,227	6,638,339	-4,990,661	-906,661	2,697,339	2,892,339
95	5,008,921	5,779,524	-5,849,476	-1,765,476	1,838,524	2,033,524
100	4,974,589	5,739,910	-5,889,090	-1,805,090	1,798,910	1,993,910
125	4,802,928	5,541,840	-6,087,160	-2,003,160	1,600,840	1,795,840
135	4,734,264	5,462,613	-6,166,387	-2,082,387	1,521,613	1,716,613
150	4,631,267	5,343,770	-6,285,230	-2,201,230	1,402,770	1,597,770
165	4,527,414	5,223,939	-6,405,061	-2,321,061	1,282,939	1,477,939
175	4,457,702	5,143,502	-6,485,498	-2,401,498	1,202,502	1,397,502
190	4,353,133	5,022,846	-6,606,154	-2,522,154	1,081,846	1,276,846
200	4,283,422	4,942,410	-6,686,590	-2,602,590	1,001,410	1,196,410
225	4,109,141	4,741,317	-6,887,683	-2,803,683	800,317	995,317
235	4,039,430	4,660,881	-6,968,119	-2,884,119	719,881	914,881
250	3,934,862	4,540,225	-7,088,775	-3,004,775	599,225	794,225
265	3,830,294	4,419,570	-7,209,430	-3,125,430	478,570	673,570
275	3,760,582	4,339,133	-7,289,867	-3,205,867	398,133	593,133
300	3,586,302	4,138,041	-7,490,959	-3,406,959	197,041	392,041

**Maximum CIL rates (per square metre)**

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

Affordable %	35%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

Site type 1	
Flats	
No of units	40 units
Density:	190 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.2105 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£492,681	2,340,236	-9,288,764	-5,204,764	-1,600,764	-1,405,764
95	273,408	1,298,690	-10,330,310	-6,246,310	-2,642,310	-2,447,310
100	262,283	1,245,842	-10,383,158	-6,299,158	-2,695,158	-2,500,158
125	206,651	981,594	-10,647,406	-6,563,406	-2,959,406	-2,764,406
135	184,400	875,898	-10,753,102	-6,669,102	-3,065,102	-2,870,102
150	151,021	717,350	-10,911,650	-6,827,650	-3,223,650	-3,028,650
165	117,643	558,806	-11,070,194	-6,986,194	-3,382,194	-3,187,194
175	95,391	453,106	-11,175,894	-7,091,894	-3,487,894	-3,292,894
190	62,012	294,558	-11,334,442	-7,250,442	-3,646,442	-3,451,442
200	39,761	188,863	-11,440,137	-7,356,137	-3,752,137	-3,557,137
225	-16,112	-76,530	-11,705,530	-7,621,530	-4,017,530	-3,822,530
235	-38,704	-183,842	-11,812,842	-7,728,842	-4,124,842	-3,929,842
250	-72,592	-344,810	-11,973,810	-7,889,810	-4,285,810	-4,090,810
265	-106,479	-505,773	-12,134,773	-8,050,773	-4,446,773	-4,251,773
275	-129,071	-613,085	-12,242,085	-8,158,085	-4,554,085	-4,359,085
300	-185,550	-881,360	-12,510,360	-8,426,360	-4,822,360	-4,627,360

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

Private values £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	795,336	3,777,848	-7,851,152	-3,767,152	-163,152	31,848
95	571,224	2,713,313	-8,915,687	-4,831,687	-1,227,687	-1,032,687
100	560,098	2,660,465	-8,968,535	-4,884,535	-1,280,535	-1,085,535
125	504,467	2,396,217	-9,232,783	-5,148,783	-1,544,783	-1,349,783
135	482,215	2,290,521	-9,338,479	-5,254,479	-1,650,479	-1,455,479
150	448,836	2,131,973	-9,497,027	-5,413,027	-1,809,027	-1,614,027
165	415,459	1,973,430	-9,655,570	-5,571,570	-1,967,570	-1,772,570
175	393,206	1,867,729	-9,761,271	-5,677,271	-2,073,271	-1,878,271
190	359,828	1,709,181	-9,919,819	-5,835,819	-2,231,819	-2,036,819
200	337,576	1,603,486	-10,025,514	-5,941,514	-2,337,514	-2,142,514
225	281,946	1,339,242	-10,289,758	-6,205,758	-2,601,758	-2,406,758
235	259,693	1,233,542	-10,395,458	-6,311,458	-2,707,458	-2,512,458
250	226,315	1,074,998	-10,554,002	-6,470,002	-2,866,002	-2,671,002
265	192,937	916,450	-10,712,550	-6,628,550	-3,024,550	-2,829,550
275	170,685	810,755	-10,818,245	-6,734,245	-3,130,245	-2,935,245
300	115,054	546,506	-11,082,494	-6,998,494	-3,394,494	-3,199,494

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£870 per sq ft

Private values £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,776,303	8,437,438	-3,191,562	892,438	4,496,438	4,691,438
95	1,536,504	7,298,394	-4,330,606	-246,606	3,357,394	3,552,394
100	1,525,377	7,245,541	-4,383,459	-299,459	3,304,541	3,499,541
125	1,469,747	6,981,298	-4,647,702	-563,702	3,040,298	3,235,298
135	1,447,495	6,875,602	-4,753,398	-669,398	2,934,602	3,129,602
150	1,414,117	6,717,054	-4,911,946	-827,946	2,776,054	2,971,054
165	1,380,738	6,558,506	-5,070,494	-986,494	2,617,506	2,812,506
175	1,358,486	6,452,810	-5,176,190	-1,092,190	2,511,810	2,706,810
190	1,325,108	6,294,262	-5,334,738	-1,250,738	2,353,262	2,548,262
200	1,302,856	6,188,567	-5,440,433	-1,356,433	2,247,567	2,442,567
225	1,247,226	5,924,323	-5,704,677	-1,620,677	1,983,323	2,178,323
235	1,224,973	5,818,623	-5,810,377	-1,726,377	1,877,623	2,072,623
250	1,191,596	5,660,079	-5,968,921	-1,884,921	1,719,079	1,914,079
265	1,158,217	5,501,531	-6,127,469	-2,043,469	1,560,531	1,755,531
275	1,135,964	5,395,831	-6,233,169	-2,149,169	1,454,831	1,649,831
300	1,080,334	5,131,587	-6,497,413	-2,413,413	1,190,587	1,385,587

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£960 per sq ft

Private values £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,913,877	13,840,918	2,211,918	6,295,918	9,899,918	10,094,918
95	2,655,889	12,615,475	986,475	5,070,475	8,674,475	8,869,475
100	2,644,763	12,562,622	933,622	5,017,622	8,621,622	8,816,622
125	2,589,132	12,298,378	669,378	4,753,378	8,357,378	8,552,378
135	2,566,881	12,192,683	563,683	4,647,683	8,251,683	8,446,683
150	2,533,502	12,034,135	405,135	4,489,135	8,093,135	8,288,135
165	2,500,124	11,875,591	246,591	4,330,591	7,934,591	8,129,591
175	2,477,872	11,769,891	140,891	4,224,891	7,828,891	8,023,891
190	2,444,493	11,611,343	-17,657	4,066,343	7,670,343	7,865,343
200	2,422,242	11,505,647	-123,353	3,960,647	7,564,647	7,759,647
225	2,366,611	11,241,404	-387,596	3,696,404	7,300,404	7,495,404
235	2,344,359	11,135,703	-493,297	3,590,703	7,194,703	7,389,703
250	2,310,981	10,977,160	-651,840	3,432,160	7,036,160	7,231,160
265	2,277,603	10,818,612	-810,388	3,273,612	6,877,612	7,072,612
275	2,255,351	10,712,916	-916,084	3,167,916	6,771,916	6,966,916
300	2,199,720	10,448,668	-1,180,332	2,903,668	6,507,668	6,702,668

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£175	£300	£300	£300

Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,670,502	17,434,882	5,805,882	9,889,882	13,493,882	13,688,882
95	3,400,414	16,151,968	4,522,968	8,606,968	12,210,968	12,405,968
100	3,389,288	16,099,120	4,470,120	8,554,120	12,158,120	12,353,120
125	3,333,658	15,834,876	4,205,876	8,289,876	11,893,876	12,088,876
135	3,311,405	15,729,176	4,100,176	8,184,176	11,788,176	11,983,176
150	3,278,028	15,570,633	3,941,633	8,025,633	11,629,633	11,824,633
165	3,244,649	15,412,085	3,783,085	7,867,085	11,471,085	11,666,085
175	3,222,397	15,306,384	3,677,384	7,761,384	11,365,384	11,560,384
190	3,189,019	15,147,841	3,518,841	7,602,841	11,206,841	11,401,841
200	3,166,766	15,042,141	3,413,141	7,497,141	11,101,141	11,296,141
225	3,111,136	14,777,897	3,148,897	7,232,897	10,836,897	11,031,897
235	3,088,884	14,672,201	3,043,201	7,127,201	10,731,201	10,926,201
250	3,055,506	14,513,653	2,884,653	6,968,653	10,572,653	10,767,653
265	3,022,127	14,355,105	2,726,105	6,810,105	10,414,105	10,609,105
275	2,999,876	14,249,410	2,620,410	6,704,410	10,308,410	10,503,410
300	2,944,245	13,985,166	2,356,166	6,440,166	10,044,166	10,239,166

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,424,362	21,015,717	9,386,717	13,470,717	17,074,717	17,269,717
95	4,142,220	19,675,547	8,046,547	12,130,547	15,734,547	15,929,547
100	4,131,095	19,622,699	7,993,699	12,077,699	15,681,699	15,876,699
125	4,075,464	19,358,456	7,729,456	11,813,456	15,417,456	15,612,456
135	4,053,212	19,252,755	7,623,755	11,707,755	15,311,755	15,506,755
150	4,019,833	19,094,207	7,465,207	11,549,207	15,153,207	15,348,207
165	3,986,456	18,935,664	7,306,664	11,390,664	14,994,664	15,189,664
175	3,964,203	18,829,963	7,200,963	11,284,963	14,888,963	15,083,963
190	3,930,825	18,671,420	7,042,420	11,126,420	14,730,420	14,925,420
200	3,908,573	18,565,720	6,936,720	11,020,720	14,624,720	14,819,720
225	3,852,942	18,301,476	6,672,476	10,756,476	14,360,476	14,555,476
235	3,830,691	18,195,781	6,566,781	10,650,781	14,254,781	14,449,781
250	3,797,312	18,037,232	6,408,232	10,492,232	14,096,232	14,291,232
265	3,763,934	17,878,684	6,249,684	10,333,684	13,937,684	14,132,684
275	3,741,682	17,772,989	6,143,989	10,227,989	13,831,989	14,026,989
300	3,686,052	17,508,745	5,879,745	9,963,745	13,567,745	13,762,745

