

Appendix 1 - Residential appraisals and results

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4

Local Plan Test

Values:

Sales values 9 (vlookup) 1,938 psm

Affordable housing percentage	30%	1 (vlookup)
of which social rented	70%	
of which intermediate	30%	

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs) Level (vlookup)

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£40	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	£20,527	4	332	232	83	1.0%
T2 - 8 Flats	-£198,977	8	409	286	51	1.0%
T3 - 12 Houses	£48,287	12	1,174	822	98	1.0%
T4 - 16 Flats	-£500,858	16	978	685	61	1.1%
T5 - 20 Flats and Houses	-£69,994	20	1,491	1,044	75	1.0%
T6 - 45 Flats and Houses	-£404,833	45	3,336	2,335	74	1.1%
T7 - 60 Flats	-£3,714,365	60	3,158	2,210	53	1.2%
T8 - 100 Flats and Houses	-£2,540,832	100	5,738	4,016	57	1.2%
T9 - 150 Flats and Houses	-£2,293,844	150	10,429	7,300	70	1.2%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

1 (vlookup)

Growth	
Value growth	0.00%
Cost growth	0.00%

Vlookup tables

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SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

DESCRIPTION

(for results sheet)

Houses
Flats
Houses
Flats
Flats and Houses
Flats and Houses
Flats
Flats and Houses
Flats and Houses

DENSITY AND NET SITE AREA

	Units per ha	Gross to net
	33	100%
	160	100%
	34	100%
	133	100%
	77	100%
	66	100%
	200	100%
	100	100%
	75	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

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SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box

Option 2: Capital values calculated from net rents & yields



AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£72,675	30%	£21,802.50	2.75%	£1,399	5.25%	£26,647.50
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£110,466	30%	£33,140	2.75%	£2,126	5.25%	£40,504
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£129,846	30%	£38,954	2.75%	£2,500	5.25%	£47,610
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£160,854	30%	£48,256	2.75%	£3,096	5.25%	£58,980
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£186,048	30%	£55,814	2.75%	£3,581	5.25%	£68,218
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£218,994	30%	£65,698	2.75%	£4,216	5.25%	£80,298

LOCAL PLAN AND CIL VIABILITY MODEL

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BUILD COSTS

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS for cash flow				PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1					10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£20	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£20	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£20	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£20	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£20	1	2	4	10%
T7 - 60 Flats	£1,260	£858	£312	75.0%	2	6	6	7	£1,012	1	£20	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£20	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£223	80.0%	2	10	16	7	£1,012	1	£20	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Variables common to residential and commercial:

- Private profit
- Contingency
- Development finance
- Timing of S106
- Timing of CIL
- Fees

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs

units	LH per sq m	SUDs per sq m
T1 - 4 Houses	£7.23	£9.04
T2 - 8 Flats	£9.38	£11.73
T3 - 12 Houses	£6.13	£7.66
T4 - 16 Flats	£9.12	£11.40
T5 - 20 Flats and Houses	£7.76	£9.69
T6 - 45 Flats and Houses	£7.61	£9.51
T7 - 60 Flats	£9.69	£12.11
T8 - 100 Flats and Houses	£8.68	£10.85
T9 - 150 Flats and Houses	£7.04	£9.95

		<i>Revenue per Qtr</i>	
CIL			
	CIL Payment 1	£	1,910
	Payment 2	£	1,910
	Payment 3	£	1,910
			Sub Total
	Section 106 Costs T2 - 8 Flats	£	8,096
			Sub Total
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	5,729	0	0	0	0
£	8,096	0	0	0	0
£	8,096	0	0	0	0
£	13,825	0	0	0	0
£	789,304	0	0	0	0
£	-				
£	109,791	0	0	0	0
£	8,942	0	0	0	0
-£	210,042	0	0	0	0
	0	0	0	0	0
-£	20,327	0	0	0	0
-£	230,368	0	0	0	0

-£ 211,228

-£	211,228
-£	12,251
-£	198,977

		Revenue per Qtr	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
		Sub Total	
	Section 106 Costs T3 - 12 Houses	£	12,144
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	16,439	0	0	0	0
£	12,144	0	0	0	0
£	12,144	0	0	0	0
£	26,583	0	0	0	0
£	1,536,719	0	0	0	0
£	-				
£	307,434	0	0	0	0
£	25,660	0	0	0	0
£	95,024	0	0	0	0
	0	0	0	0	0
-£	38,141	0	0	0	0
£	56,884	0	0	0	0

£ 51,260

£	51,260
£	2,973
£	48,287

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DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T4 - 16 Flats	£ 1,327,297	£	683,649
Investment value of ground rents	£ 20,945	£	10,473
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T4 - 16 Flats	£ 356,355	£	89,089
NDV	Total		
Standard Costs			
T4 - 16 Flats	£ 1,604,625	£	401,156
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 1,327,297	0	0	0	0	0
20,945	0	0	0	0	0
£1,348,243	0	0	0	0	0
£40,447	0	0	0	0	0
£6,741	0	0	0	0	0
-£47,189	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 1,301,054	0	0	0	0	0
£ -					
£ 356,355	0	0	0	0	0
£ -					
£ 1,657,409	0	0	0	0	0
£ 1,604,625	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 80,231	0	0	0	0	0
£ 1,684,856	0	0	0	0	0
£ 168,486	0	0	0	0	0
£ 168,486	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	13,698	0	0	0	0
£	16,192	0	0	0	0
£	16,192	0	0	0	0
£	29,890	0	0	0	0
£	1,883,231	0	0	0	0
£	-				
£	260,211	0	0	0	0
£	21,381	0	0	0	0
-£	507,415	0	0	0	0
	0	0	0	0	0
-£	92,935	0	0	0	0
-£	600,350	0	0	0	0

-£ 531,696

-£ 531,696

-£ 30,838

-£ 500,858

		Revenue per Qtr	
CIL			
	CIL T5 - 20 Flats and Houses	£	6,958
		£	6,958
		£	6,958
		Sub Total	
	Section 106 Costs T5 - 20 Flats and Houses	£	20,240
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,874	6,958	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 41,114	27,198	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,080,171	27,198	414,769	414,769	407,811	407,811	407,811	0	0	0	0	0	0	0	0	0
£ -															
£ 391,853	0	0	0	0	0	130,618	130,618	130,618	0	0	0	0	0	0	0
£ 32,583	0	6,517	6,517	6,517	6,517	6,517	0	0	0	0	0	0	0	0	0
-£ 2,287	-27,198	-312,675	-312,675	-305,717	-305,717	216,754	522,471	522,471	0	0	0	0	0	0	0
	-27,198	-340,318	-658,559	-975,047	-1,296,711	-1,101,165	-596,704	-83,992	0	0	0	0	0	0	0
-£ 83,079	-445	-5,566	-10,771	-15,947	-21,208	-18,010	-9,759	-1,374	0	0	0	0	0	0	0
-£ 85,366	-27,643	-318,241	-323,446	-321,664	-326,925	198,744	512,712	521,097	0	0	0	0	0	0	0

-£ 74,304

-£ 74,304

-£ 4,310

-£ 69,994

		Revenue per Qtr	
CIL			
	CIL T5 - 20 Flats and Houses	£ 6,958	
		£ 6,958	
		£ 6,958	
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£ 20,240	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 20,674	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 41,114	0	0	0	0	0
£ 2,080,171	0	0	0	0	0
£ -					
£ 391,853	0	0	0	0	0
£ 32,583	0	0	0	0	0
-£ 2,287	0	0	0	0	0
	0	0	0	0	0
-£ 83,079	0	0	0	0	0
-£ 85,366	0	0	0	0	0

-£ 74,304

-£ 74,304
-£ 4,310
-£ 69,994

		Revenue per Qtr	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
	Sub Total		
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
		£	45,540
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 15,566	15,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,566	0	0	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 46,699	15,566	15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 45,540	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 45,540	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 92,239	61,106	15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 4,914,862	61,106	819,337	803,771	819,337	803,771	803,771	803,771	0	0	0	0	0	0	0	0
£ -															
£ 877,896	0	0	0	0	0	175,577	175,577	175,577	175,577	175,577	0	0	0	0	0
£ 72,894	0	12,149	12,149	12,149	12,149	12,149	12,149	0	0	0	0	0	0	0	0
-£ 261,306	-61,106	-629,001	-613,435	-629,001	-613,435	88,874	88,874	702,309	702,309	702,309	0	0	0	0	0
	-61,106	-691,107	-1,315,845	-1,966,367	-2,611,963	-2,565,808	-2,518,899	-1,857,787	-1,185,862	-502,949	0	0	0	0	0
-£ 249,869	-999	-11,303	-21,521	-32,160	-42,719	-41,964	-41,197	-30,384	-19,395	-8,226	0	0	0	0	0
-£ 511,174	-62,106	-640,304	-634,956	-661,162	-656,154	46,909	47,677	671,924	682,914	694,083	0	0	0	0	0

-£ 429,759

-£ 429,759

-£ 24,926

-£ 404,833

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T6 - 45 Flats and Houses	£ 4,525,109	£	905,022
Investment value of ground rents	£ 23,523	£	4,705
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T6 - 45 Flats and Houses	£ 1,214,907	£	202,485
NDV	Total		
Standard Costs			
T6 - 45 Flats and Houses	£ 4,175,432	£	695,905
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 4,525,109	0	0	0	0	0
£ 23,523	0	0	0	0	0
£4,548,632	0	0	0	0	0
£136,459	0	0	0	0	0
£22,743	0	0	0	0	0
-£159,202	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,389,429	0	0	0	0	0
£ -					
£ 1,214,907	0	0	0	0	0
£ -					
£ 5,604,337	0	0	0	0	0
£ 4,175,432	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 208,772	0	0	0	0	0
£ 4,384,203	0	0	0	0	0
£ 438,420	0	0	0	0	0
£ 438,420	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
		Sub Total	
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 46,699	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 92,239	0	0	0	0	0
£ 4,914,862	0	0	0	0	0
£ -					
£ 877,886	0	0	0	0	0
£ 72,894	0	0	0	0	0
-£ 261,306	0	0	0	0	0
	0	0	0	0	0
-£ 249,869	0	0	0	0	0
-£ 511,174	0	0	0	0	0

-£ 429,759

-£ 429,759

-£ 24,926

-£ 404,833

		Revenue per Qtr	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
		Sub Total	
	Section 106 Costs T7 - 60 Flats	£	60,720
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 14,735	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	0	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 44,205	14,735	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 104,925	75,455	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 8,426,693	75,455	1,401,696	1,386,961	1,401,696	1,386,961	1,386,961	1,386,961	0	0	0	0	0	0	0	0
£ -															
£ 846,500	0	0	0	0	0	0	141,083	141,083	141,083	141,083	141,083	141,083	141,083	0	0
£ 69,002	0	11,500	11,500	11,500	11,500	11,500	11,500	0	0	0	0	0	0	0	0
-£ 3,959,665	-75,455	-1,221,525	-1,206,790	-1,221,525	-1,206,790	-1,206,790	-642,457	564,333	564,333	564,333	564,333	564,333	564,333	0	0
	-75,455	-1,298,214	-2,526,236	-3,789,078	-5,057,839	-6,347,351	-7,093,619	-6,645,303	-6,189,654	-5,726,554	-5,255,879	-4,777,507	0	0	0
-£ 895,979	-1,234	-21,232	-41,317	-61,971	-82,722	-103,812	-116,017	-108,685	-101,233	-93,659	-85,961	-78,137	0	0	0
-£ 4,855,643	-76,689	-1,242,757	-1,248,107	-1,283,496	-1,289,512	-1,310,602	-758,474	455,648	463,101	470,675	478,373	486,196	0	0	0

-£ 3,943,063

-£ 3,943,063

-£ 228,698

-£ 3,714,365

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T7 - 60 Flats	£ 4,283,465	£	713,911
Investment value of ground rents	£ 102,545	£	17,091
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T7 - 60 Flats	£ 1,150,030	£	191,672
NDV	Total		
Standard Costs			
T7 - 60 Flats	£ 7,204,994	£	1,200,832
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 4,283,465	0	0	0	0	0
£ 102,545	0	0	0	0	0
£4,386,010	0	0	0	0	0
£131,580	0	0	0	0	0
£21,930	0	0	0	0	0
-£153,510	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,232,500	0	0	0	0	0
£ -					
£ 1,150,030	0	0	0	0	0
£ -					
£ 5,382,530	0	0	0	0	0
£ 7,204,994	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 360,250	0	0	0	0	0
£ 7,565,244	0	0	0	0	0
£ 756,524	0	0	0	0	0
£ 756,524	0	0	0	0	0