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

<b>Site type 2</b>	
Flats	
No of units	130 units
Density:	150 dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.87 ha
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,745,782	-4,322,057	-15,951,057	-11,867,057	-8,263,057	-8,068,057
95	-4,421,024	-5,101,182	-16,730,182	-12,646,182	-9,042,182	-8,847,182
100	-4,459,716	-5,145,826	-16,774,826	-12,690,826	-9,086,826	-8,891,826
125	-4,653,173	-5,369,046	-16,998,046	-12,914,046	-9,310,046	-9,115,046
135	-4,730,556	-5,458,334	-17,087,334	-13,003,334	-9,399,334	-9,204,334
150	-4,846,630	-5,592,266	-17,221,266	-13,137,266	-9,533,266	-9,338,266
165	-4,962,704	-5,726,197	-17,355,197	-13,271,197	-9,667,197	-9,472,197
175	-5,040,087	-5,815,485	-17,444,485	-13,360,485	-9,756,485	-9,561,485
190	-5,156,162	-5,949,417	-17,578,417	-13,494,417	-9,890,417	-9,695,417
200	-5,233,545	-6,038,705	-17,667,705	-13,583,705	-9,979,705	-9,784,705
225	-5,427,002	-6,261,925	-17,890,925	-13,806,925	-10,202,925	-10,007,925
235	-5,504,385	-6,351,213	-17,980,213	-13,896,213	-10,292,213	-10,097,213
250	-5,620,460	-6,485,146	-18,114,146	-14,030,146	-10,426,146	-10,231,146
265	-5,736,535	-6,619,078	-18,248,078	-14,164,078	-10,560,078	-10,365,078
275	-5,813,917	-6,708,366	-18,337,366	-14,253,366	-10,649,366	-10,454,366
300	-6,007,375	-6,931,586	-18,560,586	-14,476,586	-10,872,586	-10,677,586

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

Private values £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,811,010	-3,243,473	-14,872,473	-10,788,473	-7,184,473	-6,989,473
95	-3,501,199	-4,039,845	-15,668,845	-11,584,845	-7,980,845	-7,785,845
100	-3,539,891	-4,084,489	-15,713,489	-11,629,489	-8,025,489	-7,830,489
125	-3,733,348	-4,307,709	-15,936,709	-11,852,709	-8,248,709	-8,053,709
135	-3,810,731	-4,396,997	-16,025,997	-11,941,997	-8,337,997	-8,142,997
150	-3,926,805	-4,530,929	-16,159,929	-12,075,929	-8,471,929	-8,276,929
165	-4,042,879	-4,664,861	-16,293,861	-12,209,861	-8,605,861	-8,410,861
175	-4,120,262	-4,754,149	-16,383,149	-12,299,149	-8,695,149	-8,500,149
190	-4,236,337	-4,888,081	-16,517,081	-12,433,081	-8,829,081	-8,634,081
200	-4,313,720	-4,977,369	-16,606,369	-12,522,369	-8,918,369	-8,723,369
225	-4,507,177	-5,200,589	-16,829,589	-12,745,589	-9,141,589	-8,946,589
235	-4,584,560	-5,289,877	-16,918,877	-12,834,877	-9,230,877	-9,035,877
250	-4,700,634	-5,423,809	-17,052,809	-12,968,809	-9,364,809	-9,169,809
265	-4,816,708	-5,557,741	-17,186,741	-13,102,741	-9,498,741	-9,303,741
275	-4,894,091	-5,647,029	-17,276,029	-13,192,029	-9,588,029	-9,393,029
300	-5,087,549	-5,870,248	-17,499,248	-13,415,248	-9,811,248	-9,616,248

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

Private values £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	190,579	219,899	-11,409,101	-7,325,101	-3,721,101	-3,526,101
95	-533,697	-615,804	-12,244,804	-8,160,804	-4,556,804	-4,361,804
100	-571,806	-659,777	-12,288,777	-8,204,777	-4,600,777	-4,405,777
125	-762,356	-879,642	-12,508,642	-8,424,642	-4,820,642	-4,625,642
135	-838,576	-967,588	-12,596,588	-8,512,588	-4,908,588	-4,713,588
150	-952,907	-1,099,508	-12,728,508	-8,644,508	-5,040,508	-4,845,508
165	-1,067,236	-1,231,427	-12,860,427	-8,776,427	-5,172,427	-4,977,427
175	-1,143,456	-1,319,373	-12,948,373	-8,864,373	-5,260,373	-5,065,373
190	-1,257,786	-1,451,292	-13,080,292	-8,996,292	-5,392,292	-5,197,292
200	-1,334,006	-1,539,238	-13,168,238	-9,084,238	-5,480,238	-5,285,238
225	-1,526,211	-1,761,013	-13,390,013	-9,306,013	-5,702,013	-5,507,013
235	-1,603,595	-1,850,302	-13,479,302	-9,395,302	-5,791,302	-5,596,302
250	-1,719,670	-1,984,234	-13,613,234	-9,529,234	-5,925,234	-5,730,234
265	-1,835,744	-2,118,166	-13,747,166	-9,663,166	-6,059,166	-5,864,166
275	-1,913,127	-2,207,454	-13,836,454	-9,752,454	-6,148,454	-5,953,454
300	-2,106,584	-2,430,674	-14,059,674	-9,975,674	-6,371,674	-6,176,674

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

Private values £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,597,413	4,150,861	-7,478,139	-3,394,139	209,861	404,861
95	2,826,682	3,261,556	-8,367,444	-4,283,444	-679,444	-484,444
100	2,789,145	3,218,244	-8,410,756	-4,326,756	-722,756	-527,756
125	2,601,459	3,001,683	-8,627,317	-4,543,317	-939,317	-744,317
135	2,526,385	2,915,059	-8,713,941	-4,629,941	-1,025,941	-830,941
150	2,413,773	2,785,123	-8,843,877	-4,759,877	-1,155,877	-960,877
165	2,301,161	2,655,186	-8,973,814	-4,889,814	-1,285,814	-1,090,814
175	2,226,087	2,568,562	-9,060,438	-4,976,438	-1,372,438	-1,177,438
190	2,113,475	2,438,625	-9,190,375	-5,106,375	-1,502,375	-1,307,375
200	2,038,401	2,352,001	-9,276,999	-5,192,999	-1,588,999	-1,393,999
225	1,850,714	2,135,439	-9,493,561	-5,409,561	-1,805,561	-1,610,561
235	1,775,640	2,048,815	-9,580,185	-5,496,185	-1,892,185	-1,697,185
250	1,663,028	1,918,878	-9,710,122	-5,626,122	-2,022,122	-1,827,122
265	1,550,416	1,788,942	-9,840,058	-5,756,058	-2,152,058	-1,957,058
275	1,475,342	1,702,318	-9,926,682	-5,842,682	-2,238,682	-2,043,682
300	1,287,656	1,485,757	-10,143,243	-6,059,243	-2,455,243	-2,260,243

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,846,217	6,745,635	-4,883,365	-799,365	2,804,635	2,999,635
95	5,050,247	5,827,208	-5,801,792	-1,717,792	1,886,208	2,081,208
100	5,013,274	5,784,547	-5,844,453	-1,760,453	1,843,547	2,038,547
125	4,828,408	5,571,241	-6,057,759	-1,973,759	1,630,241	1,825,241
135	4,754,462	5,485,918	-6,143,082	-2,059,082	1,544,918	1,739,918
150	4,643,248	5,357,594	-6,271,406	-2,187,406	1,416,594	1,611,594
165	4,530,637	5,227,659	-6,401,341	-2,317,341	1,286,659	1,481,659
175	4,455,562	5,141,034	-6,487,966	-2,403,966	1,200,034	1,395,034
190	4,342,950	5,011,097	-6,617,903	-2,533,903	1,070,097	1,265,097
200	4,267,876	4,924,473	-6,704,527	-2,620,527	983,473	1,178,473
225	4,080,190	4,707,912	-6,921,088	-2,837,088	766,912	961,912
235	4,005,115	4,621,287	-7,007,713	-2,923,713	680,287	875,287
250	3,892,504	4,491,351	-7,137,649	-3,053,649	550,351	745,351
265	3,779,892	4,361,414	-7,267,586	-3,183,586	420,414	615,414
275	3,704,817	4,274,789	-7,354,211	-3,270,211	333,789	528,789
300	3,517,132	4,058,229	-7,570,771	-3,486,771	117,229	312,229

**Maximum CIL rates (per square metre)**

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

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,073,525	9,315,606	-2,313,394	1,770,606	5,374,606	5,569,606
95	7,241,940	8,356,085	-3,272,915	811,085	4,415,085	4,610,085
100	7,204,967	8,313,424	-3,315,576	768,424	4,372,424	4,567,424
125	7,020,102	8,100,118	-3,528,882	555,118	4,159,118	4,354,118
135	6,946,156	8,014,795	-3,614,205	469,795	4,073,795	4,268,795
150	6,835,237	7,886,811	-3,742,189	341,811	3,945,811	4,140,811
165	6,724,317	7,758,828	-3,870,172	213,828	3,817,828	4,012,828
175	6,650,371	7,673,505	-3,955,495	128,505	3,732,505	3,927,505
190	6,539,452	7,545,522	-4,083,478	522	3,604,522	3,799,522
200	6,465,506	7,460,199	-4,168,801	-84,801	3,519,199	3,714,199
225	6,280,640	7,246,893	-4,382,107	-298,107	3,305,893	3,500,893
235	6,206,694	7,161,570	-4,467,430	-383,430	3,220,570	3,415,570
250	6,095,775	7,033,586	-4,595,414	-511,414	3,092,586	3,287,586
265	5,984,856	6,905,603	-4,723,397	-639,397	2,964,603	3,159,603
275	5,910,909	6,820,280	-4,808,720	-724,720	2,879,280	3,074,280
300	5,726,044	6,606,974	-5,022,026	-938,026	2,665,974	2,860,974

**Maximum CIL rates (per square metre)**

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

Affordable %	30%
% Lon Aff Rent	70%
% Shered Ownership	30%

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

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

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

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

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



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 1**

Flats	
No of units	40 units
Density:	190 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.2105 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,011,021	4,802,349	-6,826,651	-2,742,651	861,349	1,056,349
95	768,359	3,649,707	-7,979,293	-3,895,293	-291,293	-96,293
100	756,439	3,593,085	-8,035,915	-3,951,915	-347,915	-152,915
125	696,835	3,309,967	-8,319,033	-4,235,033	-631,033	-436,033
135	672,993	3,196,717	-8,432,283	-4,348,283	-744,283	-549,283
150	637,231	3,026,849	-8,602,151	-4,518,151	-914,151	-719,151
165	601,469	2,856,976	-8,772,024	-4,688,024	-1,084,024	-889,024
175	577,628	2,743,731	-8,885,269	-4,801,269	-1,197,269	-1,002,269
190	541,865	2,573,858	-9,055,142	-4,971,142	-1,367,142	-1,172,142
200	518,023	2,460,608	-9,168,392	-5,084,392	-1,480,392	-1,285,392
225	458,419	2,177,490	-9,451,510	-5,367,510	-1,763,510	-1,568,510
235	434,578	2,064,245	-9,564,755	-5,480,755	-1,876,755	-1,681,755
250	398,815	1,894,373	-9,734,627	-5,650,627	-2,046,627	-1,851,627
265	363,053	1,724,500	-9,904,500	-5,820,500	-2,216,500	-2,021,500
275	339,212	1,611,255	-10,017,745	-5,933,745	-2,329,745	-2,134,745
300	279,607	1,328,132	-10,300,868	-6,216,868	-2,612,868	-2,417,868

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£792 per sq ft

**Private values** £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,334,790	6,340,255	-5,288,745	-1,204,745	2,399,255	2,594,255
95	1,086,952	5,163,023	-6,465,977	-2,381,977	1,222,023	1,417,023
100	1,075,031	5,106,396	-6,522,604	-2,438,604	1,165,396	1,360,396
125	1,015,427	4,823,278	-6,805,722	-2,721,722	882,278	1,077,278
135	991,586	4,710,033	-6,918,967	-2,834,967	769,033	964,033
150	955,823	4,540,160	-7,088,840	-3,004,840	599,160	794,160
165	920,060	4,370,287	-7,258,713	-3,174,713	429,287	624,287
175	896,219	4,257,042	-7,371,958	-3,287,958	316,042	511,042
190	860,457	4,087,169	-7,541,831	-3,457,831	146,169	341,169
200	836,615	3,973,919	-7,655,081	-3,571,081	32,919	227,919
225	777,011	3,690,802	-7,938,198	-3,854,198	-250,198	-55,198
235	753,170	3,577,556	-8,051,444	-3,967,444	-363,444	-168,444
250	717,407	3,407,684	-8,221,316	-4,137,316	-533,316	-338,316
265	681,644	3,237,811	-8,391,189	-4,307,189	-703,189	-508,189
275	657,803	3,124,566	-8,504,434	-4,420,434	-816,434	-621,434
300	598,200	2,841,448	-8,787,552	-4,703,552	-1,099,552	-904,552

**Maximum CIL rates (per square metre)**

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

£870 per sq ft

**Private values** £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,384,821	11,327,898	-301,102	3,782,898	7,386,898	7,581,898
95	2,120,192	10,070,913	-1,558,087	2,525,913	6,129,913	6,324,913
100	2,108,272	10,014,290	-1,614,710	2,469,290	6,073,290	6,268,290
125	2,048,667	9,731,168	-1,897,832	2,186,168	5,790,168	5,985,168
135	2,024,826	9,617,922	-2,011,078	2,072,922	5,676,922	5,871,922
150	1,989,063	9,448,050	-2,180,950	1,903,050	5,507,050	5,702,050
165	1,953,300	9,278,177	-2,350,823	1,733,177	5,337,177	5,532,177
175	1,929,459	9,164,932	-2,464,068	1,619,932	5,223,932	5,418,932
190	1,893,697	8,995,059	-2,633,941	1,450,059	5,054,059	5,249,059
200	1,869,856	8,881,814	-2,747,186	1,336,814	4,940,814	5,135,814
225	1,810,252	8,598,696	-3,030,304	1,053,696	4,657,696	4,852,696
235	1,786,410	8,485,446	-3,143,554	940,446	4,544,446	4,739,446
250	1,750,647	8,315,574	-3,313,426	770,574	4,374,574	4,569,574
265	1,714,885	8,145,706	-3,483,294	600,706	4,204,706	4,399,706
275	1,691,043	8,032,456	-3,596,544	487,456	4,091,456	4,286,456
300	1,631,440	7,749,338	-3,879,662	204,338	3,806,338	4,003,338

**Maximum CIL rates (per square metre)**

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

£960 per sq ft

**Private values** £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,601,138	17,105,404	5,476,404	9,560,404	13,164,404	13,359,404
95	3,317,060	15,756,035	4,127,035	8,211,035	11,815,035	12,010,035
100	3,305,140	15,699,413	4,070,413	8,154,413	11,758,413	11,953,413
125	3,245,535	15,416,290	3,787,290	7,871,290	11,475,290	11,670,290
135	3,221,694	15,303,045	3,674,045	7,758,045	11,362,045	11,557,045
150	3,185,931	15,133,172	3,504,172	7,588,172	11,192,172	11,387,172
165	3,150,168	14,963,300	3,334,300	7,418,300	11,022,300	11,217,300
175	3,126,327	14,850,054	3,221,054	7,305,054	10,909,054	11,104,054
190	3,090,565	14,680,182	3,051,182	7,135,182	10,739,182	10,934,182
200	3,066,723	14,566,936	2,937,936	7,021,936	10,625,936	10,820,936
225	3,007,119	14,283,814	2,654,814	6,738,814	10,342,814	10,537,814
235	2,983,278	14,170,569	2,541,569	6,625,569	10,229,569	10,424,569
250	2,947,515	14,000,696	2,371,696	6,455,696	10,059,696	10,254,696
265	2,911,753	13,830,828	2,201,828	6,285,828	9,889,828	10,084,828
275	2,887,911	13,717,578	2,088,578	6,172,578	9,776,578	9,971,578
300	2,828,307	13,434,460	1,805,460	5,889,460	9,493,460	9,688,460

**Maximum CIL rates (per square metre)**

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

Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,410,549	20,950,107	9,321,107	13,405,107	17,009,107	17,204,107
95	4,113,528	19,539,259	7,910,259	11,994,259	15,598,259	15,793,259
100	4,101,608	19,482,637	7,853,637	11,937,637	15,541,637	15,736,637
125	4,042,004	19,199,519	7,570,519	11,654,519	15,258,519	15,453,519
135	4,018,162	19,086,269	7,457,269	11,541,269	15,145,269	15,340,269
150	3,982,400	18,916,401	7,287,401	11,371,401	14,975,401	15,170,401
165	3,946,638	18,746,528	7,117,528	11,201,528	14,805,528	15,000,528
175	3,922,795	18,633,278	7,004,278	11,088,278	14,692,278	14,887,278
190	3,887,034	18,463,410	6,834,410	10,918,410	14,522,410	14,717,410
200	3,863,192	18,350,160	6,721,160	10,805,160	14,409,160	14,604,160
225	3,803,588	18,067,042	6,438,042	10,522,042	14,126,042	14,321,042
235	3,779,747	17,953,797	6,324,797	10,408,797	14,012,797	14,207,797
250	3,743,984	17,783,925	6,154,925	10,238,925	13,842,925	14,037,925
265	3,708,221	17,614,052	5,985,052	10,069,052	13,673,052	13,868,052
275	3,684,380	17,500,807	5,871,807	9,955,807	13,559,807	13,754,807
300	3,624,776	17,217,684	5,588,684	9,672,684	13,276,684	13,471,684

Maximum CIL rates (per square metre)

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

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,217,658	24,783,875	13,154,875	17,238,875	20,842,875	21,037,875
95	4,907,731	23,311,722	11,682,722	15,766,722	19,370,722	19,565,722
100	4,895,810	23,255,100	11,626,100	15,710,100	19,314,100	19,509,100
125	4,836,207	22,971,982	11,342,982	15,426,982	19,030,982	19,225,982
135	4,812,365	22,858,732	11,229,732	15,313,732	18,917,732	19,112,732
150	4,776,603	22,688,864	11,059,864	15,143,864	18,747,864	18,942,864
165	4,740,840	22,518,991	10,889,991	14,973,991	18,577,991	18,772,991
175	4,716,998	22,405,741	10,776,741	14,860,741	18,464,741	18,659,741
190	4,681,237	22,235,873	10,606,873	14,690,873	18,294,873	18,489,873
200	4,657,394	22,122,623	10,493,623	14,577,623	18,181,623	18,376,623
225	4,597,791	21,839,506	10,210,506	14,294,506	17,898,506	18,093,506
235	4,573,949	21,726,256	10,097,256	14,181,256	17,785,256	17,980,256
250	4,538,187	21,556,388	9,927,388	14,011,388	17,615,388	17,810,388
265	4,502,424	21,386,515	9,757,515	13,841,515	17,445,515	17,640,515
275	4,478,582	21,273,265	9,644,265	13,728,265	17,332,265	17,527,265
300	4,418,978	20,990,147	9,361,147	13,445,147	17,049,147	17,244,147

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	130 units
Density:	150 dph

Affordable %	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.87 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,169,684	-2,503,481	-14,132,481	-10,048,481	-6,444,481	-6,249,481
95	-2,922,638	-3,372,274	-15,001,274	-10,917,274	-7,313,274	-7,118,274
100	-2,964,093	-3,420,108	-15,049,108	-10,965,108	-7,361,108	-7,166,108
125	-3,171,369	-3,659,272	-15,288,272	-11,204,272	-7,600,272	-7,405,272
135	-3,254,279	-3,754,937	-15,383,937	-11,299,937	-7,695,937	-7,500,937
150	-3,378,644	-3,898,435	-15,527,435	-11,443,435	-7,839,435	-7,644,435
165	-3,503,010	-4,041,935	-15,670,935	-11,586,935	-7,982,935	-7,787,935
175	-3,585,920	-4,137,600	-15,766,600	-11,682,600	-8,078,600	-7,883,600
190	-3,710,285	-4,281,098	-15,910,098	-11,826,098	-8,222,098	-8,027,098
200	-3,793,196	-4,376,764	-16,005,764	-11,921,764	-8,317,764	-8,122,764
225	-4,000,472	-4,615,929	-16,244,929	-12,160,929	-8,556,929	-8,361,929
235	-4,083,382	-4,711,595	-16,340,595	-12,256,595	-8,652,595	-8,457,595
250	-4,207,747	-4,855,093	-16,484,093	-12,400,093	-8,796,093	-8,601,093
265	-4,332,113	-4,998,592	-16,627,592	-12,543,592	-8,939,592	-8,744,592
275	-4,415,023	-5,094,258	-16,723,258	-12,639,258	-9,035,258	-8,840,258
300	-4,622,299	-5,333,422	-16,962,422	-12,878,422	-9,274,422	-9,079,422

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

£792 per sq ft

**Private values** £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,173,285	-1,353,791	-12,982,791	-8,898,791	-5,294,791	-5,099,791
95	-1,938,714	-2,236,978	-13,865,978	-9,781,978	-6,177,978	-5,982,978
100	-1,980,169	-2,284,810	-13,913,810	-9,829,810	-6,225,810	-6,030,810
125	-2,187,445	-2,523,975	-14,152,975	-10,068,975	-6,464,975	-6,269,975
135	-2,270,355	-2,619,641	-14,248,641	-10,164,641	-6,560,641	-6,365,641
150	-2,394,720	-2,763,139	-14,392,139	-10,308,139	-6,704,139	-6,509,139
165	-2,519,086	-2,906,637	-14,535,637	-10,451,637	-6,847,637	-6,652,637
175	-2,601,996	-3,002,303	-14,631,303	-10,547,303	-6,943,303	-6,748,303
190	-2,726,362	-3,145,802	-14,774,802	-10,690,802	-7,086,802	-6,891,802
200	-2,809,272	-3,241,468	-14,870,468	-10,786,468	-7,182,468	-6,987,468
225	-3,016,548	-3,480,632	-15,109,632	-11,025,632	-7,421,632	-7,226,632
235	-3,099,458	-3,576,297	-15,205,297	-11,121,297	-7,517,297	-7,322,297
250	-3,223,823	-3,719,796	-15,348,796	-11,264,796	-7,660,796	-7,465,796
265	-3,348,189	-3,863,295	-15,492,295	-11,408,295	-7,804,295	-7,609,295
275	-3,431,099	-3,958,960	-15,587,960	-11,503,960	-7,899,960	-7,704,960
300	-3,638,375	-4,198,124	-15,827,124	-11,743,124	-8,139,124	-7,944,124