		<i>Revenue per Qtr</i>	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
		Sub Total	
	Section 106 Costs T7 - 60 Flats	£	60,720
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	14,735	0	0	0	0
£	14,735	0	0	0	0
£	14,735	0	0	0	0
£	44,205	0	0	0	0
£	60,720	0	0	0	0
£	60,720	0	0	0	0
£	104,925	0	0	0	0
£	8,426,693	0	0	0	0
£	-				
£	846,500	0	0	0	0
£	69,002	0	0	0	0
-£	3,959,665	0	0	0	0
	0	0	0	0	0
-£	895,979	0	0	0	0
-£	4,855,643	0	0	0	0
-£	3,943,063				
-£	3,943,063				
-£	228,698				
-£	3,714,365				

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£ 26,775	
		£ 26,775	
		£ 26,775	
	Sub Total		
	Section 106 Costs T8 - 100 Flats and Houses	£ 101,200	
		£ 101,200	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV 20.00%	
	Residual Sum before interest	% of GDV affordable 6%	
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 26,775	26,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	26,775	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	0	0	26,775	0	0	0	0	0	0	0	0	0
£ 80,325	26,775	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 181,525	127,975	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 10,426,323	127,975	1,280,600	1,280,600	1,307,375	1,280,600	1,307,375	1,280,600	1,280,600	1,280,600	0	0	0	0	0	0
£ -															
£ 1,531,515	0	0	0	0	0	0	139,229	139,229	139,229	139,229	139,229	139,229	139,229	139,229	139,229
£ 125,383	0	15,673	15,673	15,673	15,673	15,673	15,673	15,673	15,673	0	0	0	0	0	0
£ 2,335,924	-127,975	-1,035,057	-1,035,057	-1,061,832	-1,035,057	-1,061,832	-478,143	-478,143	-478,143	556,915	556,915	556,915	556,915	556,915	556,915
	-127,975	-1,165,125	-2,219,239	-3,317,367	-4,406,680	-5,540,584	-6,109,344	-6,687,406	-7,274,923	-6,836,990	-6,391,896	-5,939,522	-5,479,749	-5,012,456	-4,537,521
£ 1,286,590	-2,093	-19,056	-36,296	-54,256	-72,072	-90,617	-99,919	-109,373	-118,982	-111,820	-104,540	-97,142	-89,622	-81,979	-74,212
£ 3,622,514	-130,068	-1,054,113	-1,071,353	-1,116,088	-1,107,129	-1,152,449	-576,062	-587,516	-597,125	445,095	452,374	459,773	467,292	474,935	482,703

£ 2,697,274

£ 2,697,274
£ 156,442
£ 2,540,832

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

		Qtr: 16					Qtr: 17					Qtr: 18					Qtr: 19					Qtr: 20																					
		Year 4					Year 5					Year 5					Year 5					Year 5																					
		4					1					2					3					4																					
dev hactarage		0.000																																									
dev acreage		0.000																																									
		<i>Revenue per Qtr</i>																																									
Revenue																																											
	T8 - 100 Flats and Houses	£	7,783,493																								£	7,783,493	707,590	707,590	0	0	0										
	Investment value of ground rents	£	151,818																								£	151,818	13,802	13,802	0	0	0										
GDV before costs of sale	Sub Total																																										
Costs of Sale																																											
	Marketing costs		3.00%																								£	238,059	21,642	21,642	0	0	0										
	Legal fees		0.50%																								£	£39,677	3,607	3,607	0	0	0										
	Sub Total																																										
		-£277,736																																									
Net commercial investment value																																											
	Retail A1-A5	£	-																								£	-	0	0	0	0	0										
	Retail A1-A5	£	-																								£	-	0	0	0	0	0										
	B1 office	£	-																								£	-	0	0	0	0	0										
	B2 industrial	£	-																								£	-	0	0	0	0	0										
	B8 storage	£	-																								£	-	0	0	0	0	0										
	C1 Hotel	£	-																								£	-	0	0	0	0	0										
	C2 resi institution	£	-																								£	-	0	0	0	0	0										
	D1	£	-																								£	-	0	0	0	0	0										
	D2	£	-																								£	-	0	0	0	0	0										
Total commercial value	Sub Total																																										
		£0																																									
Speculative NDV																																											
Affordable Housing Revenue																																											
	No fees on sale	<i>Revenue per Qtr</i>																																									
	T8 - 100 Flats and Houses	£	2,089,723																								£	2,089,723	0	0	0	0	0										
NDV	Total																																										
		£ 9,747,298																																									
Standard Costs																																											
	T8 - 100 Flats and Houses	£	8,869,955																								£	8,869,955	0	0	0	0	0										
	Retail A1-A5	£	-																								£	-	0	0	0	0	0										
	Retail A1-A5	£	-																								£	-	0	0	0	0	0										
	B1 office	£	-																								£	-	0	0	0	0	0										
	B2 industrial	£	-																								£	-	0	0	0	0	0										
	B8 storage	£	-																								£	-	0	0	0	0	0										
	C1 Hotel	£	-																								£	-	0	0	0	0	0										
	C2 resi institution	£	-																								£	-	0	0	0	0	0										
	D1	£	-																								£	-	0	0	0	0	0										
	D2	£	-																								£	-	0	0	0	0	0										
	Contingency																										£	443,498	0	0	0	0	0										
	Sub Total																																										
		£ 9,313,453																																									
Other Costs																																											
	Professional fees		10.00%																								£	931,345	0	0	0	0	0										
	Sub Total																																										
		£ 931,345																																									

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£ 26,775	
		£ 26,775	
		£ 26,775	
	Sub Total		
	Section 106 Costs T8 - 100 Flats and Houses	£ 101,200	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 26,775	0	0	0	0	0
£ 26,775	0	0	0	0	0
£ 26,775	0	0	0	0	0
£ 80,325	0	0	0	0	0
£ 101,200	0	0	0	0	0
£ 101,200	0	0	0	0	0
£ 181,525	0	0	0	0	0
£ 10,426,323	0	0	0	0	0
£ -					
£ 1,531,515	139,229	139,229	0	0	0
£ 125,383	0	0	0	0	0
-£ 2,335,924	556,915	556,915	0	0	0
	-4,054,818	-3,564,221	0	0	0
-£ 1,286,590	-66,317	-58,293	0	0	0
-£ 3,622,514	490,597	498,621	0	0	0

-£ 2,697,274

-£ 2,697,274
-£ 156,442
-£ 2,540,832

		<i>Revenue per Qtr</i>	
CIL			
	CIL T9 - 150 Flats and Houses	£	48,668
		£	48,668
		£	48,668
		Sub Total	
	Section 106 Costs T9 - 150 Flats and Houses	£	151,800
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 48,668	0	0	0	0	0
£ 48,668	0	0	0	0	0
£ 48,668	0	0	0	0	0
£ 146,003	0	0	0	0	0
£ 151,800	0	0	0	0	0
£ 151,800	0	0	0	0	0
£ 297,803	0	0	0	0	0
£ 15,961,750	0	0	0	0	0
£ -					
£ 2,752,339	172,021	172,021	172,021	172,021	172,021
£ 227,903	0	0	0	0	0
-£ 1,381,918	688,085	688,085	688,085	688,085	688,085
	-7,085,963	-6,513,770	-5,932,219	-5,341,156	-4,740,427
-£ 2,184,810	-115,892	-106,534	-97,022	-87,355	-77,530
-£ 3,566,728	572,193	581,551	591,062	600,729	610,554

-£ 2,435,078

-£ 2,435,078
-£ 141,234
-£ 2,293,844

Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary
CIL Test - 30% AH, Social Rent, CSH4

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

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	120
Area 3	#N/A	#N/A	#N/A	250
Area 4	#N/A	#N/A	#N/A	250
Area 5	#N/A	#N/A	20	250
Area 6	#N/A	#N/A	240	250
Area 7	#N/A	#N/A	250	250
Area 8	#N/A	150	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	20
Area 8	#N/A	#N/A	120	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	100
Area 3	#N/A	#N/A	#N/A	250
Area 4	#N/A	#N/A	20	250
Area 5	#N/A	#N/A	80	250
Area 6	#N/A	#N/A	250	250
Area 7	#N/A	50	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	50	180

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	20
Area 3	#N/A	#N/A	0	200
Area 4	#N/A	#N/A	80	250
Area 5	#N/A	#N/A	120	250
Area 6	#N/A	120	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	50
Area 4	#N/A	#N/A	#N/A	150
Area 5	#N/A	#N/A	#N/A	180
Area 6	#N/A	#N/A	150	250
Area 7	#N/A	40	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	180

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	180
Area 7	#N/A	#N/A	50	250
Area 8	#N/A	0	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,701	203,786	-3,899,214	-1,588,214	-808,214	-102,214
20	20,527	169,348	-3,933,652	-1,622,652	-842,652	-136,652
40	16,353	134,909	-3,968,091	-1,657,091	-877,091	-171,091
50	14,266	117,694	-3,985,306	-1,674,306	-894,306	-188,306
80	8,004	66,033	-4,036,967	-1,725,967	-945,967	-239,967
100	3,830	31,594	-4,071,406	-1,760,406	-980,406	-274,406
120	-350	-2,885	-4,105,885	-1,794,885	-1,014,885	-308,885
140	-4,593	-37,888	-4,140,888	-1,829,888	-1,049,888	-343,888
150	-6,714	-55,394	-4,158,394	-1,847,394	-1,067,394	-361,394
180	-13,078	-107,895	-4,210,895	-1,899,895	-1,119,895	-413,895
200	-17,321	-142,898	-4,245,898	-1,934,898	-1,154,898	-448,898
210	-19,442	-160,395	-4,263,395	-1,952,395	-1,172,395	-466,395
220	-21,563	-177,893	-4,280,893	-1,969,893	-1,189,893	-483,893
230	-23,685	-195,399	-4,298,399	-1,987,399	-1,207,399	-501,399
240	-25,806	-212,896	-4,315,896	-2,004,896	-1,224,896	-518,896
250	-27,928	-230,402	-4,333,402	-2,022,402	-1,242,402	-536,402

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£62,159	512,815	-3,590,185	-1,279,185	-499,185	206,815
20	57,985	478,377	-3,624,623	-1,313,623	-533,623	172,377
40	53,811	443,939	-3,659,061	-1,348,061	-568,061	137,939
50	51,723	426,716	-3,676,284	-1,365,284	-585,284	120,716
80	45,462	375,062	-3,727,938	-1,416,938	-636,938	69,062
100	41,288	340,624	-3,762,376	-1,451,376	-671,376	34,624
120	37,113	306,186	-3,796,814	-1,485,814	-705,814	186
140	32,939	271,747	-3,831,253	-1,520,253	-740,253	-34,253
150	30,851	254,524	-3,848,476	-1,537,476	-757,476	-51,476
180	24,590	202,871	-3,900,129	-1,589,129	-809,129	-103,129
200	20,416	168,432	-3,934,568	-1,623,568	-843,568	-137,568
210	18,328	151,209	-3,951,791	-1,640,791	-860,791	-154,791
220	16,242	133,994	-3,969,006	-1,658,006	-878,006	-172,006
230	14,154	116,771	-3,986,229	-1,675,229	-895,229	-189,229
240	12,067	99,556	-4,003,444	-1,692,444	-912,444	-206,444
250	9,981	82,341	-4,020,659	-1,709,659	-929,659	-223,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	99,792	823,280	-3,279,720	-968,720	-188,720	517,280
20	95,617	788,842	-3,314,158	-1,003,158	-223,158	482,842
40	91,443	754,403	-3,348,597	-1,037,597	-257,597	448,403
50	89,355	737,180	-3,365,820	-1,054,820	-274,820	431,180
80	83,094	685,527	-3,417,473	-1,106,473	-326,473	379,527
100	78,920	651,088	-3,451,912	-1,140,912	-360,912	345,088
120	74,745	616,650	-3,486,350	-1,175,350	-395,350	310,650
140	70,571	582,212	-3,520,788	-1,209,788	-429,788	276,212
150	68,483	564,989	-3,538,011	-1,227,011	-447,011	258,989
180	62,222	513,335	-3,589,665	-1,278,665	-498,665	207,335
200	58,048	478,897	-3,624,103	-1,313,103	-533,103	172,897
210	55,960	461,674	-3,641,326	-1,330,326	-550,326	155,674
220	53,874	444,459	-3,658,541	-1,347,541	-567,541	138,459
230	51,786	427,235	-3,675,765	-1,364,765	-584,765	121,235
240	49,699	410,020	-3,692,980	-1,381,980	-601,980	104,020
250	47,612	392,797	-3,710,203	-1,399,203	-619,203	86,797

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	118,433	977,073	-3,125,927	-814,927	-34,927	671,073
20	114,259	942,635	-3,160,365	-849,365	-69,365	636,635
40	110,084	908,196	-3,194,804	-883,804	-103,804	602,196
50	107,997	890,973	-3,212,027	-901,027	-121,027	584,973
80	101,736	839,320	-3,263,680	-952,680	-172,680	533,320
100	97,561	804,882	-3,298,118	-987,118	-207,118	498,882
120	93,387	770,443	-3,332,557	-1,021,557	-241,557	464,443
140	89,213	736,005	-3,366,995	-1,055,995	-275,995	430,005
150	87,126	718,790	-3,384,210	-1,073,210	-293,210	412,790
180	80,864	667,128	-3,435,872	-1,124,872	-344,872	361,128
200	76,690	632,690	-3,470,310	-1,159,310	-379,310	326,690
210	74,603	615,475	-3,487,525	-1,176,525	-396,525	309,475
220	72,515	598,252	-3,504,748	-1,193,748	-413,748	292,252
230	70,429	581,037	-3,521,963	-1,210,963	-430,963	275,037
240	68,341	563,813	-3,539,187	-1,228,187	-448,187	257,813
250	66,254	546,598	-3,556,402	-1,245,402	-465,402	240,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	127,841	1,054,691	-3,048,309	-737,309	42,691	748,691
20	123,667	1,020,253	-3,082,747	-771,747	8,253	714,253
40	119,493	985,815	-3,117,185	-806,185	-26,185	679,815
50	117,405	968,591	-3,134,409	-823,409	-43,409	662,591
80	111,144	916,938	-3,186,062	-875,062	-95,062	610,938
100	106,970	882,500	-3,220,500	-909,500	-129,500	576,500
120	102,795	848,061	-3,254,939	-943,939	-163,939	542,061
140	98,621	813,623	-3,289,377	-978,377	-198,377	507,623
150	96,533	796,400	-3,306,600	-995,600	-215,600	490,400
180	90,272	744,746	-3,358,254	-1,047,254	-267,254	438,746
200	86,098	710,308	-3,392,692	-1,081,692	-301,692	404,308
210	84,010	693,085	-3,409,915	-1,098,915	-318,915	387,085
220	81,924	675,870	-3,427,130	-1,116,130	-336,130	369,870
230	79,836	658,647	-3,444,353	-1,133,353	-353,353	352,647
240	77,749	641,432	-3,461,568	-1,150,568	-370,568	335,432
250	75,662	624,208	-3,478,792	-1,167,792	-387,792	318,208

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	174,707	1,441,331	-2,661,669	-350,669	429,331	1,135,331
20	170,532	1,406,892	-2,696,108	-385,108	394,892	1,100,892
40	166,358	1,372,454	-2,730,546	-419,546	360,454	1,066,454
50	164,271	1,355,239	-2,747,761	-436,761	343,239	1,049,239
80	158,009	1,303,577	-2,799,423	-488,423	291,577	997,577
100	153,835	1,269,139	-2,833,861	-522,861	257,139	963,139
120	149,661	1,234,701	-2,868,299	-557,299	222,701	928,701
140	145,486	1,200,263	-2,902,737	-591,737	188,263	894,263
150	143,400	1,183,048	-2,919,952	-608,952	171,048	877,048
180	137,138	1,131,386	-2,971,614	-660,614	119,386	825,386
200	132,963	1,096,948	-3,006,052	-695,052	84,948	790,948
210	130,877	1,079,733	-3,023,267	-712,267	67,733	773,733
220	128,789	1,062,509	-3,040,491	-729,491	50,509	756,509
230	126,702	1,045,294	-3,057,706	-746,706	33,294	739,294
240	124,615	1,028,071	-3,074,929	-763,929	16,071	722,071
250	122,528	1,010,856	-3,092,144	-781,144	-1,144	704,856

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	202,757	1,672,742	-2,430,258	-119,258	660,742	1,366,742
20	198,582	1,638,304	-2,464,696	-153,696	626,304	1,332,304
40	194,408	1,603,865	-2,499,135	-188,135	591,865	1,297,865
50	192,321	1,586,650	-2,516,350	-205,350	574,650	1,280,650
80	186,059	1,534,989	-2,568,011	-257,011	522,989	1,228,989
100	181,885	1,500,550	-2,602,450	-291,450	488,550	1,194,550
120	177,711	1,466,112	-2,636,888	-325,888	454,112	1,160,112
140	173,536	1,431,674	-2,671,326	-360,326	419,674	1,125,674
150	171,450	1,414,459	-2,688,541	-377,541	402,459	1,108,459
180	165,188	1,362,797	-2,740,203	-429,203	350,797	1,056,797
200	161,013	1,328,359	-2,774,641	-463,641	316,359	1,022,359
210	158,927	1,311,144	-2,791,856	-480,856	299,144	1,005,144
220	156,839	1,293,921	-2,809,079	-498,079	281,921	987,921
230	154,752	1,276,706	-2,826,294	-515,294	264,706	970,706
240	152,665	1,259,482	-2,843,518	-532,518	247,482	953,482
250	150,578	1,242,267	-2,860,733	-549,733	230,267	936,267

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	249,622	2,059,381	-2,043,619	267,381	1,047,381	1,753,381
20	245,448	2,024,943	-2,078,057	232,943	1,012,943	1,718,943
40	241,273	1,990,505	-2,112,495	198,505	978,505	1,684,505
50	239,187	1,973,290	-2,129,710	181,290	961,290	1,667,290
80	232,926	1,921,636	-2,181,364	129,636	909,636	1,615,636
100	228,751	1,887,198	-2,215,802	95,198	875,198	1,581,198
120	224,577	1,852,760	-2,250,240	60,760	840,760	1,546,760
140	220,403	1,818,322	-2,284,678	26,322	806,322	1,512,322
150	218,315	1,801,098	-2,301,902	9,098	789,098	1,495,098
180	212,054	1,749,445	-2,353,555	-42,555	737,445	1,443,445
200	207,880	1,715,007	-2,387,993	-76,993	703,007	1,409,007
210	205,792	1,697,783	-2,405,217	-94,217	685,783	1,391,783
220	203,705	1,680,568	-2,422,432	-111,432	668,568	1,374,568
230	201,618	1,663,345	-2,439,655	-128,655	651,345	1,357,345
240	199,531	1,646,130	-2,456,870	-145,870	634,130	1,340,130
250	197,443	1,628,907	-2,474,093	-163,093	616,907	1,322,907

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	2
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-193.668	-3,873.363	-7,976.363	-5,665.363	-4,885.363	-4,179.363
20	-199.977	-3,979.533	-8,082.533	-5,771.533	-4,991.533	-4,285.533
40	-204.285	-4,085.704	-8,188.704	-5,877.704	-5,097.704	-4,391.704
50	-206.940	-4,138.799	-8,241.799	-5,930.799	-5,150.799	-4,444.799
80	-214.902	-4,298.045	-8,401.045	-6,090.045	-5,310.045	-4,604.045
100	-220.211	-4,404.216	-8,507.216	-6,196.216	-5,416.216	-4,710.216
120	-225.519	-4,510.386	-8,613.386	-6,302.386	-5,522.386	-4,816.386
140	-230.829	-4,616.577	-8,719.577	-6,408.577	-5,628.577	-4,922.577
150	-233.483	-4,669.652	-8,772.652	-6,461.652	-5,681.652	-4,975.652
180	-241.446	-4,828.918	-8,931.918	-6,620.918	-5,840.918	-5,134.918
200	-246.754	-4,935.089	-9,038.089	-6,727.089	-5,947.089	-5,241.089
210	-249.409	-4,988.184	-9,091.184	-6,780.184	-6,000.184	-5,294.184
220	-252.063	-5,041.259	-9,144.259	-6,833.259	-6,053.259	-5,347.259
230	-254.718	-5,094.355	-9,197.355	-6,886.355	-6,106.355	-5,400.355
240	-257.371	-5,147.430	-9,250.430	-6,939.430	-6,159.430	-5,453.430
250	-260.026	-5,200.525	-9,303.525	-6,992.525	-6,212.525	-5,506.525

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-147.467	-2,949.347	-7,052.347	-4,741.347	-3,961.347	-3,255.347
20	-152.776	-3,055.517	-7,158.517	-4,847.517	-4,067.517	-3,361.517
40	-158.085	-3,161.708	-7,264.708	-4,953.708	-4,173.708	-3,467.708
50	-160.739	-3,214.783	-7,317.783	-5,006.783	-4,226.783	-3,520.783
80	-168.702	-3,374.049	-7,477.049	-5,166.049	-4,386.049	-3,680.049
100	-174.011	-3,480.220	-7,583.220	-5,272.220	-4,492.220	-3,786.220
120	-179.320	-3,586.390	-7,689.390	-5,378.390	-4,598.390	-3,892.390
140	-184.628	-3,692.561	-7,795.561	-5,484.561	-4,704.561	-3,998.561
150	-187.283	-3,745.656	-7,848.656	-5,537.656	-4,757.656	-4,051.656
180	-195.246	-3,904.922	-8,007.922	-5,696.922	-4,916.922	-4,210.922
200	-200.555	-4,011.093	-8,114.093	-5,803.093	-5,023.093	-4,317.093
210	-203.208	-4,064.168	-8,167.168	-5,856.168	-5,076.168	-4,370.168
220	-205.863	-4,117.263	-8,220.263	-5,909.263	-5,129.263	-4,423.263
230	-208.517	-4,170.338	-8,273.338	-5,962.338	-5,182.338	-4,476.338
240	-211.172	-4,223.434	-8,326.434	-6,015.434	-5,235.434	-4,529.434
250	-213.825	-4,276.509	-8,379.509	-6,068.509	-5,288.509	-4,582.509

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101.052	-2,021.048	-6,124.048	-3,813.048	-3,033.048	-2,327.048
20	-106.361	-2,127.219	-6,230.219	-3,919.219	-3,139.219	-2,433.219
40	-111.669	-2,233.389	-6,336.389	-4,025.389	-3,245.389	-2,539.389
50	-114.324	-2,286.485	-6,389.485	-4,078.485	-3,298.485	-2,592.485
80	-122.288	-2,445.751	-6,548.751	-4,237.751	-3,457.751	-2,751.751
100	-127.596	-2,551.921	-6,654.921	-4,343.921	-3,563.921	-2,857.921
120	-132.905	-2,658.092	-6,761.092	-4,450.092	-3,670.092	-2,964.092
140	-138.213	-2,764.262	-6,867.262	-4,556.262	-3,776.262	-3,070.262
150	-140.868	-2,817.358	-6,920.358	-4,609.358	-3,829.358	-3,123.358
180	-148.830	-2,976.604	-7,079.604	-4,768.604	-3,988.604	-3,282.604
200	-154.139	-3,082.774	-7,185.774	-4,874.774	-4,094.774	-3,388.774
210	-156.793	-3,135.869	-7,238.869	-4,927.869	-4,147.869	-3,441.869
220	-159.448	-3,188.965	-7,291.965	-4,980.965	-4,200.965	-3,494.965
230	-162.102	-3,242.040	-7,345.040	-5,034.040	-4,254.040	-3,548.040
240	-164.757	-3,295.135	-7,398.135	-5,087.135	-4,307.135	-3,601.135
250	-167.411	-3,348.211	-7,451.211	-5,140.211	-4,360.211	-3,654.211