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

£870 per sq ft

**Private values** £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,988,116	2,293,980	-9,335,020	-5,251,020	-1,647,020	-1,452,020
95	1,192,175	1,375,587	-10,253,413	-6,169,413	-2,565,413	-2,370,413
100	1,151,958	1,329,182	-10,299,818	-6,215,818	-2,611,818	-2,416,818
125	950,865	1,097,152	-10,531,848	-6,447,848	-2,843,848	-2,648,848
135	870,428	1,004,340	-10,624,660	-6,540,660	-2,936,660	-2,741,660
150	749,773	865,123	-10,763,877	-6,679,877	-3,075,877	-2,880,877
165	629,117	725,905	-10,903,095	-6,819,095	-3,215,095	-3,020,095
175	548,681	633,093	-10,995,907	-6,911,907	-3,307,907	-3,112,907
190	428,025	493,875	-11,135,125	-7,051,125	-3,447,125	-3,252,125
200	347,588	401,064	-11,227,936	-7,143,936	-3,539,936	-3,344,936
225	146,495	169,033	-11,459,967	-7,375,967	-3,771,967	-3,576,967
235	66,059	76,221	-11,552,779	-7,468,779	-3,864,779	-3,669,779
250	-55,430	-63,958	-11,692,958	-7,608,958	-4,004,958	-3,809,958
265	-177,926	-205,299	-11,834,299	-7,750,299	-4,146,299	-3,951,299
275	-259,590	-299,527	-11,928,527	-7,844,527	-4,240,527	-4,045,527
300	-463,751	-535,097	-12,164,097	-8,080,097	-4,476,097	-4,281,097

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

£960 per sq ft

**Private values** £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,617,609	6,481,857	-5,147,143	-1,063,143	2,540,857	2,735,857
95	4,775,116	5,509,749	-6,119,251	-2,035,251	1,568,749	1,763,749
100	4,735,502	5,464,040	-6,164,960	-2,080,960	1,523,040	1,718,040
125	4,534,921	5,232,601	-6,396,399	-2,312,399	1,291,601	1,486,601
135	4,454,484	5,139,789	-6,489,211	-2,405,211	1,198,789	1,393,789
150	4,333,828	5,000,571	-6,628,429	-2,544,429	1,059,571	1,254,571
165	4,213,173	4,861,353	-6,767,647	-2,683,647	920,353	1,115,353
175	4,132,736	4,768,542	-6,860,458	-2,776,458	827,542	1,022,542
190	4,012,081	4,629,324	-6,999,676	-2,915,676	688,324	883,324
200	3,931,644	4,536,512	-7,092,488	-3,008,488	595,512	790,512
225	3,730,552	4,304,483	-7,324,517	-3,240,517	363,483	558,483
235	3,650,115	4,211,671	-7,417,329	-3,333,329	270,671	465,671
250	3,529,459	4,072,453	-7,556,547	-3,472,547	131,453	326,453
265	3,408,804	3,933,235	-7,695,765	-3,611,765	-7,765	187,235
275	3,328,367	3,840,424	-7,788,576	-3,704,576	-100,576	94,424
300	3,127,275	3,608,394	-8,020,606	-3,936,606	-332,606	-137,606

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£275

**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,009,272	9,241,468	-2,387,532	1,696,468	5,300,468	5,495,468
95	7,128,537	8,225,235	-3,403,765	680,235	4,284,235	4,479,235
100	7,088,922	8,179,526	-3,449,474	634,526	4,238,526	4,433,526
125	6,890,853	7,950,984	-3,678,016	405,984	4,009,984	4,204,984
135	6,811,625	7,859,567	-3,769,433	314,567	3,918,567	4,113,567
150	6,692,782	7,722,441	-3,906,559	177,441	3,781,441	3,976,441
165	6,573,940	7,585,316	-4,043,684	40,316	3,644,316	3,839,316
175	6,494,713	7,493,899	-4,135,101	-51,101	3,552,899	3,747,899
190	6,375,871	7,356,774	-4,272,226	-188,226	3,415,774	3,610,774
200	6,296,642	7,265,356	-4,363,644	-279,644	3,324,356	3,519,356
225	6,098,572	7,036,814	-4,592,186	-508,186	3,095,814	3,290,814
235	6,019,344	6,945,397	-4,683,603	-599,603	3,004,397	3,199,397
250	5,900,502	6,808,271	-4,820,729	-736,729	2,867,271	3,062,271
265	5,781,660	6,671,146	-4,957,854	-873,854	2,730,146	2,925,146
275	5,702,432	6,579,730	-5,049,270	-965,270	2,638,730	2,833,730
300	5,504,362	6,351,187	-5,277,813	-1,193,813	2,410,187	2,605,187

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£165	£300	£300

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,393,824	11,992,874	363,874	4,447,874	8,051,874	8,246,874
95	9,474,960	10,932,646	-696,354	3,387,646	6,991,646	7,186,646
100	9,435,345	10,886,937	-742,063	3,341,937	6,945,937	7,140,937
125	9,237,276	10,658,395	-970,605	3,113,395	6,717,395	6,912,395
135	9,158,047	10,566,977	-1,062,023	3,021,977	6,625,977	6,820,977
150	9,039,205	10,429,852	-1,199,148	2,884,852	6,488,852	6,683,852
165	8,920,363	10,292,727	-1,336,273	2,747,727	6,351,727	6,546,727
175	8,841,136	10,201,310	-1,427,690	2,656,310	6,260,310	6,455,310
190	8,722,294	10,064,185	-1,564,815	2,519,185	6,123,185	6,318,185
200	8,643,065	9,972,767	-1,656,233	2,427,767	6,031,767	6,226,767
225	8,444,995	9,744,225	-1,884,775	2,199,225	5,803,225	5,998,225
235	8,365,767	9,652,808	-1,976,192	2,107,808	5,711,808	5,906,808
250	8,246,925	9,515,683	-2,113,317	1,970,683	5,574,683	5,769,683
265	8,128,083	9,378,557	-2,250,443	1,833,557	5,437,557	5,632,557
275	8,048,854	9,287,140	-2,341,860	1,742,140	5,346,140	5,541,140
300	7,850,785	9,058,598	-2,570,402	1,513,598	5,117,598	5,312,598

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	25%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

Site type 1	
Flats	
No of units	40 units
Density:	190 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.2105 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,529,361	7,264,466	-4,364,534	-280,534	3,323,466	3,518,466
95	1,263,311	6,000,729	-5,628,271	-1,544,271	2,059,729	2,254,729
100	1,250,596	5,940,332	-5,688,668	-1,604,668	1,999,332	2,194,332
125	1,187,019	5,638,340	-5,990,660	-1,906,660	1,697,340	1,892,340
135	1,161,587	5,517,540	-6,111,460	-2,027,460	1,576,540	1,771,540
150	1,123,441	5,336,343	-6,292,657	-2,208,657	1,395,343	1,590,343
165	1,085,294	5,155,146	-6,473,854	-2,389,854	1,214,146	1,409,146
175	1,059,863	5,034,351	-6,594,649	-2,510,649	1,093,351	1,288,351
190	1,021,717	4,853,154	-6,775,846	-2,691,846	912,154	1,107,154
200	996,286	4,732,359	-6,896,641	-2,812,641	791,359	986,359
225	932,708	4,430,362	-7,198,638	-3,114,638	489,362	684,362
235	907,277	4,309,567	-7,319,433	-3,235,433	368,567	563,567
250	869,131	4,128,370	-7,500,630	-3,416,630	187,370	382,370
265	830,984	3,947,173	-7,681,827	-3,597,827	6,173	201,173
275	805,553	3,826,378	-7,802,622	-3,718,622	-114,622	80,378
300	741,975	3,524,381	-8,104,619	-4,020,619	-416,619	-221,619

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£265	£275

£792 per sq ft

Private values £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,874,245	8,902,662	-2,726,338	1,357,662	4,961,662	5,156,662
95	1,602,680	7,612,728	-4,016,272	67,728	3,671,728	3,866,728
100	1,589,964	7,552,331	-4,076,669	7,331	3,611,331	3,806,331
125	1,526,387	7,250,339	-4,378,661	-294,661	3,309,339	3,504,339
135	1,500,956	7,129,539	-4,499,461	-415,461	3,188,539	3,383,539
150	1,462,809	6,948,342	-4,680,658	-596,658	3,007,342	3,202,342
165	1,424,663	6,767,150	-4,861,850	-777,850	2,826,150	3,021,150
175	1,399,232	6,646,350	-4,982,650	-898,650	2,705,350	2,900,350
190	1,361,085	6,465,153	-5,163,847	-1,079,847	2,524,153	2,719,153
200	1,335,654	6,344,358	-5,284,642	-1,200,642	2,403,358	2,598,358
225	1,272,077	6,042,366	-5,586,634	-1,502,634	2,101,366	2,296,366
235	1,246,645	5,921,566	-5,707,434	-1,623,434	1,980,566	2,175,566
250	1,208,499	5,740,369	-5,888,631	-1,804,631	1,799,369	1,994,369
265	1,170,352	5,559,172	-6,069,828	-1,985,828	1,618,172	1,813,172
275	1,144,921	5,438,377	-6,190,623	-2,106,623	1,497,377	1,692,377
300	1,081,344	5,136,385	-6,492,615	-2,408,615	1,195,385	1,390,385

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£300	£300

£870 per sq ft

Private values £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,339	14,218,362	2,589,362	6,673,362	10,277,362	10,472,362
95	2,703,880	12,843,432	1,214,432	5,298,432	8,902,432	9,097,432
100	2,691,165	12,783,034	1,154,034	5,238,034	8,842,034	9,037,034
125	2,627,588	12,481,042	852,042	4,936,042	8,540,042	8,735,042
135	2,602,156	12,360,243	731,243	4,815,243	8,419,243	8,614,243
150	2,564,010	12,179,046	550,046	4,634,046	8,238,046	8,433,046
165	2,525,864	11,997,853	368,853	4,452,853	8,056,853	8,251,853
175	2,500,432	11,877,053	248,053	4,332,053	7,936,053	8,131,053
190	2,462,286	11,695,856	66,856	4,150,856	7,754,856	7,949,856
200	2,436,855	11,575,061	-53,939	4,030,061	7,634,061	7,829,061
225	2,373,277	11,273,065	-355,935	3,728,065	7,332,065	7,527,065
235	2,347,846	11,152,270	-476,730	3,607,270	7,211,270	7,406,270
250	2,309,699	10,971,072	-657,928	3,426,072	7,030,072	7,225,072
265	2,271,553	10,789,875	-839,125	3,244,875	6,848,875	7,043,875
275	2,246,122	10,669,080	-959,920	3,124,080	6,728,080	6,923,080
300	2,182,545	10,367,088	-1,261,912	2,822,088	6,426,088	6,621,088

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£190	£300	£300	£300

£960 per sq ft

Private values £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,288,398	20,369,890	8,740,890	12,824,890	16,428,890	16,623,890
95	3,978,231	18,896,596	7,267,596	11,351,596	14,955,596	15,150,596
100	3,965,515	18,836,198	7,207,198	11,291,198	14,895,198	15,090,198
125	3,901,937	18,534,202	6,905,202	10,989,202	14,593,202	14,788,202
135	3,876,507	18,413,407	6,784,407	10,868,407	14,472,407	14,667,407
150	3,838,360	18,232,210	6,603,210	10,687,210	14,291,210	14,486,210
165	3,800,213	18,051,012	6,422,012	10,506,012	14,110,012	14,305,012
175	3,774,783	17,930,217	6,301,217	10,385,217	13,989,217	14,184,217
190	3,736,636	17,749,020	6,120,020	10,204,020	13,808,020	14,003,020
200	3,711,204	17,628,221	5,999,221	10,083,221	13,687,221	13,882,221
225	3,647,627	17,326,229	5,697,229	9,781,229	13,385,229	13,580,229
235	3,622,197	17,205,434	5,576,434	9,660,434	13,264,434	13,459,434
250	3,584,050	17,024,236	5,395,236	9,479,236	13,083,236	13,278,236
265	3,545,903	16,843,039	5,214,039	9,298,039	12,902,039	13,097,039
275	3,520,473	16,722,244	5,093,244	9,177,244	12,781,244	12,976,244
300	3,456,894	16,420,248	4,791,248	8,875,248	12,479,248	12,674,248