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,060	-1,561,201	-5,664,201	-3,353,201	-2,573,201	-1,867,201
20	-83,369	-1,667,372	-5,770,372	-3,459,372	-2,679,372	-1,973,372
40	-88,677	-1,773,542	-5,876,542	-3,565,542	-2,785,542	-2,079,542
50	-91,332	-1,826,638	-5,929,638	-3,618,638	-2,838,638	-2,132,638
80	-99,294	-1,985,884	-6,088,884	-3,777,884	-2,997,884	-2,291,884
100	-104,603	-2,092,054	-6,195,054	-3,884,054	-3,104,054	-2,398,054
120	-109,912	-2,198,245	-6,301,245	-3,990,245	-3,210,245	-2,504,245
140	-115,221	-2,304,415	-6,407,415	-4,096,415	-3,316,415	-2,610,415
150	-117,875	-2,357,491	-6,460,491	-4,149,491	-3,369,491	-2,663,491
180	-125,838	-2,516,757	-6,619,757	-4,308,757	-3,528,757	-2,822,757
200	-131,146	-2,622,927	-6,725,927	-4,414,927	-3,634,927	-2,928,927
210	-133,801	-2,676,023	-6,779,023	-4,468,023	-3,688,023	-2,982,023
220	-136,455	-2,729,098	-6,832,098	-4,521,098	-3,741,098	-3,035,098
230	-139,110	-2,782,193	-6,885,193	-4,574,193	-3,794,193	-3,088,193
240	-141,763	-2,835,268	-6,938,268	-4,627,268	-3,847,268	-3,141,268
250	-144,418	-2,888,364	-6,991,364	-4,680,364	-3,900,364	-3,194,364

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-66,456	-1,329,117	-5,432,117	-3,121,117	-2,341,117	-1,635,117
20	-71,764	-1,435,287	-5,538,287	-3,227,287	-2,447,287	-1,741,287
40	-77,074	-1,541,478	-5,644,478	-3,333,478	-2,553,478	-1,847,478
50	-79,728	-1,594,553	-5,697,553	-3,386,553	-2,606,553	-1,900,553
80	-87,691	-1,753,819	-5,856,819	-3,545,819	-2,765,819	-2,059,819
100	-92,999	-1,859,990	-5,962,990	-3,651,990	-2,871,990	-2,165,990
120	-98,308	-1,966,160	-6,069,160	-3,758,160	-2,978,160	-2,272,160
140	-103,617	-2,072,331	-6,175,331	-3,864,331	-3,084,331	-2,378,331
150	-106,271	-2,125,426	-6,228,426	-3,917,426	-3,137,426	-2,431,426
180	-114,234	-2,284,672	-6,387,672	-4,076,672	-3,296,672	-2,590,672
200	-119,543	-2,390,863	-6,493,863	-4,182,863	-3,402,863	-2,696,863
210	-122,197	-2,443,938	-6,546,938	-4,235,938	-3,455,938	-2,749,938
220	-124,852	-2,497,033	-6,600,033	-4,289,033	-3,509,033	-2,803,033
230	-127,505	-2,550,108	-6,653,108	-4,342,108	-3,562,108	-2,856,108
240	-130,160	-2,603,204	-6,706,204	-4,395,204	-3,615,204	-2,909,204
250	-132,814	-2,656,279	-6,759,279	-4,448,279	-3,668,279	-2,962,279

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,652	-173,036	-4,276,036	-1,965,036	-1,185,036	-479,036
20	-13,960	-279,207	-4,382,207	-2,071,207	-1,291,207	-585,207
40	-19,270	-385,397	-4,488,397	-2,177,397	-1,397,397	-691,397
50	-21,924	-438,472	-4,541,472	-2,230,472	-1,450,472	-744,472
80	-29,887	-597,738	-4,700,738	-2,389,738	-1,609,738	-903,738
100	-35,195	-703,909	-4,806,909	-2,495,909	-1,715,909	-1,009,909
120	-40,504	-810,080	-4,913,080	-2,602,080	-1,822,080	-1,116,080
140	-45,813	-916,250	-5,019,250	-2,708,250	-1,928,250	-1,222,250
150	-48,467	-969,345	-5,072,345	-2,761,345	-1,981,345	-1,275,345
180	-56,431	-1,128,611	-5,231,611	-2,920,611	-2,140,611	-1,434,611
200	-61,739	-1,234,782	-5,337,782	-3,026,782	-2,246,782	-1,540,782
210	-64,393	-1,287,857	-5,390,857	-3,079,857	-2,299,857	-1,593,857
220	-67,048	-1,340,952	-5,443,952	-3,132,952	-2,352,952	-1,646,952
230	-69,701	-1,394,028	-5,497,028	-3,186,028	-2,406,028	-1,700,028
240	-72,356	-1,447,123	-5,550,123	-3,239,123	-2,459,123	-1,753,123
250	-75,011	-1,500,218	-5,603,218	-3,292,218	-2,512,218	-1,806,218

Maximum CIL rates (per square metre)

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

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,527	510,532	-3,592,468	-1,281,468	-501,468	204,532
20	20,304	406,075	-3,696,925	-1,385,925	-605,925	100,075
40	15,080	301,598	-3,801,402	-1,490,402	-710,402	-4,402
50	12,468	249,369	-3,853,631	-1,542,631	-762,631	-56,631
80	4,634	92,684	-4,010,316	-1,699,316	-919,316	-213,316
100	-599	-11,977	-4,114,977	-1,803,977	-1,023,977	-317,977
120	-5,907	-118,148	-4,221,148	-1,910,148	-1,130,148	-424,148
140	-11,216	-224,319	-4,327,319	-2,016,319	-1,236,319	-530,319
150	-13,871	-277,414	-4,380,414	-2,069,414	-1,289,414	-583,414
180	-21,834	-436,680	-4,539,680	-2,228,680	-1,448,680	-742,680
200	-27,143	-542,850	-4,645,850	-2,334,850	-1,554,850	-848,850
210	-29,796	-595,926	-4,698,926	-2,387,926	-1,607,926	-901,926
220	-32,451	-649,021	-4,752,021	-2,441,021	-1,661,021	-955,021
230	-35,106	-702,116	-4,805,116	-2,494,116	-1,714,116	-1,008,116
240	-37,760	-755,192	-4,858,192	-2,547,192	-1,767,192	-1,061,192
250	-40,414	-808,287	-4,911,287	-2,600,287	-1,820,287	-1,114,287

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	82,400	1,648,003	-2,454,997	-143,997	636,003	1,342,003
20	77,177	1,543,546	-2,559,454	-248,454	531,546	1,237,546
40	71,954	1,439,090	-2,663,910	-352,910	427,090	1,133,090
50	69,343	1,386,861	-2,716,139	-405,139	374,861	1,080,861
80	61,508	1,230,156	-2,872,844	-561,844	218,156	924,156
100	56,285	1,125,699	-2,977,301	-666,301	113,699	819,699
120	51,061	1,021,222	-3,081,778	-770,778	9,222	715,222
140	45,838	916,765	-3,186,235	-875,235	-95,235	610,765
150	43,227	864,537	-3,238,463	-927,463	-147,463	558,537
180	35,392	707,831	-3,395,169	-1,084,169	-304,169	401,831
200	30,169	603,375	-3,499,625	-1,188,625	-408,625	297,375
210	27,556	551,126	-3,551,874	-1,240,874	-460,874	245,126
220	24,945	498,898	-3,604,102	-1,293,102	-513,102	192,898
230	22,333	446,669	-3,656,331	-1,345,331	-565,331	140,669
240	19,722	394,441	-3,708,559	-1,397,559	-617,559	88,441
250	17,111	342,212	-3,760,788	-1,449,788	-669,788	36,212

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Cmnty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	63,258	179,232	-3,923,768	-1,612,768	-832,768	-126,768
20	48,287	136,814	-3,966,186	-1,655,186	-875,186	-169,186
40	33,316	94,396	-4,008,604	-1,697,604	-917,604	-211,604
50	25,831	73,187	-4,029,813	-1,718,813	-938,813	-232,813
80	3,373	9,557	-4,093,443	-1,782,443	-1,002,443	-296,443
100	-11,787	-33,397	-4,136,397	-1,825,397	-1,045,397	-339,397
120	-27,003	-76,509	-4,179,509	-1,868,509	-1,088,509	-382,509
140	-42,219	-119,621	-4,222,621	-1,911,621	-1,131,621	-425,621
150	-49,828	-141,178	-4,244,178	-1,933,178	-1,153,178	-447,178
180	-72,652	-205,848	-4,308,848	-1,997,848	-1,217,848	-511,848
200	-87,868	-248,960	-4,351,960	-2,040,960	-1,260,960	-554,960
210	-95,476	-270,514	-4,373,514	-2,062,514	-1,282,514	-576,514
220	-103,084	-292,071	-4,395,071	-2,084,071	-1,304,071	-598,071
230	-110,693	-313,629	-4,416,629	-2,105,629	-1,325,629	-619,629
240	-118,300	-335,183	-4,438,183	-2,127,183	-1,347,183	-641,183
250	-125,908	-356,741	-4,459,741	-2,148,741	-1,368,741	-662,741

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,603	545,707	-3,557,293	-1,246,293	-466,293	239,707
20	177,632	503,289	-3,599,711	-1,288,711	-508,711	197,289
40	162,661	460,871	-3,642,129	-1,331,129	-551,129	154,871
50	155,175	439,663	-3,663,337	-1,352,337	-572,337	133,663
80	132,717	376,033	-3,726,967	-1,415,967	-635,967	70,033
100	117,746	333,615	-3,769,385	-1,458,385	-678,385	27,615
120	102,775	291,197	-3,811,803	-1,500,803	-720,803	-14,803
140	87,804	248,779	-3,854,221	-1,543,221	-763,221	-57,221
150	80,319	227,570	-3,875,430	-1,564,430	-784,430	-78,430
180	57,861	163,940	-3,939,060	-1,628,060	-848,060	-142,060
200	42,890	121,522	-3,981,478	-1,670,478	-890,478	-184,478
210	35,405	100,313	-4,002,687	-1,691,687	-911,687	-205,687
220	27,919	79,104	-4,023,896	-1,712,896	-932,896	-226,896
230	20,434	57,896	-4,045,104	-1,734,104	-954,104	-248,104
240	12,948	36,687	-4,066,313	-1,755,313	-975,313	-269,313
250	5,463	15,478	-4,087,522	-1,776,522	-996,522	-290,522