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,150,596	24,465,331	12,836,331	16,920,331	20,524,331	20,719,331
95	4,826,643	22,926,555	11,297,555	15,381,555	18,985,555	19,180,555
100	4,813,927	22,866,153	11,237,153	15,321,153	18,925,153	19,120,153
125	4,750,350	22,564,161	10,935,161	15,019,161	18,623,161	18,818,161
135	4,724,918	22,443,361	10,814,361	14,898,361	18,502,361	18,697,361
150	4,686,772	22,262,169	10,633,169	14,717,169	18,321,169	18,516,169
165	4,648,626	22,080,972	10,451,972	14,535,972	18,139,972	18,334,972
175	4,623,194	21,960,172	10,331,172	14,415,172	18,019,172	18,214,172
190	4,585,048	21,778,980	10,149,980	14,233,980	17,837,980	18,032,980
200	4,559,617	21,658,180	10,029,180	14,113,180	17,717,180	17,912,180
225	4,496,040	21,356,188	9,727,188	13,811,188	17,415,188	17,610,188
235	4,470,608	21,235,388	9,606,388	13,690,388	17,294,388	17,489,388
250	4,432,461	21,054,191	9,425,191	13,509,191	17,113,191	17,308,191
265	4,394,316	20,872,999	9,243,999	13,327,999	16,931,999	17,126,999
275	4,368,884	20,752,199	9,123,199	13,207,199	16,811,199	17,006,199
300	4,305,307	20,450,207	8,821,207	12,905,207	16,509,207	16,704,207

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,010,438	28,549,579	16,920,579	21,004,579	24,608,579	24,803,579
95	5,673,242	26,947,898	15,318,898	19,402,898	23,006,898	23,201,898
100	5,660,526	26,887,500	15,258,500	19,342,500	22,946,500	23,141,500
125	5,596,949	26,585,508	14,956,508	19,040,508	22,644,508	22,839,508
135	5,571,518	26,464,708	14,835,708	18,919,708	22,523,708	22,718,708
150	5,533,372	26,283,516	14,654,516	18,738,516	22,342,516	22,537,516
165	5,495,225	26,102,319	14,473,319	18,557,319	22,161,319	22,356,319
175	5,469,794	25,981,519	14,352,519	18,436,519	22,040,519	22,235,519
190	5,431,648	25,800,327	14,171,327	18,255,327	21,859,327	22,054,327
200	5,406,216	25,679,527	14,050,527	18,134,527	21,738,527	21,933,527
225	5,342,639	25,377,535	13,748,535	17,832,535	21,436,535	21,631,535
235	5,317,207	25,256,735	13,627,735	17,711,735	21,315,735	21,510,735
250	5,279,061	25,075,538	13,446,538	17,530,538	21,134,538	21,329,538
265	5,240,915	24,894,346	13,265,346	17,349,346	20,953,346	21,148,346
275	5,215,483	24,773,546	13,144,546	17,228,546	20,832,546	21,027,546
300	5,151,906	24,471,554	12,842,554	16,926,554	20,530,554	20,725,554

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 2**

Flats	
No of units	130 units
Density:	150 dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.87 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-606,483	-699,789	-12,328,789	-8,244,789	-4,640,789	-4,445,789
95	-1,424,317	-1,643,442	-13,272,442	-9,188,442	-5,584,442	-5,389,442
100	-1,468,470	-1,694,388	-13,323,388	-9,239,388	-5,635,388	-5,440,388
125	-1,689,564	-1,949,497	-13,578,497	-9,494,497	-5,890,497	-5,695,497
135	-1,778,003	-2,051,541	-13,680,541	-9,596,541	-5,992,541	-5,797,541
150	-1,910,659	-2,204,606	-13,833,606	-9,749,606	-6,145,606	-5,950,606
165	-2,043,315	-2,357,671	-13,986,671	-9,902,671	-6,298,671	-6,103,671
175	-2,131,752	-2,459,714	-14,088,714	-10,004,714	-6,400,714	-6,205,714
190	-2,264,410	-2,612,780	-14,241,780	-10,157,780	-6,553,780	-6,358,780
200	-2,352,847	-2,714,823	-14,343,823	-10,259,823	-6,655,823	-6,460,823
225	-2,573,941	-2,969,932	-14,598,932	-10,514,932	-6,910,932	-6,715,932
235	-2,662,378	-3,071,975	-14,700,975	-10,616,975	-7,012,975	-6,817,975
250	-2,795,035	-3,225,040	-14,854,040	-10,770,040	-7,166,040	-6,971,040
265	-2,927,692	-3,378,106	-15,007,106	-10,923,106	-7,319,106	-7,124,106
275	-3,016,129	-3,480,149	-15,109,149	-11,025,149	-7,421,149	-7,226,149
300	-3,237,223	-3,735,258	-15,364,258	-11,280,258	-7,676,258	-7,481,258

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

£792 per sq ft

**Private values** £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	435,240	502,200	-11,126,800	-7,042,800	-3,438,800	-3,243,800
95	-392,715	-453,133	-12,082,133	-7,998,133	-4,394,133	-4,199,133
100	-436,270	-503,388	-12,132,388	-8,048,388	-4,444,388	-4,249,388
125	-654,041	-754,662	-12,383,662	-8,299,662	-4,695,662	-4,500,662
135	-741,150	-855,173	-12,484,173	-8,400,173	-4,796,173	-4,601,173
150	-871,812	-1,005,937	-12,634,937	-8,550,937	-4,946,937	-4,751,937
165	-1,002,475	-1,156,702	-12,785,702	-8,701,702	-5,097,702	-4,902,702
175	-1,089,583	-1,257,211	-12,886,211	-8,802,211	-5,198,211	-5,003,211
190	-1,220,246	-1,407,976	-13,036,976	-8,952,976	-5,348,976	-5,153,976
200	-1,307,355	-1,508,487	-13,137,487	-9,053,487	-5,449,487	-5,254,487
225	-1,525,918	-1,760,675	-13,389,675	-9,305,675	-5,701,675	-5,506,675
235	-1,614,355	-1,862,718	-13,491,718	-9,407,718	-5,803,718	-5,608,718
250	-1,747,013	-2,015,784	-13,644,784	-9,560,784	-5,956,784	-5,761,784
265	-1,879,669	-2,168,849	-13,797,849	-9,713,849	-6,109,849	-5,914,849
275	-1,968,106	-2,270,891	-13,899,891	-9,815,891	-6,211,891	-6,016,891
300	-2,189,200	-2,526,000	-14,155,000	-10,071,000	-6,467,000	-6,272,000

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

£870 per sq ft

**Private values** £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,785,654	4,368,062	-7,260,938	-3,176,938	427,062	622,062
95	2,910,027	3,357,723	-8,271,277	-4,187,277	-583,277	-388,277
100	2,867,127	3,308,223	-8,320,777	-4,236,777	-632,777	-437,777
125	2,652,629	3,060,726	-8,568,274	-4,484,274	-880,274	-685,274
135	2,566,830	2,961,727	-8,667,273	-4,583,273	-979,273	-784,273
150	2,438,131	2,813,228	-8,815,772	-4,731,772	-1,127,772	-932,772
165	2,309,432	2,664,729	-8,964,271	-4,880,271	-1,276,271	-1,081,271
175	2,223,632	2,565,729	-9,063,271	-4,979,271	-1,375,271	-1,180,271
190	2,094,933	2,417,230	-9,211,770	-5,127,770	-1,523,770	-1,328,770
200	2,009,134	2,318,231	-9,310,769	-5,226,769	-1,622,769	-1,427,769
225	1,794,635	2,070,733	-9,558,267	-5,474,267	-1,870,267	-1,675,267
235	1,708,836	1,971,734	-9,657,266	-5,573,266	-1,969,266	-1,774,266
250	1,580,137	1,823,235	-9,805,765	-5,721,765	-2,117,765	-1,922,765
265	1,451,437	1,674,736	-9,954,264	-5,870,264	-2,266,264	-2,071,264
275	1,365,638	1,575,736	-10,053,264	-5,969,264	-2,365,264	-2,170,264
300	1,151,139	1,328,238	-10,300,762	-6,216,762	-2,612,762	-2,417,762

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£960 per sq ft

**Private values** £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,624,843	8,797,896	-2,831,104	1,252,896	4,856,896	5,051,896
95	6,700,076	7,730,857	-3,898,143	185,857	3,789,857	3,984,857
100	6,657,821	7,682,101	-3,946,899	137,101	3,741,101	3,936,101
125	6,446,547	7,438,323	-4,190,677	-106,677	3,497,323	3,692,323
135	6,362,037	7,340,812	-4,288,188	-204,188	3,399,812	3,594,812
150	6,235,272	7,194,545	-4,434,455	-350,455	3,253,545	3,448,545
165	6,108,507	7,048,277	-4,580,723	-496,723	3,107,277	3,302,277
175	6,023,997	6,950,766	-4,678,234	-594,234	3,009,766	3,204,766
190	5,897,232	6,804,499	-4,824,501	-740,501	2,863,499	3,058,499
200	5,812,723	6,706,988	-4,922,012	-838,012	2,765,988	2,960,988
225	5,601,448	6,463,209	-5,165,791	-1,081,791	2,522,209	2,717,209
235	5,516,938	6,365,698	-5,263,302	-1,179,302	2,424,698	2,619,698
250	5,390,173	6,219,431	-5,409,569	-1,325,569	2,278,431	2,473,431
265	5,263,409	6,073,164	-5,555,836	-1,471,836	2,132,164	2,327,164
275	5,178,898	5,975,651	-5,653,349	-1,569,349	2,034,651	2,229,651
300	4,966,894	5,731,031	-5,897,969	-1,813,969	1,790,031	1,985,031

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£300	£300

**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,172,328	11,737,302	108,302	4,192,302	7,796,302	7,991,302
95	9,206,827	10,623,261	-1,005,739	3,078,261	6,682,261	6,877,261
100	9,164,572	10,574,506	-1,054,494	3,029,506	6,633,506	6,828,506
125	8,953,297	10,330,727	-1,298,273	2,785,727	6,389,727	6,584,727
135	8,868,787	10,233,216	-1,395,784	2,688,216	6,292,216	6,487,216
150	8,742,022	10,086,949	-1,542,051	2,541,949	6,145,949	6,340,949
165	8,615,258	9,940,682	-1,688,318	2,395,682	5,999,682	6,194,682
175	8,530,748	9,843,170	-1,785,830	2,298,170	5,902,170	6,097,170
190	8,403,983	9,696,903	-1,932,097	2,151,903	5,755,903	5,950,903
200	8,319,473	9,599,392	-2,029,608	2,054,392	5,658,392	5,853,392
225	8,108,198	9,355,613	-2,273,387	1,810,613	5,414,613	5,609,613
235	8,023,688	9,258,102	-2,370,898	1,713,102	5,317,102	5,512,102
250	7,896,924	9,111,835	-2,517,165	1,566,835	5,170,835	5,365,835
265	7,770,159	8,965,568	-2,663,432	1,420,568	5,024,568	5,219,568
275	7,685,649	8,868,057	-2,760,943	1,323,057	4,927,057	5,122,057
300	7,474,373	8,624,277	-3,004,723	1,079,277	4,683,277	4,878,277

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,714,124	14,670,143	3,041,143	7,125,143	10,729,143	10,924,143
95	11,707,979	13,509,206	1,880,206	5,964,206	9,568,206	9,763,206
100	11,665,724	13,460,451	1,831,451	5,915,451	9,519,451	9,714,451
125	11,454,449	13,216,672	1,587,672	5,671,672	9,275,672	9,470,672
135	11,369,939	13,119,161	1,490,161	5,574,161	9,178,161	9,373,161
150	11,243,175	12,972,894	1,343,894	5,427,894	9,031,894	9,226,894
165	11,116,410	12,826,627	1,197,627	5,281,627	8,885,627	9,080,627
175	11,031,899	12,729,114	1,100,114	5,184,114	8,788,114	8,983,114
190	10,905,134	12,582,847	953,847	5,037,847	8,641,847	8,836,847
200	10,820,624	12,485,336	856,336	4,940,336	8,544,336	8,739,336
225	10,609,350	12,241,557	612,557	4,696,557	8,300,557	8,495,557
235	10,524,840	12,144,046	515,046	4,599,046	8,203,046	8,398,046
250	10,398,075	11,997,779	368,779	4,452,779	8,056,779	8,251,779
265	10,271,310	11,851,512	222,512	4,306,512	7,910,512	8,105,512
275	10,186,800	11,754,000	125,000	4,209,000	7,813,000	8,008,000
300	9,975,526	11,510,222	-118,778	3,965,222	7,569,222	7,764,222

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£275	£300	£300	£300



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

Affordable %	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	20%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

Site type 1	
Flats	
No of units	40 units
Density:	190 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.2105 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£2,566,040	12,188,691		4,643,691	8,247,691	8,442,691
95	2,253,215	10,702,769	-926,231	3,157,769	6,761,769	6,956,769
100	2,238,910	10,634,822	-994,178	3,089,822	6,693,822	6,888,822
125	2,167,386	10,295,082	-1,333,918	2,750,082	6,354,082	6,549,082
135	2,138,775	10,159,183	-1,469,817	2,614,183	6,218,183	6,413,183
150	2,095,860	9,955,336	-1,673,664	2,410,336	6,014,336	6,209,336
165	2,052,945	9,751,490	-1,877,510	2,206,490	5,810,490	6,005,490
175	2,024,336	9,615,596	-2,013,404	2,070,596	5,674,596	5,869,596
190	1,981,421	9,411,750	-2,217,250	1,866,750	5,470,750	5,665,750
200	1,952,811	9,275,851	-2,353,149	1,730,851	5,334,851	5,529,851
225	1,881,286	8,936,110	-2,692,890	1,391,110	4,995,110	5,190,110
235	1,852,676	8,800,211	-2,828,789	1,255,211	4,859,211	5,054,211
250	1,809,761	8,596,365	-3,032,635	1,051,365	4,655,365	4,850,365
265	1,766,846	8,392,519	-3,236,481	847,519	4,451,519	4,646,519
275	1,738,237	8,256,624	-3,372,376	711,624	4,315,624	4,510,624
300	1,666,711	7,916,879	-3,712,121	371,879	3,975,879	4,170,879

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

£792 per sq ft

Private values £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,953,152	14,027,471		2,398,471	6,482,471	10,281,471
95	2,634,137	12,512,148		883,148	4,967,148	8,766,148
100	2,619,832	12,444,201		815,201	4,899,201	8,698,201
125	2,548,307	12,104,456		475,456	4,559,456	8,358,456
135	2,519,696	11,968,557		339,557	4,423,557	8,222,557
150	2,476,782	11,764,716		135,716	4,219,716	8,018,716
165	2,433,867	11,560,869	-68,131	4,015,869	7,619,869	7,814,869
175	2,405,257	11,424,970	-204,030	3,879,970	7,483,970	7,678,970
190	2,362,342	11,221,124	-407,876	3,676,124	7,280,124	7,475,124
200	2,333,733	11,085,230	-543,770	3,540,230	7,144,230	7,339,230
225	2,262,207	10,745,485	-883,515	3,200,485	6,804,485	6,999,485
235	2,233,598	10,609,590	-1,019,410	3,064,590	6,668,590	6,863,590
250	2,190,683	10,405,744	-1,223,256	2,860,744	6,464,744	6,659,744
265	2,147,768	10,201,898	-1,427,102	2,656,898	6,260,898	6,455,898
275	2,119,158	10,065,999	-1,563,001	2,520,999	6,124,999	6,319,999
300	2,047,633	9,726,258	-1,902,742	2,181,258	5,785,258	5,980,258

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£150	£300	£300	£300

£870 per sq ft

Private values £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,210,376	19,999,286		8,370,286	12,454,286	16,253,286
95	3,871,258	18,388,475		6,759,475	10,843,475	14,642,475
100	3,856,952	18,320,523		6,691,523	10,775,523	14,574,523
125	3,785,428	17,980,782		6,351,782	10,435,782	14,234,782
135	3,756,818	17,844,883		6,215,883	10,299,883	14,098,883
150	3,713,904	17,641,042		6,012,042	10,096,042	13,905,042
165	3,670,989	17,437,195		5,808,195	9,892,195	13,691,195
175	3,642,378	17,301,296		5,672,296	9,756,296	13,555,296
190	3,599,463	17,097,450		5,468,450	9,552,450	13,351,450
200	3,570,854	16,961,556		5,332,556	9,416,556	13,215,556
225	3,499,329	16,621,811		4,992,811	9,076,811	12,875,811
235	3,470,719	16,485,916		4,856,916	8,940,916	12,739,916
250	3,427,804	16,282,070		4,653,070	8,737,070	12,536,070
265	3,384,889	16,078,224		4,449,224	8,533,224	12,332,224
275	3,356,279	15,942,325		4,313,325	8,397,325	12,196,325
300	3,284,755	15,602,584		3,973,584	8,057,584	11,856,584

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£960 per sq ft

Private values £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,662,917	26,898,857		15,269,857	19,353,857	22,957,857
95	5,300,572	25,177,717		13,548,717	17,632,717	21,236,717
100	5,286,267	25,109,770		13,480,770	17,564,770	21,168,770
125	5,214,742	24,770,025		13,141,025	17,225,025	20,829,025
135	5,186,133	24,634,131		13,005,131	17,089,131	20,693,131
150	5,143,218	24,430,284		12,801,284	16,885,284	20,489,284
165	5,100,303	24,226,438		12,597,438	16,681,438	20,285,438
175	5,071,692	24,090,539		12,461,539	16,545,539	20,149,539
190	5,028,777	23,886,693		12,257,693	16,341,693	19,945,693
200	5,000,168	23,750,799		12,121,799	16,205,799	19,809,799
225	4,928,643	23,411,053		11,782,053	15,866,053	19,470,053
235	4,900,033	23,275,159		11,646,159	15,730,159	19,334,159
250	4,857,119	23,071,313		11,442,313	15,526,313	19,130,313
265	4,814,204	22,867,467		11,238,467	15,322,467	18,926,467
275	4,785,594	22,731,572		11,102,572	15,186,572	18,790,572
300	4,714,069	22,391,827		10,762,827	14,846,827	18,645,827

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,626,476	31,475,760	19,846,760	23,930,760	27,534,760	27,729,760
95	6,252,809	29,700,842	18,071,842	22,155,842	25,759,842	25,954,842
100	6,238,567	29,633,191	18,004,191	22,088,191	25,692,191	25,887,191
125	6,167,041	29,293,446	17,664,446	21,748,446	25,352,446	25,547,446
135	6,138,432	29,157,552	17,528,552	21,612,552	25,216,552	25,411,552
150	6,095,517	28,953,705	17,324,705	21,408,705	25,012,705	25,207,705
165	6,052,602	28,749,859	17,120,859	21,204,859	24,808,859	25,003,859
175	6,023,992	28,613,960	16,984,960	21,068,960	24,672,960	24,867,960
190	5,981,077	28,410,114	16,781,114	20,865,114	24,469,114	24,664,114
200	5,952,467	28,274,220	16,645,220	20,729,220	24,333,220	24,528,220
225	5,880,942	27,934,474	16,305,474	20,389,474	23,993,474	24,188,474
235	5,852,333	27,798,580	16,169,580	20,253,580	23,857,580	24,052,580
250	5,809,418	27,594,734	15,965,734	20,049,734	23,653,734	23,848,734
265	5,766,503	27,390,888	15,761,888	19,845,888	23,449,888	23,644,888
275	5,737,892	27,254,989	15,625,989	19,709,989	23,313,989	23,508,989
300	5,666,368	26,915,248	15,286,248	19,370,248	22,974,248	23,169,248

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,584,412	36,025,958	24,396,958	28,480,958	32,084,958	32,279,958
95	7,195,427	34,178,278	22,549,278	26,633,278	30,237,278	30,432,278
100	7,181,337	34,111,351	22,482,351	26,566,351	30,170,351	30,365,351
125	7,110,887	33,776,713	22,147,713	26,231,713	29,835,713	30,030,713
135	7,082,707	33,642,858	22,013,858	26,097,858	29,701,858	29,896,858
150	7,040,437	33,442,076	21,813,076	25,897,076	29,501,076	29,696,076
165	6,998,167	33,241,294	21,612,294	25,696,294	29,300,294	29,495,294
175	6,969,987	33,107,439	21,478,439	25,562,439	29,166,439	29,361,439
190	6,927,717	32,906,656	21,277,656	25,361,656	28,965,656	29,160,656
200	6,899,537	32,772,802	21,143,802	25,227,802	28,831,802	29,026,802
225	6,829,087	32,438,164	20,809,164	24,893,164	28,497,164	28,692,164
235	6,800,907	32,304,309	20,675,309	24,759,309	28,363,309	28,558,309
250	6,758,638	32,103,532	20,474,532	24,558,532	28,162,532	28,357,532
265	6,716,368	31,902,749	20,273,749	24,357,749	27,961,749	28,156,749
275	6,688,188	31,768,895	20,139,895	24,223,895	27,827,895	28,022,895
300	6,617,738	31,434,257	19,805,257	23,889,257	27,493,257	27,688,257

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

**Site type 2**

Flats	
No of units	130 units
Density:	150 dph

Affordable %	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	0.87 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,458,105	2,836,275	-8,792,725	-4,708,725	-1,104,725	-909,725
95	1,501,819	1,732,868	-9,896,132	-5,812,132	-2,208,132	-2,013,132
100	1,453,557	1,677,181	-9,951,819	-5,867,819	-2,263,819	-2,068,819
125	1,212,246	1,398,746	-10,230,254	-6,146,254	-2,542,254	-2,347,254
135	1,115,721	1,287,371	-10,341,629	-6,257,629	-2,653,629	-2,458,629
150	970,935	1,120,310	-10,508,690	-6,424,690	-2,820,690	-2,625,690
165	826,149	953,249	-10,675,751	-6,591,751	-2,987,751	-2,792,751
175	729,625	841,875	-10,787,125	-6,703,125	-3,099,125	-2,904,125
190	584,838	674,813	-10,954,187	-6,870,187	-3,266,187	-3,071,187
200	488,314	563,439	-11,065,561	-6,981,561	-3,377,561	-3,182,561
225	247,003	285,003	-11,343,997	-7,259,997	-3,655,997	-3,460,997
235	150,479	173,629	-11,455,371	-7,371,371	-3,767,371	-3,572,371
250	5,693	6,568	-11,622,432	-7,538,432	-3,934,432	-3,739,432
265	-141,217	-162,943	-11,791,943	-7,707,943	-4,103,943	-3,908,943
275	-239,214	-276,016	-11,905,016	-7,821,016	-4,217,016	-4,022,016
300	-484,207	-558,700	-12,187,700	-8,103,700	-4,499,700	-4,304,700