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	322,549	913,888	-3,189,112	-878,112	-98,112	607,888
20	307,578	871,470	-3,231,530	-920,530	-140,530	565,470
40	292,606	829,052	-3,273,948	-962,948	-182,948	523,052
50	285,121	807,843	-3,295,157	-984,157	-204,157	501,843
80	262,663	744,213	-3,358,787	-1,047,787	-267,787	438,213
100	247,692	701,795	-3,401,205	-1,090,205	-310,205	395,795
120	232,721	659,377	-3,443,623	-1,132,623	-352,623	353,377
140	217,750	616,959	-3,486,041	-1,175,041	-395,041	310,959
150	210,265	595,750	-3,507,250	-1,196,250	-416,250	289,750
180	187,807	532,121	-3,570,879	-1,259,879	-479,879	226,121
200	172,836	489,703	-3,613,297	-1,302,297	-522,297	183,703
210	165,351	468,494	-3,634,506	-1,323,506	-543,506	162,494
220	157,865	447,285	-3,655,715	-1,344,715	-564,715	141,285
230	150,380	426,076	-3,676,924	-1,365,924	-585,924	120,076
240	142,894	404,867	-3,698,133	-1,387,133	-607,133	98,867
250	135,409	383,658	-3,719,342	-1,408,342	-628,342	77,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	386,920	1,096,274	-3,006,726	-695,726	84,274	790,274
20	371,949	1,053,856	-3,049,144	-738,144	41,856	747,856
40	356,977	1,011,436	-3,091,564	-780,564	-564	705,436
50	349,492	990,227	-3,112,773	-801,773	-21,773	684,227
80	327,035	926,600	-3,176,400	-865,400	-85,400	620,600
100	312,064	884,182	-3,218,818	-907,818	-127,818	578,182
120	297,093	841,764	-3,261,236	-950,236	-170,236	535,764
140	282,121	799,343	-3,303,657	-992,657	-212,657	493,343
150	274,636	778,134	-3,324,866	-1,013,866	-233,866	472,134
180	252,179	714,507	-3,388,493	-1,077,493	-297,493	408,507
200	237,208	672,089	-3,430,911	-1,119,911	-339,911	366,089
210	229,723	650,881	-3,452,119	-1,141,119	-361,119	344,881
220	222,237	629,672	-3,473,328	-1,162,328	-382,328	323,672
230	214,752	608,463	-3,494,537	-1,183,537	-403,537	302,463
240	207,265	587,251	-3,515,749	-1,204,749	-424,749	281,251
250	199,779	566,042	-3,536,958	-1,225,958	-445,958	260,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	419,407	1,188,320	-2,914,680	-603,680	176,320	882,320
20	404,435	1,145,899	-2,957,101	-646,101	133,899	839,899
40	389,464	1,103,481	-2,999,519	-688,519	91,481	797,481
50	381,979	1,082,273	-3,020,727	-709,727	70,273	776,273
80	359,522	1,018,646	-3,084,354	-773,354	6,646	712,646
100	344,551	976,228	-3,126,772	-815,772	-35,772	670,228
120	329,579	933,807	-3,169,193	-858,193	-78,193	627,807
140	314,608	891,389	-3,211,611	-900,611	-120,611	585,389
150	307,122	870,180	-3,232,820	-921,820	-141,820	564,180
180	284,666	806,553	-3,296,447	-985,447	-205,447	500,553
200	269,695	764,135	-3,338,865	-1,027,865	-247,865	458,135
210	262,209	742,926	-3,360,074	-1,049,074	-269,074	436,926
220	254,723	721,714	-3,381,286	-1,070,286	-290,286	415,714
230	247,237	700,506	-3,402,494	-1,091,494	-311,494	394,506
240	239,752	679,297	-3,423,703	-1,112,703	-332,703	373,297
250	232,266	658,088	-3,444,912	-1,133,912	-353,912	352,088

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	581,238	1,646,841	-2,456,159	-145,159	634,841	1,340,841
20	566,266	1,604,421	-2,498,579	-187,579	592,421	1,298,421
40	551,295	1,562,003	-2,540,997	-229,997	550,003	1,256,003
50	543,810	1,540,794	-2,562,206	-251,206	528,794	1,234,794
80	521,353	1,477,167	-2,625,833	-314,833	465,167	1,171,167
100	506,382	1,434,749	-2,668,251	-357,251	422,749	1,128,749
120	491,410	1,392,328	-2,710,672	-399,672	380,328	1,086,328
140	476,439	1,349,910	-2,753,090	-442,090	337,910	1,043,910
150	468,953	1,328,701	-2,774,299	-463,299	316,701	1,022,701
180	446,497	1,265,074	-2,837,926	-526,926	253,074	959,074
200	431,525	1,222,654	-2,880,346	-569,346	210,654	916,654
210	424,039	1,201,445	-2,901,555	-590,555	189,445	895,445
220	416,554	1,180,236	-2,922,764	-611,764	168,236	874,236
230	409,068	1,159,027	-2,943,973	-632,973	147,027	853,027
240	401,583	1,137,818	-2,965,182	-654,182	125,818	831,818
250	394,097	1,116,609	-2,986,391	-675,391	104,609	810,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	678,096	1,921,271	-2,181,729	129,271	909,271	1,615,271
20	663,125	1,878,853	-2,224,147	86,853	866,853	1,572,853
40	648,153	1,836,433	-2,266,567	44,433	824,433	1,530,433
50	640,667	1,815,224	-2,287,776	23,224	803,224	1,509,224
80	618,211	1,751,597	-2,351,403	-40,403	739,597	1,445,597
100	603,240	1,709,179	-2,393,821	-82,821	697,179	1,403,179
120	588,269	1,666,761	-2,436,239	-125,239	654,761	1,360,761
140	573,297	1,624,340	-2,478,660	-167,660	612,340	1,318,340
150	565,811	1,603,131	-2,499,869	-188,869	591,131	1,297,131
180	543,354	1,539,504	-2,563,496	-252,496	527,504	1,233,504
200	528,383	1,497,086	-2,605,914	-294,914	485,086	1,191,086
210	520,898	1,475,877	-2,627,123	-316,123	463,877	1,169,877
220	513,412	1,454,668	-2,648,332	-337,332	442,668	1,148,668
230	505,927	1,433,459	-2,669,541	-358,541	421,459	1,127,459
240	498,440	1,412,248	-2,690,752	-379,752	400,248	1,106,248
250	490,955	1,391,039	-2,711,961	-400,961	379,039	1,085,039

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	839,927	2,379,793	-1,723,207	587,793	1,367,793	2,073,793
20	824,956	2,337,375	-1,765,625	545,375	1,325,375	2,031,375
40	809,984	2,294,954	-1,808,046	502,954	1,282,954	1,988,954
50	802,498	2,273,745	-1,829,255	481,745	1,261,745	1,967,745
80	780,042	2,210,118	-1,892,882	418,118	1,198,118	1,904,118
100	765,071	2,167,700	-1,935,300	375,700	1,155,700	1,861,700
120	750,100	2,125,282	-1,977,718	333,282	1,113,282	1,819,282
140	735,128	2,082,861	-2,020,139	290,861	1,070,861	1,776,861
150	727,642	2,061,652	-2,041,348	269,652	1,049,652	1,755,652
180	705,185	1,998,026	-2,104,974	206,026	986,026	1,692,026
200	690,214	1,955,608	-2,147,392	163,608	943,608	1,649,608
210	682,729	1,934,399	-2,168,601	142,399	922,399	1,628,399
220	675,243	1,913,190	-2,189,810	121,190	901,190	1,607,190
230	667,757	1,891,978	-2,211,022	99,978	879,978	1,585,978
240	660,271	1,870,769	-2,232,231	78,769	858,769	1,564,769
250	652,786	1,849,560	-2,253,440	57,560	837,560	1,543,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 4	
Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-488,260	-4,058,663	-8,161,663	-5,850,663	-5,070,663	-4,364,663
20	-500,858	-4,163,381	-8,266,381	-5,955,381	-5,175,381	-4,469,381
40	-513,454	-4,268,099	-8,371,099	-6,060,099	-5,280,099	-4,574,099
50	-519,753	-4,320,444	-8,423,444	-6,112,444	-5,332,444	-4,626,444
80	-538,648	-4,477,516	-8,580,516	-6,269,516	-5,489,516	-4,783,516
100	-551,245	-4,582,225	-8,685,225	-6,374,225	-5,594,225	-4,888,225
120	-563,843	-4,686,942	-8,789,942	-6,478,942	-5,698,942	-4,992,942
140	-576,439	-4,791,651	-8,894,651	-6,583,651	-5,803,651	-5,097,651
150	-582,737	-4,844,005	-8,947,005	-6,636,005	-5,856,005	-5,150,005
180	-601,633	-5,001,077	-9,104,077	-6,793,077	-6,013,077	-5,307,077
200	-614,230	-5,105,786	-9,208,786	-6,897,786	-6,117,786	-5,411,786
210	-620,528	-5,158,140	-9,261,140	-6,950,140	-6,170,140	-5,464,140
220	-626,827	-5,210,503	-9,313,503	-7,002,503	-6,222,503	-5,516,503
230	-633,126	-5,262,857	-9,365,857	-7,054,857	-6,274,857	-5,568,857
240	-639,424	-5,315,212	-9,418,212	-7,107,212	-6,327,212	-5,621,212
250	-645,722	-5,367,566	-9,470,566	-7,159,566	-6,379,566	-5,673,566

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-380,434	-3,162,359	-7,265,359	-4,954,359	-4,174,359	-3,468,359
20	-393,032	-3,267,076	-7,370,076	-5,059,076	-4,279,076	-3,573,076
40	-405,628	-3,371,785	-7,474,785	-5,163,785	-4,383,785	-3,677,785
50	-411,927	-3,424,140	-7,527,140	-5,216,140	-4,436,140	-3,730,140
80	-430,822	-3,581,211	-7,684,211	-5,373,211	-4,593,211	-3,887,211
100	-443,419	-3,685,920	-7,788,920	-5,477,920	-4,697,920	-3,991,920
120	-456,017	-3,790,637	-7,893,637	-5,582,637	-4,802,637	-4,096,637
140	-468,613	-3,895,346	-7,998,346	-5,687,346	-4,907,346	-4,201,346
150	-474,911	-3,947,701	-8,050,701	-5,739,701	-4,959,701	-4,253,701
180	-493,807	-4,104,772	-8,207,772	-5,896,772	-5,116,772	-4,410,772
200	-506,404	-4,209,481	-8,312,481	-6,001,481	-5,221,481	-4,515,481
210	-512,702	-4,261,836	-8,364,836	-6,053,836	-5,273,836	-4,567,836
220	-519,001	-4,314,199	-8,417,199	-6,106,199	-5,326,199	-4,620,199
230	-525,300	-4,366,553	-8,469,553	-6,158,553	-5,378,553	-4,672,553
240	-531,598	-4,418,908	-8,521,908	-6,210,908	-5,430,908	-4,724,908
250	-537,896	-4,471,262	-8,574,262	-6,263,262	-5,483,262	-4,777,262

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-272,107	-2,261,887	-6,364,887	-4,053,887	-3,273,887	-2,567,887
20	-284,703	-2,366,596	-6,469,596	-4,158,596	-3,378,596	-2,672,596
40	-297,301	-2,471,313	-6,574,313	-4,263,313	-3,483,313	-2,777,313
50	-303,599	-2,523,667	-6,626,667	-4,315,667	-3,535,667	-2,829,667
80	-322,495	-2,680,739	-6,783,739	-4,472,739	-3,692,739	-2,986,739
100	-335,091	-2,785,448	-6,888,448	-4,577,448	-3,797,448	-3,091,448
120	-347,688	-2,890,157	-6,993,157	-4,682,157	-3,902,157	-3,196,157
140	-360,286	-2,994,874	-7,097,874	-4,786,874	-4,006,874	-3,300,874
150	-366,584	-3,047,229	-7,150,229	-4,839,229	-4,059,229	-3,353,229
180	-385,480	-3,204,300	-7,307,300	-4,996,300	-4,216,300	-3,510,300
200	-398,076	-3,309,009	-7,412,009	-5,101,009	-4,321,009	-3,615,009
210	-404,375	-3,361,364	-7,464,364	-5,153,364	-4,373,364	-3,667,364
220	-410,673	-3,413,718	-7,516,718	-5,205,718	-4,425,718	-3,719,718
230	-416,972	-3,466,081	-7,569,081	-5,258,081	-4,478,081	-3,772,081
240	-423,270	-3,518,435	-7,621,435	-5,310,435	-4,530,435	-3,824,435
250	-429,569	-3,570,790	-7,673,790	-5,362,790	-4,582,790	-3,876,790

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-218,444	-1,815,819	-5,918,819	-3,607,819	-2,827,819	-2,121,819
20	-231,042	-1,920,536	-6,023,536	-3,712,536	-2,932,536	-2,226,536
40	-243,638	-2,025,245	-6,128,245	-3,817,245	-3,037,245	-2,331,245
50	-249,937	-2,077,599	-6,180,599	-3,869,599	-3,089,599	-2,383,599
80	-268,833	-2,234,671	-6,337,671	-4,026,671	-3,246,671	-2,540,671
100	-281,429	-2,339,380	-6,442,380	-4,131,380	-3,351,380	-2,645,380
120	-294,026	-2,444,089	-6,547,089	-4,236,089	-3,456,089	-2,750,089
140	-306,623	-2,548,806	-6,651,806	-4,340,806	-3,560,806	-2,854,806
150	-312,922	-2,601,160	-6,704,160	-4,393,160	-3,613,160	-2,907,160
180	-331,817	-2,758,232	-6,861,232	-4,550,232	-3,770,232	-3,064,232
200	-344,414	-2,862,941	-6,965,941	-4,654,941	-3,874,941	-3,168,941
210	-350,712	-2,915,295	-7,018,295	-4,707,295	-3,927,295	-3,221,295
220	-357,011	-2,967,650	-7,070,650	-4,759,650	-3,979,650	-3,273,650
230	-363,310	-3,020,013	-7,123,013	-4,812,013	-4,032,013	-3,326,013
240	-369,608	-3,072,367	-7,175,367	-4,864,367	-4,084,367	-3,378,367
250	-375,906	-3,124,722	-7,227,722	-4,916,722	-4,136,722	-3,430,722

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-191,363	-1,590,705	-5,693,705	-3,382,705	-2,602,705	-1,896,705
20	-203,960	-1,695,414	-5,798,414	-3,487,414	-2,707,414	-2,001,414
40	-216,556	-1,800,123	-5,903,123	-3,592,123	-2,812,123	-2,106,123
50	-222,855	-1,852,485	-5,955,485	-3,644,485	-2,864,485	-2,158,485
80	-241,750	-2,009,549	-6,112,549	-3,801,549	-3,021,549	-2,315,549
100	-254,348	-2,114,266	-6,217,266	-3,906,266	-3,126,266	-2,420,266
120	-266,944	-2,218,975	-6,321,975	-4,010,975	-3,230,975	-2,524,975
140	-279,541	-2,323,684	-6,426,684	-4,115,684	-3,335,684	-2,629,684
150	-285,840	-2,376,046	-6,479,046	-4,168,046	-3,388,046	-2,682,046
180	-304,735	-2,533,110	-6,636,110	-4,325,110	-3,545,110	-2,839,110
200	-317,333	-2,637,827	-6,740,827	-4,429,827	-3,649,827	-2,943,827
210	-323,631	-2,690,182	-6,793,182	-4,482,182	-3,702,182	-2,996,182
220	-329,929	-2,742,536	-6,845,536	-4,534,536	-3,754,536	-3,048,536
230	-336,227	-2,794,890	-6,897,890	-4,586,890	-3,806,890	-3,100,890
240	-342,526	-2,847,245	-6,950,245	-4,639,245	-3,859,245	-3,153,245
250	-348,824	-2,899,599	-7,002,599	-4,691,599	-3,911,599	-3,205,599

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-56,455	-469,278	-4,572,278	-2,261,278	-1,481,278	-775,278
20	-69,051	-573,987	-4,676,987	-2,365,987	-1,585,987	-879,987
40	-81,649	-678,704	-4,781,704	-2,470,704	-1,690,704	-984,704
50	-87,947	-731,059	-4,834,059	-2,523,059	-1,743,059	-1,037,059
80	-106,843	-888,130	-4,991,130	-2,680,130	-1,900,130	-1,194,130
100	-119,439	-992,839	-5,095,839	-2,784,839	-2,004,839	-1,298,839
120	-132,036	-1,097,548	-5,200,548	-2,889,548	-2,109,548	-1,403,548
140	-144,633	-1,202,265	-5,305,265	-2,994,265	-2,214,265	-1,508,265
150	-150,932	-1,254,620	-5,357,620	-3,046,620	-2,266,620	-1,560,620
180	-169,828	-1,411,692	-5,514,692	-3,203,692	-2,423,692	-1,717,692
200	-182,424	-1,516,401	-5,619,401	-3,308,401	-2,528,401	-1,822,401
210	-188,722	-1,568,755	-5,671,755	-3,360,755	-2,580,755	-1,874,755
220	-195,021	-1,621,109	-5,724,109	-3,413,109	-2,633,109	-1,927,109
230	-201,320	-1,673,472	-5,776,472	-3,465,472	-2,685,472	-1,979,472
240	-207,618	-1,725,827	-5,828,827	-3,517,827	-2,737,827	-2,031,827
250	-213,917	-1,778,181	-5,881,181	-3,570,181	-2,790,181	-2,084,181

Maximum CIL rates (per square metre)

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

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,899	198,663	-3,904,337	-1,593,337	-813,337	-107,337
20	11,505	95,634	-4,007,366	-1,696,366	-916,366	-210,366
40	-904	-7,514	-4,110,514	-1,799,514	-1,019,514	-313,514
50	-7,203	-59,877	-4,162,877	-1,851,877	-1,071,877	-365,877
80	-26,098	-216,940	-4,319,940	-2,008,940	-1,228,940	-522,940
100	-38,695	-321,649	-4,424,649	-2,113,649	-1,333,649	-627,649
120	-51,292	-426,366	-4,529,366	-2,218,366	-1,438,366	-732,366
140	-63,889	-531,075	-4,634,075	-2,323,075	-1,543,075	-837,075
150	-70,187	-583,430	-4,686,430	-2,375,430	-1,595,430	-889,430
180	-89,063	-740,501	-4,843,501	-2,532,501	-1,752,501	-1,046,501
200	-101,679	-845,210	-4,948,210	-2,637,210	-1,857,210	-1,151,210
210	-107,979	-897,573	-5,000,573	-2,689,573	-1,909,573	-1,203,573
220	-114,277	-949,927	-5,052,927	-2,741,927	-1,961,927	-1,255,927
230	-120,575	-1,002,282	-5,105,282	-2,794,282	-2,014,282	-1,308,282
240	-126,874	-1,054,636	-5,157,636	-2,846,636	-2,066,636	-1,360,636
250	-133,172	-1,106,991	-5,209,991	-2,898,991	-2,118,991	-1,412,991

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,636	1,302,038	-2,800,962	-489,962	290,038	996,038
20	144,242	1,199,010	-2,903,990	-592,990	187,010	893,010
40	131,847	1,095,981	-3,007,019	-696,019	83,981	789,981
50	125,651	1,044,471	-3,058,529	-747,529	32,471	738,471
80	107,059	889,925	-3,213,075	-902,075	-122,075	583,925
100	94,664	786,897	-3,316,103	-1,005,103	-225,103	480,897
120	82,271	683,877	-3,419,123	-1,108,123	-328,123	377,877
140	69,877	580,849	-3,522,151	-1,211,151	-431,151	274,849
150	63,679	529,330	-3,573,670	-1,262,670	-482,670	223,330
180	45,088	374,792	-3,728,208	-1,417,208	-637,208	68,792
200	32,693	271,764	-3,831,236	-1,520,236	-740,236	-34,236
210	26,497	220,254	-3,882,746	-1,571,746	-791,746	-85,746
220	20,299	168,736	-3,934,264	-1,623,264	-843,264	-137,264
230	14,102	117,226	-3,985,774	-1,674,774	-894,774	-188,774
240	7,905	65,708	-4,037,292	-1,726,292	-946,292	-240,292
250	1,708	14,198	-4,088,802	-1,777,802	-997,802	-291,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£180

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Cmnty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	5
	Flats and Houses
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Site type 5

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	591,531	2,277,395	-1,825,605	485,395	1,265,395	1,971,395
20	572,664	2,204,757	-1,898,243	412,757	1,192,757	1,898,757
40	553,798	2,132,122	-1,970,878	340,122	1,120,122	1,826,122
50	544,365	2,095,805	-2,007,195	303,805	1,083,805	1,789,805
80	516,065	1,986,849	-2,116,151	194,849	974,849	1,680,849
100	497,198	1,914,214	-2,188,786	122,214	902,214	1,608,214
120	478,332	1,841,579	-2,261,421	49,579	829,579	1,535,579
140	459,465	1,768,940	-2,334,060	-23,060	756,940	1,462,940
150	450,032	1,732,623	-2,370,377	-59,377	720,623	1,426,623
180	421,732	1,623,667	-2,479,333	-168,333	611,667	1,317,667
200	402,866	1,551,032	-2,551,968	-240,968	539,032	1,245,032
210	393,432	1,514,715	-2,588,285	-277,285	502,715	1,208,715
220	383,999	1,478,397	-2,624,603	-313,603	466,397	1,172,397
230	374,566	1,442,080	-2,660,920	-349,920	430,080	1,136,080
240	365,132	1,405,759	-2,697,241	-386,241	393,759	1,099,759
250	355,699	1,369,441	-2,733,559	-422,559	357,441	1,063,441

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	710,558	2,735,649	-1,367,351	943,649	1,723,649	2,429,649
20	691,995	2,664,182	-1,438,818	872,182	1,652,182	2,358,182
40	673,432	2,592,715	-1,510,285	800,715	1,580,715	2,286,715
50	664,150	2,556,979	-1,546,021	764,979	1,544,979	2,250,979
80	636,026	2,448,700	-1,654,300	656,700	1,436,700	2,142,700
100	617,160	2,376,065	-1,726,935	584,065	1,364,065	2,070,065
120	598,293	2,303,427	-1,799,573	511,427	1,291,427	1,997,427
140	579,426	2,230,792	-1,872,208	438,792	1,218,792	1,924,792
150	569,993	2,194,474	-1,908,526	402,474	1,182,474	1,888,474
180	541,693	2,085,518	-2,017,482	293,518	1,073,518	1,779,518
200	522,827	2,012,884	-2,090,116	220,884	1,000,884	1,706,884
210	513,394	1,976,566	-2,126,434	184,566	964,566	1,670,566
220	503,961	1,940,249	-2,162,751	148,249	928,249	1,634,249
230	494,527	1,903,928	-2,199,072	111,928	891,928	1,597,928
240	485,094	1,867,610	-2,235,390	75,610	855,610	1,561,610
250	475,661	1,831,293	-2,271,707	39,293	819,293	1,525,293

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	908,718	3,498,565	-604,435	1,706,565	2,486,565	3,192,565
20	890,155	3,427,098	-675,902	1,635,098	2,415,098	3,121,098
40	871,592	3,355,631	-747,369	1,563,631	2,343,631	3,049,631
50	862,311	3,319,899	-783,101	1,527,899	2,307,899	3,013,899
80	834,467	3,212,697	-890,303	1,420,697	2,200,697	2,906,697
100	815,904	3,141,230	-961,770	1,349,230	2,129,230	2,835,230
120	797,341	3,069,762	-1,033,238	1,277,762	2,057,762	2,763,762
140	778,778	2,998,295	-1,104,705	1,206,295	1,986,295	2,692,295
150	769,496	2,962,560	-1,140,440	1,170,560	1,950,560	2,656,560
180	741,652	2,855,361	-1,247,639	1,063,361	1,843,361	2,549,361
200	723,089	2,783,894	-1,319,106	991,894	1,771,894	2,477,894
210	713,807	2,748,159	-1,354,841	956,159	1,736,159	2,442,159
220	704,393	2,711,912	-1,391,088	919,912	1,699,912	2,405,912
230	694,960	2,675,595	-1,427,405	883,595	1,663,595	2,369,595
240	685,526	2,639,274	-1,463,726	847,274	1,627,274	2,333,274
250	676,093	2,602,956	-1,500,044	810,956	1,590,956	2,296,956

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-362,257	-531,310	-4,634,310	-2,323,310	-1,543,310	-837,310
20	-404,833	-593,755	-4,696,755	-2,385,755	-1,605,755	-899,755
40	-447,409	-656,200	-4,759,200	-2,448,200	-1,668,200	-962,200
50	-468,697	-687,422	-4,790,422	-2,479,422	-1,699,422	-993,422
80	-532,560	-781,088	-4,884,088	-2,573,088	-1,793,088	-1,087,088
100	-575,135	-843,532	-4,946,532	-2,635,532	-1,855,532	-1,149,532
120	-617,711	-905,977	-5,008,977	-2,697,977	-1,917,977	-1,211,977
140	-660,287	-968,420	-5,071,420	-2,760,420	-1,980,420	-1,274,420
150	-681,575	-999,644	-5,102,644	-2,791,644	-2,011,644	-1,305,644
180	-745,439	-1,093,310	-5,196,310	-2,885,310	-2,105,310	-1,399,310
200	-788,014	-1,155,754	-5,258,754	-2,947,754	-2,167,754	-1,461,754
210	-809,301	-1,186,975	-5,289,975	-2,978,975	-2,198,975	-1,492,975
220	-830,590	-1,218,199	-5,321,199	-3,010,199	-2,230,199	-1,524,199
230	-851,878	-1,249,420	-5,352,420	-3,041,420	-2,261,420	-1,555,420
240	-873,165	-1,280,642	-5,383,642	-3,072,642	-2,292,642	-1,586,642
250	-894,454	-1,311,865	-5,414,865	-3,103,865	-2,323,865	-1,617,865