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

£792 per sq ft

**Private values** £8525 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,617,025	4,173,490	-7,455,510	-3,371,510	232,490	427,490
95	2,642,207	3,048,700	-8,580,300	-4,496,300	-892,300	-697,300
100	2,593,945	2,993,013	-8,635,987	-4,551,987	-947,987	-752,987
125	2,352,634	2,714,578	-8,914,422	-4,830,422	-1,226,422	-1,031,422
135	2,256,110	2,603,203	-9,025,797	-4,941,797	-1,337,797	-1,142,797
150	2,111,323	2,436,142	-9,192,858	-5,108,858	-1,504,858	-1,309,858
165	1,966,537	2,269,081	-9,359,919	-5,275,919	-1,671,919	-1,476,919
175	1,870,012	2,157,706	-9,471,294	-5,387,294	-1,783,294	-1,588,294
190	1,725,226	1,990,645	-9,638,355	-5,554,355	-1,950,355	-1,755,355
200	1,628,702	1,879,272	-9,749,728	-5,665,728	-2,061,728	-1,866,728
225	1,387,391	1,600,836	-10,028,164	-5,944,164	-2,340,164	-2,145,164
235	1,290,867	1,489,462	-10,139,538	-6,055,538	-2,451,538	-2,256,538
250	1,146,080	1,322,400	-10,306,600	-6,222,600	-2,618,600	-2,423,600
265	1,001,294	1,155,339	-10,473,661	-6,389,661	-2,785,661	-2,590,661
275	904,770	1,043,965	-10,585,035	-6,501,035	-2,897,035	-2,702,035
300	663,459	765,529	-10,863,471	-6,779,471	-3,175,471	-2,980,471

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

£870 per sq ft

**Private values** £9365 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,347,904	8,478,350	-3,150,650	933,350	4,537,350	4,732,350
95	6,327,210	7,300,626	-4,328,374	-244,374	3,359,626	3,554,626
100	6,279,672	7,245,776	-4,383,224	-299,224	3,304,776	3,499,776
125	6,041,988	6,971,525	-4,657,475	-573,475	3,030,525	3,225,525
135	5,946,915	6,861,825	-4,767,175	-683,175	2,920,825	3,115,825
150	5,804,305	6,697,275	-4,931,725	-847,725	2,756,275	2,951,275
165	5,661,694	6,532,724	-5,096,276	-1,012,276	2,591,724	2,786,724
175	5,566,621	6,423,024	-5,205,976	-1,121,976	2,482,024	2,677,024
190	5,424,010	6,258,473	-5,370,527	-1,286,527	2,317,473	2,512,473
200	5,328,936	6,148,772	-5,480,228	-1,396,228	2,207,772	2,402,772
225	5,090,914	5,874,131	-5,754,869	-1,670,869	1,933,131	2,128,131
235	4,994,389	5,762,757	-5,866,243	-1,782,243	1,821,757	2,016,757
250	4,849,603	5,595,695	-6,033,305	-1,949,305	1,654,695	1,849,695
265	4,704,816	5,428,634	-6,200,366	-2,116,366	1,487,634	1,682,634
275	4,608,293	5,317,261	-6,311,739	-2,227,739	1,376,261	1,571,261
300	4,366,982	5,038,825	-6,590,175	-2,506,175	1,097,825	1,292,825

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£300	£300

£960 per sq ft

**Private values** £10333 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,639,312	13,429,975	1,800,975	5,884,975	9,488,975	9,683,975
95	10,549,998	12,173,075	544,075	4,628,075	8,232,075	8,427,075
100	10,502,461	12,118,224	489,224	4,573,224	8,177,224	8,372,224
125	10,264,777	11,843,973	214,973	4,298,973	7,902,973	8,097,973
135	10,169,703	11,734,272	105,272	4,189,272	7,793,272	7,988,272
150	10,027,093	11,569,723	-59,277	4,024,723	7,628,723	7,823,723
165	9,884,483	11,405,172	-223,828	3,860,172	7,464,172	7,659,172
175	9,789,408	11,295,471	-333,529	3,750,471	7,354,471	7,549,471
190	9,646,798	11,130,920	-498,080	3,585,920	7,189,920	7,384,920
200	9,551,724	11,021,220	-607,780	3,476,220	7,080,220	7,275,220
225	9,314,040	10,746,970	-882,030	3,201,970	6,805,970	7,000,970
235	9,218,967	10,637,270	-991,730	3,092,270	6,696,270	6,891,270
250	9,076,357	10,472,719	-1,156,281	2,927,719	6,531,719	6,726,719
265	8,933,746	10,308,169	-1,320,831	2,763,169	6,367,169	6,562,169
275	8,838,672	10,198,467	-1,430,533	2,653,467	6,257,467	6,452,467
300	8,600,988	9,924,217	-1,704,783	2,379,217	5,983,217	6,178,217

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£135	£300	£300	£300

**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,495,781	16,725,901	5,096,901	9,180,901	12,784,901	12,979,901
95	13,363,407	15,419,315	3,790,315	7,874,315	11,478,315	11,673,315
100	13,315,870	15,364,466	3,735,466	7,819,466	11,423,466	11,618,466
125	13,078,187	15,090,215	3,461,215	7,545,215	11,149,215	11,344,215
135	12,983,112	14,980,514	3,351,514	7,435,514	11,039,514	11,234,514
150	12,840,502	14,815,963	3,186,963	7,270,963	10,874,963	11,069,963
165	12,697,891	14,651,413	3,022,413	7,106,413	10,710,413	10,905,413
175	12,602,818	14,541,713	2,912,713	6,996,713	10,600,713	10,795,713
190	12,460,207	14,377,162	2,748,162	6,832,162	10,436,162	10,631,162
200	12,365,134	14,267,462	2,638,462	6,722,462	10,326,462	10,521,462
225	12,127,450	13,993,212	2,364,212	6,448,212	10,052,212	10,247,212
235	12,032,376	13,883,510	2,254,510	6,338,510	9,942,510	10,137,510
250	11,889,765	13,718,960	2,089,960	6,173,960	9,777,960	9,972,960
265	11,747,155	13,554,409	1,925,409	6,009,409	9,613,409	9,808,409
275	11,652,081	13,444,709	1,815,709	5,899,709	9,503,709	9,698,709
300	11,414,397	13,170,459	1,541,459	5,625,459	9,229,459	9,424,459

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,321,798	19,986,689	8,357,689	12,441,689	16,045,689	16,240,689
95	16,155,194	18,640,608	7,011,608	11,095,608	14,699,608	14,894,608
100	16,108,371	18,586,582	6,957,582	11,041,582	14,645,582	14,840,582
125	15,874,259	18,316,453	6,687,453	10,771,453	14,375,453	14,570,453
135	15,780,615	18,208,402	6,579,402	10,663,402	14,267,402	14,462,402
150	15,640,147	18,046,323	6,417,323	10,501,323	14,105,323	14,300,323
165	15,499,680	17,884,246	6,255,246	10,339,246	13,943,246	14,138,246
175	15,406,036	17,776,195	6,147,195	10,231,195	13,835,195	14,030,195
190	15,265,568	17,614,117	5,985,117	10,069,117	13,673,117	13,868,117
200	15,171,924	17,506,066	5,877,066	9,961,066	13,565,066	13,760,066
225	14,937,811	17,235,936	5,606,936	9,690,936	13,294,936	13,489,936
235	14,842,986	17,126,522	5,497,522	9,581,522	13,185,522	13,380,522
250	14,700,375	16,961,971	5,332,971	9,416,971	13,020,971	13,215,971
265	14,557,765	16,797,421	5,168,421	9,252,421	12,856,421	13,051,421
275	14,462,691	16,687,721	5,058,721	9,142,721	12,746,721	12,941,721
300	14,225,008	16,413,470	4,784,470	8,868,470	12,472,470	12,667,470

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

<b>Affordable %</b>	10%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



Site type 1

£1,020 per sq ft

Private values £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,094,931	38,450,922	26,821,922	30,905,922	34,509,922	34,704,922
95	7,668,037	36,423,176	24,794,176	28,878,176	32,482,176	32,677,176
100	7,652,381	36,348,811	24,719,811	28,803,811	32,407,811	32,602,811
125	7,574,103	35,976,991	24,347,991	28,431,991	32,035,991	32,230,991
135	7,542,793	35,828,266	24,199,266	28,283,266	31,887,266	32,082,266
150	7,495,826	35,605,172	23,976,172	28,060,172	31,664,172	31,859,172
165	7,448,859	35,382,082	23,753,082	27,837,082	31,441,082	31,636,082
175	7,417,548	35,233,352	23,604,352	27,688,352	31,292,352	31,487,352
190	7,370,581	35,010,262	23,381,262	27,465,262	31,069,262	31,264,262
200	7,339,271	34,861,537	23,232,537	27,316,537	30,920,537	31,115,537
225	7,260,993	34,489,717	22,860,717	26,944,717	30,548,717	30,743,717
235	7,229,682	34,340,988	22,711,988	26,795,988	30,399,988	30,594,988
250	7,182,715	34,117,898	22,488,898	26,572,898	30,176,898	30,371,898
265	7,135,749	33,894,808	22,265,808	26,349,808	29,953,808	30,148,808
275	7,104,437	33,746,078	22,117,078	26,201,078	29,805,078	30,000,078
300	7,026,161	33,374,263	21,745,263	25,829,263	29,433,263	29,628,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£1,080 per sq ft

Private values £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,158,387	43,502,336	31,873,336	35,957,336	39,561,336	39,756,336
95	8,714,487	41,393,814	29,764,814	33,848,814	37,452,814	37,647,814
100	8,698,831	41,319,449	29,690,449	33,774,449	37,378,449	37,573,449
125	8,620,555	40,947,634	29,318,634	33,402,634	37,006,634	37,201,634
135	8,589,243	40,798,905	29,169,905	33,253,905	36,857,905	37,052,905
150	8,542,277	40,575,815	28,946,815	33,030,815	36,634,815	36,829,815
165	8,495,310	40,352,725	28,723,725	32,807,725	36,411,725	36,606,725
175	8,463,999	40,203,995	28,574,995	32,658,995	36,262,995	36,457,995
190	8,417,033	39,980,905	28,351,905	32,435,905	36,039,905	36,234,905
200	8,385,721	39,832,175	28,203,175	32,287,175	35,891,175	36,086,175
225	8,307,443	39,460,356	27,831,356	31,915,356	35,519,356	35,714,356
235	8,276,133	39,311,630	27,682,630	31,766,630	35,370,630	35,565,630
250	8,229,166	39,088,541	27,459,541	31,543,541	35,147,541	35,342,541
265	8,182,199	38,865,446	27,236,446	31,320,446	34,924,446	35,119,446
275	8,150,889	38,716,721	27,087,721	31,171,721	34,775,721	34,970,721
300	8,072,611	38,344,901	26,715,901	30,799,901	34,403,901	34,598,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300