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,327	-6,347	-4,109,347	-1,798,347	-1,018,347	-312,347
20	-46,903	-68,790	-4,171,790	-1,860,790	-1,080,790	-374,790
40	-89,479	-131,235	-4,234,235	-1,923,235	-1,143,235	-437,235
50	-110,766	-162,457	-4,265,457	-1,954,457	-1,174,457	-468,457
80	-174,630	-256,124	-4,359,124	-2,048,124	-1,268,124	-562,124
100	-217,205	-318,567	-4,421,567	-2,110,567	-1,330,567	-624,567
120	-259,781	-381,012	-4,484,012	-2,173,012	-1,393,012	-687,012
140	-302,357	-443,457	-4,546,457	-2,235,457	-1,455,457	-749,457
150	-323,645	-474,679	-4,577,679	-2,266,679	-1,486,679	-780,679
180	-387,508	-568,346	-4,671,346	-2,360,346	-1,580,346	-874,346
200	-430,083	-630,789	-4,733,789	-2,422,789	-1,642,789	-936,789
210	-451,372	-662,012	-4,765,012	-2,454,012	-1,674,012	-968,012
220	-472,660	-693,234	-4,796,234	-2,485,234	-1,705,234	-999,234
230	-493,947	-724,456	-4,827,456	-2,516,456	-1,736,456	-1,030,456
240	-515,235	-755,678	-4,858,678	-2,547,678	-1,767,678	-1,061,678
250	-536,523	-786,901	-4,889,901	-2,578,901	-1,798,901	-1,092,901

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	349,551	512,675	-3,590,325	-1,279,325	-499,325	206,675
20	307,661	451,235	-3,651,765	-1,340,765	-560,765	145,235
40	265,770	389,796	-3,713,204	-1,402,204	-622,204	83,796
50	244,825	359,076	-3,743,924	-1,432,924	-652,924	53,076
80	181,989	266,917	-3,836,083	-1,525,083	-745,083	-39,083
100	140,098	205,478	-3,897,522	-1,586,522	-806,522	-100,522
120	98,208	144,038	-3,958,962	-1,647,962	-867,962	-161,962
140	56,317	82,598	-4,020,402	-1,709,402	-929,402	-223,402
150	35,372	51,879	-4,051,121	-1,740,121	-960,121	-254,121
180	-27,913	-40,939	-4,143,939	-1,832,939	-1,052,939	-346,939
200	-70,489	-103,384	-4,206,384	-1,895,384	-1,115,384	-409,384
210	-91,776	-134,605	-4,237,605	-1,926,605	-1,146,605	-440,605
220	-113,064	-165,827	-4,268,827	-1,957,827	-1,177,827	-471,827
230	-134,352	-197,050	-4,300,050	-1,989,050	-1,209,050	-503,050
240	-155,640	-228,272	-4,331,272	-2,020,272	-1,240,272	-534,272
250	-176,928	-259,494	-4,362,494	-2,051,494	-1,271,494	-565,494

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	524,817	769,731	-3,333,269	-1,022,269	-242,269	463,731
20	482,927	708,293	-3,394,707	-1,083,707	-303,707	402,293
40	441,036	646,853	-3,456,147	-1,145,147	-365,147	340,853
50	420,091	616,134	-3,486,866	-1,175,866	-395,866	310,134
80	357,255	523,974	-3,579,026	-1,268,026	-488,026	217,974
100	315,365	462,535	-3,640,465	-1,329,465	-549,465	156,535
120	273,474	401,095	-3,701,905	-1,390,905	-610,905	95,095
140	231,583	339,656	-3,763,344	-1,452,344	-672,344	33,656
150	210,638	308,936	-3,794,064	-1,483,064	-703,064	2,936
180	147,803	216,777	-3,886,223	-1,575,223	-795,223	-89,223
200	105,912	155,338	-3,947,662	-1,636,662	-856,662	-150,662
210	84,967	124,618	-3,978,382	-1,667,382	-887,382	-181,382
220	64,021	93,898	-4,009,102	-1,698,102	-918,102	-212,102
230	43,076	63,178	-4,039,822	-1,728,822	-948,822	-242,822
240	22,130	32,458	-4,070,542	-1,759,542	-979,542	-273,542
250	1,185	1,739	-4,101,261	-1,790,261	-1,010,261	-304,261

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	613,269	899,461	-3,203,539	-892,539	-112,539	593,461
20	571,379	838,023	-3,264,977	-953,977	-173,977	532,023
40	529,489	776,583	-3,326,417	-1,015,417	-235,417	470,583
50	508,543	745,863	-3,357,137	-1,046,137	-266,137	439,863
80	445,707	653,704	-3,449,296	-1,138,296	-358,296	347,704
100	403,817	592,265	-3,510,735	-1,199,735	-419,735	286,265
120	361,926	530,825	-3,572,175	-1,261,175	-481,175	224,825
140	320,036	469,385	-3,633,615	-1,322,615	-542,615	163,385
150	299,091	438,666	-3,664,334	-1,353,334	-573,334	132,666
180	236,255	346,507	-3,756,493	-1,445,493	-665,493	40,507
200	194,364	285,067	-3,817,933	-1,506,933	-726,933	-20,933
210	173,418	254,347	-3,848,653	-1,537,653	-757,653	-51,653
220	152,473	223,628	-3,879,372	-1,568,372	-788,372	-82,372
230	131,528	192,908	-3,910,092	-1,599,092	-819,092	-113,092
240	110,583	162,188	-3,940,812	-1,629,812	-849,812	-143,812
250	89,638	131,469	-3,971,531	-1,660,531	-880,531	-174,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,049,839	1,539,764	-2,563,236	-252,236	527,764	1,233,764
20	1,008,623	1,479,313	-2,623,687	-312,687	467,313	1,173,313
40	967,407	1,418,863	-2,684,137	-373,137	406,863	1,112,863
50	946,798	1,388,638	-2,714,362	-403,362	376,638	1,082,638
80	884,973	1,297,961	-2,805,039	-494,039	285,961	991,961
100	843,757	1,237,510	-2,865,490	-554,490	225,510	931,510
120	802,541	1,177,060	-2,925,940	-614,940	165,060	871,060
140	760,658	1,115,631	-2,987,369	-676,369	103,631	809,631
150	739,713	1,084,912	-3,018,088	-707,088	72,912	778,912
180	676,877	992,753	-3,110,247	-799,247	-19,247	686,753
200	634,986	931,313	-3,171,687	-860,687	-80,687	625,313
210	614,041	900,594	-3,202,406	-891,406	-111,406	594,594
220	593,096	869,873	-3,233,127	-922,127	-142,127	563,873
230	572,151	839,154	-3,263,846	-952,846	-172,846	533,154
240	551,206	808,435	-3,294,565	-983,565	-203,565	502,435
250	530,260	777,714	-3,325,286	-1,014,286	-234,286	471,714

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,310,054	1,921,412	-2,181,588	129,412	909,412	1,615,412
20	1,268,837	1,860,961	-2,242,039	68,961	848,961	1,554,961
40	1,227,621	1,800,510	-2,302,490	8,510	788,510	1,494,510
50	1,207,012	1,770,285	-2,332,715	-21,715	758,285	1,464,285
80	1,145,188	1,679,609	-2,423,391	-112,391	667,609	1,373,609
100	1,103,971	1,619,157	-2,483,843	-172,843	607,157	1,313,157
120	1,062,755	1,558,707	-2,544,293	-233,293	546,707	1,252,707
140	1,021,539	1,498,257	-2,604,743	-293,743	486,257	1,192,257
150	1,000,930	1,468,031	-2,634,969	-323,969	456,031	1,162,031
180	939,105	1,377,354	-2,725,646	-414,646	365,354	1,071,354
200	897,889	1,316,904	-2,786,096	-475,096	304,904	1,010,904
210	877,281	1,286,679	-2,816,321	-505,321	274,679	980,679
220	856,673	1,256,453	-2,846,547	-535,547	244,453	950,453
230	835,869	1,225,942	-2,877,058	-566,058	213,942	919,942
240	814,924	1,195,221	-2,907,779	-596,779	183,221	889,221
250	793,979	1,164,502	-2,938,498	-627,498	152,502	858,502

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,744,821	2,559,071	-1,543,929	767,071	1,547,071	2,253,071
20	1,703,605	2,498,620	-1,604,380	706,620	1,486,620	2,192,620
40	1,662,389	2,438,170	-1,664,830	646,170	1,426,170	2,132,170
50	1,641,781	2,407,945	-1,695,055	615,945	1,395,945	2,101,945
80	1,579,955	2,317,268	-1,785,732	525,268	1,305,268	2,011,268
100	1,538,739	2,256,817	-1,846,183	464,817	1,244,817	1,950,817
120	1,497,523	2,196,367	-1,906,633	404,367	1,184,367	1,890,367
140	1,456,307	2,135,917	-1,967,083	343,917	1,123,917	1,829,917
150	1,435,698	2,105,690	-1,997,310	313,690	1,093,690	1,799,690
180	1,373,873	2,015,014	-2,087,986	223,014	1,003,014	1,709,014
200	1,332,657	1,954,564	-2,148,436	162,564	942,564	1,648,564
210	1,312,049	1,924,339	-2,178,661	132,339	912,339	1,618,339
220	1,291,441	1,894,113	-2,208,887	102,113	882,113	1,588,113
230	1,270,832	1,863,887	-2,239,113	71,887	851,887	1,557,887
240	1,250,224	1,833,662	-2,269,338	41,662	821,662	1,527,662
250	1,229,616	1,803,436	-2,299,564	11,436	791,436	1,497,436

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	7
Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,674,154	-12,247,180	-16,350,180	-14,039,180	-13,259,180	-12,553,180
20	-3,714,365	-12,381,218	-16,484,218	-14,173,218	-13,393,218	-12,687,218
40	-3,754,577	-12,515,256	-16,618,256	-14,307,256	-13,527,256	-12,821,256
50	-3,774,683	-12,582,278	-16,685,278	-14,374,278	-13,594,278	-12,888,278
80	-3,835,000	-12,783,335	-16,886,335	-14,575,335	-13,795,335	-13,089,335
100	-3,875,212	-12,917,372	-17,020,372	-14,709,372	-13,929,372	-13,223,372
120	-3,915,423	-13,051,410	-17,154,410	-14,843,410	-14,063,410	-13,357,410
140	-3,955,634	-13,185,448	-17,288,448	-14,977,448	-14,197,448	-13,491,448
150	-3,975,740	-13,252,467	-17,355,467	-15,044,467	-14,264,467	-13,558,467
180	-4,036,057	-13,453,523	-17,556,523	-15,245,523	-14,465,523	-13,759,523
200	-4,076,269	-13,587,564	-17,690,564	-15,379,564	-14,599,564	-13,893,564
210	-4,096,375	-13,654,583	-17,757,583	-15,446,583	-14,666,583	-13,960,583
220	-4,116,481	-13,721,602	-17,824,602	-15,513,602	-14,733,602	-14,027,602
230	-4,136,586	-13,788,621	-17,891,621	-15,580,621	-14,800,621	-14,094,621
240	-4,156,692	-13,855,640	-17,958,640	-15,647,640	-14,867,640	-14,161,640
250	-4,176,798	-13,922,659	-18,025,659	-15,714,659	-14,934,659	-14,228,659

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,343,382	-11,144,608	-15,247,608	-12,936,608	-12,156,608	-11,450,608
20	-3,383,594	-11,278,645	-15,381,645	-13,070,645	-12,290,645	-11,584,645
40	-3,423,805	-11,412,683	-15,515,683	-13,204,683	-12,424,683	-11,718,683
50	-3,443,912	-11,479,705	-15,582,705	-13,271,705	-12,491,705	-11,785,705
80	-3,504,229	-11,680,762	-15,783,762	-13,472,762	-12,692,762	-11,986,762
100	-3,544,440	-11,814,800	-15,917,800	-13,606,800	-12,826,800	-12,120,800
120	-3,584,651	-11,948,837	-16,051,837	-13,740,837	-12,960,837	-12,254,837
140	-3,624,863	-12,082,875	-16,185,875	-13,874,875	-13,094,875	-12,388,875
150	-3,644,968	-12,149,894	-16,252,894	-13,941,894	-13,161,894	-12,455,894
180	-3,705,285	-12,350,951	-16,453,951	-14,142,951	-13,362,951	-12,656,951
200	-3,745,498	-12,484,992	-16,587,992	-14,276,992	-13,496,992	-12,790,992
210	-3,765,603	-12,552,011	-16,655,011	-14,344,011	-13,564,011	-12,858,011
220	-3,785,709	-12,619,029	-16,722,029	-14,411,029	-13,631,029	-12,925,029
230	-3,805,815	-12,686,048	-16,789,048	-14,478,048	-13,698,048	-12,992,048
240	-3,825,920	-12,753,067	-16,856,067	-14,545,067	-13,765,067	-13,059,067
250	-3,846,026	-12,820,086	-16,923,086	-14,612,086	-13,832,086	-13,126,086