**Site type 2**

£1,020 per sq ft

**Private values** £10979 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,780,790	21,670,143	10,041,143	14,125,143	17,729,143	17,924,143
95	17,492,009	20,183,088	8,554,088	12,638,088	16,242,088	16,437,088
100	17,439,985	20,123,059	8,494,059	12,578,059	16,182,059	16,377,059
125	17,179,860	19,822,916	8,193,916	12,277,916	15,881,916	16,076,916
135	17,075,810	19,702,858	8,073,858	12,157,858	15,761,858	15,956,858
150	16,919,736	19,522,772	7,893,772	11,977,772	15,581,772	15,776,772
165	16,763,661	19,342,686	7,713,686	11,797,686	15,401,686	15,596,686
175	16,659,611	19,222,629	7,593,629	11,677,629	15,281,629	15,476,629
190	16,503,536	19,042,542	7,413,542	11,497,542	15,101,542	15,296,542
200	16,399,487	18,922,485	7,293,485	11,377,485	14,981,485	15,176,485
225	16,139,363	18,622,341	6,993,341	11,077,341	14,681,341	14,876,341
235	16,035,313	18,502,284	6,873,284	10,957,284	14,561,284	14,756,284
250	15,879,238	18,322,198	6,693,198	10,777,198	14,381,198	14,576,198
265	15,723,163	18,142,111	6,513,111	10,597,111	14,201,111	14,396,111
275	15,618,515	18,021,363	6,392,363	10,476,363	14,080,363	14,275,363
300	15,354,421	17,716,639	6,087,639	10,171,639	13,775,639	13,970,639

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£1,080 per sq ft

**Private values** £11625 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,917,975	25,289,971	13,660,971	17,744,971	21,348,971	21,543,971
95	20,579,030	23,745,034	12,116,034	16,200,034	19,804,034	19,999,034
100	20,527,005	23,685,006	12,056,006	16,140,006	19,744,006	19,939,006
125	20,266,881	23,384,862	11,755,862	15,839,862	19,443,862	19,638,862
135	20,162,830	23,264,804	11,635,804	15,719,804	19,323,804	19,518,804
150	20,006,756	23,084,719	11,455,719	15,539,719	19,143,719	19,338,719
165	19,850,681	22,904,632	11,275,632	15,359,632	18,963,632	19,158,632
175	19,746,632	22,784,575	11,155,575	15,239,575	18,843,575	19,038,575
190	19,590,557	22,604,488	10,975,488	15,059,488	18,663,488	18,858,488
200	19,486,507	22,484,431	10,855,431	14,939,431	18,543,431	18,738,431
225	19,226,383	22,184,288	10,555,288	14,639,288	18,243,288	18,438,288
235	19,122,332	22,064,230	10,435,230	14,519,230	18,123,230	18,318,230
250	18,966,258	21,884,144	10,255,144	14,339,144	17,943,144	18,138,144
265	18,810,183	21,704,058	10,075,058	14,159,058	17,763,058	17,958,058
275	18,706,134	21,584,001	9,955,001	14,039,001	17,643,001	17,838,001
300	18,446,009	21,283,857	9,654,857	13,738,857	17,342,857	17,537,857

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300



**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 3</b>	
Flats	
No of units	units
Density:	dph

Affordable %	0%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

**Private values** £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

**Private values** £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

**Private values** £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

**Private values** £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 3

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 4</b>	
Flats	
No of units	units
Density:	dph

Affordable %	0%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 4

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 5</b>	
Flats	
No of units	units
Density:	dph

Affordable %	0%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 5

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices	Secondary Industrial (Higher)	Secondary Industrial (Lower)	Open storage
£11,629,000	£7,545,000	£3,941,000	£3,746,000

<b>Site type 6</b>	
Flats	
No of units	units
Density:	dph

Affordable %	0%
% Lon Aff Rent	70%
% Shered Ownership	30%

Site area	#DIV/0!
Net to gross	100%

Growth	
Sales	0%
Build	0%

£768 per sq ft

Private values £8267 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£792 per sq ft

Private values £8525 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£870 per sq ft

Private values £9365 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£960 per sq ft

Private values £10333 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 6

£1,020 per sq ft

Private values £10979 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

£1,080 per sq ft

Private values £11625 psm

CIL amount 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!
95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
125	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
135	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
150	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
165	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
190	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
225	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
235	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
250	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
265	#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!

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



## Appendix 7 - Co-living appraisals results



**Community Infrastructure Levy Viability  
Royal Borough of Greenwich  
Results summary**

#N/A = Scheme RLV is lower  
than EUV with nil rate of CIL.

<b>Site type</b>	<b>Co-Living</b>			
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Higher Value	300	300	300	300
Higher Value 35% DMR @ 50% MR	300	300	300	300
Higher Value 50% DMR @ 50% MR	275	300	300	300
Medium Value	300	300	300	300
Medium Value 35% DMR @ 50% MR	100	300	300	300
Medium Value 50% DMR @ 50% MR	#N/A	#N/A	175	190
Lower Value	300	300	300	300
Lower Value 35% DMR @ 50% MR	#N/A	0	275	275
Lower Value 50% DMR @ 50% MR	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy  
Royal Borough of Greenwich**
**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Secondary Offices £11,629,000	Secondary Industrial (Higher) £7,545,000	Secondary Industrial (Lower) £3,941,000	Open storage £3,746,000

**Site type 1**

Flats	
No of units	500 units
Density:	500 dph

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Higher Value Private values £7881 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	40,810,080	40,810,080	29,181,080	33,265,080	36,869,080	37,064,080
95	38,756,444	38,756,444	27,127,444	31,211,444	34,815,444	35,010,444
100	38,682,703	38,682,703	27,053,703	31,137,703	34,741,703	34,936,703
125	38,313,999	38,313,999	26,684,999	30,768,999	34,372,999	34,567,999
135	38,166,517	38,166,517	26,537,517	30,621,517	34,225,517	34,420,517
150	37,945,294	37,945,294	26,316,294	30,400,294	34,004,294	34,199,294
165	37,724,072	37,724,072	26,095,072	30,179,072	33,783,072	33,978,072
175	37,576,590	37,576,590	25,947,590	30,031,590	33,635,590	33,830,590
190	37,355,367	37,355,367	25,726,367	29,810,367	33,414,367	33,609,367
200	37,207,886	37,207,886	25,578,886	29,662,886	33,266,886	33,461,886
225	36,839,182	36,839,182	25,210,182	29,294,182	32,898,182	33,093,182
235	36,691,700	36,691,700	25,062,700	29,146,700	32,750,700	32,945,700
250	36,470,477	36,470,477	24,841,477	28,925,477	32,529,477	32,724,477
265	36,249,255	36,249,255	24,620,255	28,704,255	32,308,255	32,503,255
275	36,101,773	36,101,773	24,472,773	28,556,773	32,160,773	32,355,773
300	35,733,068	35,733,068	24,104,068	28,188,068	31,792,068	31,987,068

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Higher Value 35% DMR @ 50% MR

Private values £6502 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£23,423,791	23,423,791	11,794,791	15,878,791	19,482,791	19,677,791
95	21,648,164	21,648,164	10,019,164	14,103,164	17,707,164	17,902,164
100	21,574,423	21,574,423	9,945,423	14,029,423	17,633,423	17,828,423
125	21,205,720	21,205,720	9,576,720	13,660,720	17,264,720	17,459,720
135	21,057,794	21,057,794	9,428,794	13,512,794	17,116,794	17,311,794
150	20,834,871	20,834,871	9,205,871	13,289,871	16,893,871	17,088,871
165	20,611,948	20,611,948	8,982,948	13,066,948	16,670,948	16,865,948
175	20,463,333	20,463,333	8,834,333	12,918,333	16,522,333	16,717,333
190	20,240,410	20,240,410	8,611,410	12,695,410	16,299,410	16,494,410
200	20,091,794	20,091,794	8,462,794	12,546,794	16,150,794	16,345,794
225	19,720,256	19,720,256	8,091,256	12,175,256	15,779,256	15,974,256
235	19,571,640	19,571,640	7,942,640	12,026,640	15,630,640	15,825,640
250	19,348,717	19,348,717	7,719,717	11,803,717	15,407,717	15,602,717
265	19,125,794	19,125,794	7,496,794	11,580,794	15,184,794	15,379,794
275	18,977,179	18,977,179	7,348,179	11,432,179	15,036,179	15,231,179
300	18,605,640	18,605,640	6,976,640	11,060,640	14,664,640	14,859,640

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Higher Value 50% DMR @ 50% MR

Private values £5911 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,972,525	15,972,525	4,343,525	8,427,525	12,031,525	12,226,525
95	14,310,730	14,310,730	2,681,730	6,765,730	10,369,730	10,564,730
100	14,236,423	14,236,423	2,607,423	6,691,423	10,295,423	10,490,423
125	13,864,885	13,864,885	2,235,885	6,319,885	9,923,885	10,118,885
135	13,716,269	13,716,269	2,087,269	6,171,269	9,775,269	9,970,269
150	13,493,346	13,493,346	1,864,346	5,948,346	9,552,346	9,747,346
165	13,270,423	13,270,423	1,641,423	5,725,423	9,329,423	9,524,423
175	13,121,808	13,121,808	1,492,808	5,576,808	9,180,808	9,375,808
190	12,898,885	12,898,885	1,269,885	5,353,885	8,957,885	9,152,885
200	12,750,269	12,750,269	1,121,269	5,205,269	8,809,269	9,004,269
225	12,378,731	12,378,731	749,731	4,833,731	8,437,731	8,632,731
235	12,230,115	12,230,115	601,115	4,685,115	8,289,115	8,484,115
250	12,006,162	12,006,162	377,162	4,461,162	8,065,162	8,260,162
265	11,781,513	11,781,513	152,513	4,236,513	7,840,513	8,035,513
275	11,631,747	11,631,747	2,747	4,086,747	7,690,747	7,885,747
300	11,255,898	11,255,898	-373,102	3,710,898	7,314,898	7,509,898

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£275	£300	£300	£300

Medium Value

Private values £6918 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,663,815	28,663,815	17,034,815	21,118,815	24,722,815	24,917,815
95	26,804,399	26,804,399	15,175,399	19,259,399	22,863,399	23,058,399
100	26,730,658	26,730,658	15,101,658	19,185,658	22,789,658	22,984,658
125	26,361,954	26,361,954	14,732,954	18,816,954	22,420,954	22,615,954
135	26,214,472	26,214,472	14,585,472	18,669,472	22,273,472	22,468,472
150	25,993,250	25,993,250	14,364,250	18,448,250	22,052,250	22,247,250
165	25,772,028	25,772,028	14,143,028	18,227,028	21,831,028	22,026,028
175	25,624,545	25,624,545	13,995,545	18,079,545	21,683,545	21,878,545
190	25,403,258	25,403,258	13,774,258	17,858,258	21,462,258	21,657,258
200	25,254,644	25,254,644	13,625,644	17,709,644	21,313,644	21,508,644
225	24,883,105	24,883,105	13,254,105	17,338,105	20,942,105	21,137,105
235	24,734,490	24,734,490	13,105,490	17,189,490	20,793,490	20,988,490
250	24,511,566	24,511,566	12,882,566	16,966,566	20,570,566	20,765,566
265	24,288,643	24,288,643	12,659,643	16,743,643	20,347,643	20,542,643
275	24,140,027	24,140,027	12,511,027	16,595,027	20,199,027	20,394,027
300	23,768,489	23,768,489	12,139,489	16,223,489	19,827,489	20,022,489

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