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,011,072	-10,036,908	-14,139,908	-11,828,908	-11,048,908	-10,342,908
20	-3,051,284	-10,170,945	-14,273,945	-11,962,945	-11,182,945	-10,476,945
40	-3,091,495	-10,304,983	-14,407,983	-12,096,983	-11,316,983	-10,610,983
50	-3,111,601	-10,372,002	-14,475,002	-12,164,002	-11,384,002	-10,678,002
80	-3,171,918	-10,573,059	-14,676,059	-12,365,059	-11,585,059	-10,879,059
100	-3,212,130	-10,707,100	-14,810,100	-12,499,100	-11,719,100	-11,013,100
120	-3,252,341	-10,841,137	-14,944,137	-12,633,137	-11,853,137	-11,147,137
140	-3,292,553	-10,975,175	-15,078,175	-12,767,175	-11,987,175	-11,281,175
150	-3,312,658	-11,042,194	-15,145,194	-12,834,194	-12,054,194	-11,348,194
180	-3,372,975	-11,243,251	-15,346,251	-13,035,251	-12,255,251	-11,549,251
200	-3,413,187	-11,377,288	-15,480,288	-13,169,288	-12,389,288	-11,683,288
210	-3,433,292	-11,444,307	-15,547,307	-13,236,307	-12,456,307	-11,750,307
220	-3,453,398	-11,511,326	-15,614,326	-13,303,326	-12,523,326	-11,817,326
230	-3,473,503	-11,578,345	-15,681,345	-13,370,345	-12,590,345	-11,884,345
240	-3,493,610	-11,645,367	-15,748,367	-13,437,367	-12,657,367	-11,951,367
250	-3,513,716	-11,712,386	-15,815,386	-13,504,386	-12,724,386	-12,018,386

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,846,456	-9,488,187	-13,591,187	-11,280,187	-10,500,187	-9,794,187
20	-2,886,667	-9,622,224	-13,725,224	-11,414,224	-10,634,224	-9,928,224
40	-2,926,879	-9,756,262	-13,859,262	-11,548,262	-10,768,262	-10,062,262
50	-2,946,984	-9,823,281	-13,926,281	-11,615,281	-10,835,281	-10,129,281
80	-3,007,301	-10,024,338	-14,127,338	-11,816,338	-11,036,338	-10,330,338
100	-3,047,513	-10,158,375	-14,261,375	-11,950,375	-11,170,375	-10,464,375
120	-3,087,724	-10,292,413	-14,395,413	-12,084,413	-11,304,413	-10,598,413
140	-3,127,935	-10,426,451	-14,529,451	-12,218,451	-11,438,451	-10,732,451
150	-3,148,042	-10,493,473	-14,596,473	-12,285,473	-11,505,473	-10,799,473
180	-3,208,359	-10,694,530	-14,797,530	-12,486,530	-11,706,530	-11,000,530
200	-3,248,570	-10,828,567	-14,931,567	-12,620,567	-11,840,567	-11,134,567
210	-3,268,676	-10,895,586	-14,998,586	-12,687,586	-11,907,586	-11,201,586
220	-3,288,782	-10,962,605	-15,065,605	-12,754,605	-11,974,605	-11,268,605
230	-3,308,887	-11,029,624	-15,132,624	-12,821,624	-12,041,624	-11,335,624
240	-3,328,993	-11,096,643	-15,199,643	-12,888,643	-12,108,643	-11,402,643
250	-3,349,099	-11,163,662	-15,266,662	-12,955,662	-12,175,662	-11,469,662

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,763,378	-9,211,261	-13,314,261	-11,003,261	-10,223,261	-9,517,261
20	-2,803,590	-9,345,298	-13,448,298	-11,137,298	-10,357,298	-9,651,298
40	-2,843,801	-9,479,336	-13,582,336	-11,271,336	-10,491,336	-9,785,336
50	-2,863,907	-9,546,355	-13,649,355	-11,338,355	-10,558,355	-9,852,355
80	-2,924,224	-9,747,412	-13,850,412	-11,539,412	-10,759,412	-10,053,412
100	-2,964,435	-9,881,449	-13,984,449	-11,673,449	-10,893,449	-10,187,449
120	-3,004,647	-10,015,491	-14,118,491	-11,807,491	-11,027,491	-10,321,491
140	-3,044,858	-10,149,528	-14,252,528	-11,941,528	-11,161,528	-10,455,528
150	-3,064,964	-10,216,547	-14,319,547	-12,008,547	-11,228,547	-10,522,547
180	-3,125,281	-10,417,604	-14,520,604	-12,209,604	-11,429,604	-10,723,604
200	-3,165,492	-10,551,641	-14,654,641	-12,343,641	-11,563,641	-10,857,641
210	-3,185,598	-10,618,660	-14,721,660	-12,410,660	-11,630,660	-10,924,660
220	-3,205,704	-10,685,679	-14,788,679	-12,477,679	-11,697,679	-10,991,679
230	-3,225,809	-10,752,698	-14,855,698	-12,544,698	-11,764,698	-11,058,698
240	-3,245,915	-10,819,717	-14,922,717	-12,611,717	-11,831,717	-11,125,717
250	-3,266,021	-10,886,736	-14,989,736	-12,678,736	-11,898,736	-11,192,736

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,349,529	-7,831,762	-11,934,762	-9,623,762	-8,843,762	-8,137,762
20	-2,389,740	-7,965,800	-12,068,800	-9,757,800	-8,977,800	-8,271,800
40	-2,429,951	-8,099,838	-12,202,838	-9,891,838	-9,111,838	-8,405,838
50	-2,450,057	-8,166,857	-12,269,857	-9,958,857	-9,178,857	-8,472,857
80	-2,510,374	-8,367,913	-12,470,913	-10,159,913	-9,379,913	-8,673,913
100	-2,550,586	-8,501,954	-12,604,954	-10,293,954	-9,513,954	-8,807,954
120	-2,590,798	-8,635,992	-12,738,992	-10,427,992	-9,647,992	-8,941,992
140	-2,631,009	-8,770,030	-12,873,030	-10,562,030	-9,782,030	-9,076,030
150	-2,651,115	-8,837,049	-12,940,049	-10,629,049	-9,849,049	-9,143,049
180	-2,711,432	-9,038,105	-13,141,105	-10,830,105	-10,050,105	-9,344,105
200	-2,751,643	-9,172,143	-13,275,143	-10,964,143	-10,184,143	-9,478,143
210	-2,771,749	-9,239,162	-13,342,162	-11,031,162	-10,251,162	-9,545,162
220	-2,791,854	-9,306,181	-13,409,181	-11,098,181	-10,318,181	-9,612,181
230	-2,811,960	-9,373,200	-13,476,200	-11,165,200	-10,385,200	-9,679,200
240	-2,832,067	-9,440,222	-13,543,222	-11,232,222	-10,452,222	-9,746,222
250	-2,852,172	-9,507,241	-13,610,241	-11,299,241	-10,519,241	-9,813,241

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,101,835	-7,006,115	-11,109,115	-8,798,115	-8,018,115	-7,312,115
20	-2,142,046	-7,140,153	-11,243,153	-8,932,153	-8,152,153	-7,446,153
40	-2,182,257	-7,274,191	-11,377,191	-9,066,191	-8,286,191	-7,580,191
50	-2,202,363	-7,341,210	-11,444,210	-9,133,210	-8,353,210	-7,647,210
80	-2,262,680	-7,542,266	-11,645,266	-9,334,266	-8,554,266	-7,848,266
100	-2,302,891	-7,676,304	-11,779,304	-9,468,304	-8,688,304	-7,982,304
120	-2,343,104	-7,810,345	-11,913,345	-9,602,345	-8,822,345	-8,116,345
140	-2,383,315	-7,944,383	-12,047,383	-9,736,383	-8,956,383	-8,250,383
150	-2,403,420	-8,011,402	-12,114,402	-9,803,402	-9,023,402	-8,317,402
180	-2,463,737	-8,212,458	-12,315,458	-10,004,458	-9,224,458	-8,518,458
200	-2,503,949	-8,346,496	-12,449,496	-10,138,496	-9,358,496	-8,652,496
210	-2,524,054	-8,413,515	-12,516,515	-10,205,515	-9,425,515	-8,719,515
220	-2,544,160	-8,480,534	-12,583,534	-10,272,534	-9,492,534	-8,786,534
230	-2,564,266	-8,547,553	-12,650,553	-10,339,553	-9,559,553	-8,853,553
240	-2,584,371	-8,614,572	-12,717,572	-10,406,572	-9,626,572	-8,920,572
250	-2,604,477	-8,681,590	-12,784,590	-10,473,590	-9,693,590	-8,987,590

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,687,985	-5,626,617	-9,729,617	-7,418,617	-6,638,617	-5,932,617
20	-1,728,196	-5,760,654	-9,863,654	-7,552,654	-6,772,654	-6,066,654
40	-1,768,408	-5,894,692	-9,997,692	-7,686,692	-6,906,692	-6,200,692
50	-1,788,513	-5,961,711	-10,064,711	-7,753,711	-6,973,711	-6,267,711
80	-1,848,830	-6,162,768	-10,265,768	-7,954,768	-7,174,768	-6,468,768
100	-1,889,043	-6,296,809	-10,399,809	-8,088,809	-7,308,809	-6,602,809
120	-1,929,254	-6,430,846	-10,533,846	-8,222,846	-7,442,846	-6,736,846
140	-1,969,465	-6,564,884	-10,667,884	-8,356,884	-7,576,884	-6,870,884
150	-1,989,571	-6,631,903	-10,734,903	-8,423,903	-7,643,903	-6,937,903
180	-2,049,888	-6,832,960	-10,935,960	-8,624,960	-7,844,960	-7,138,960
200	-2,090,099	-6,966,997	-11,069,997	-8,758,997	-7,978,997	-7,272,997
210	-2,110,205	-7,034,016	-11,137,016	-8,826,016	-8,046,016	-7,340,016
220	-2,130,311	-7,101,035	-11,204,035	-8,893,035	-8,113,035	-7,407,035
230	-2,150,416	-7,168,054	-11,271,054	-8,960,054	-8,180,054	-7,474,054
240	-2,170,522	-7,235,073	-11,338,073	-9,027,073	-8,247,073	-7,541,073
250	-2,190,629	-7,302,095	-11,405,095	-9,094,095	-8,314,095	-7,608,095

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 8

Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,469,704	-2,469,704	-6,572,704	-4,261,704	-3,481,704	-2,775,704
20	-2,540,832	-2,540,832	-6,643,832	-4,332,832	-3,552,832	-2,846,832
40	-2,611,961	-2,611,961	-6,714,961	-4,403,961	-3,623,961	-2,917,961
50	-2,647,525	-2,647,525	-6,750,525	-4,439,525	-3,659,525	-2,953,525
80	-2,754,218	-2,754,218	-6,857,218	-4,546,218	-3,766,218	-3,060,218
100	-2,825,346	-2,825,346	-6,928,346	-4,617,346	-3,837,346	-3,131,346
120	-2,896,475	-2,896,475	-6,999,475	-4,688,475	-3,908,475	-3,202,475
140	-2,967,603	-2,967,603	-7,070,603	-4,759,603	-3,979,603	-3,273,603
150	-3,003,168	-3,003,168	-7,106,168	-4,795,168	-4,015,168	-3,309,168
180	-3,109,860	-3,109,860	-7,212,860	-4,901,860	-4,121,860	-3,415,860
200	-3,180,988	-3,180,988	-7,283,988	-4,972,988	-4,192,988	-3,486,988
210	-3,216,552	-3,216,552	-7,319,552	-5,008,552	-4,228,552	-3,522,552
220	-3,252,116	-3,252,116	-7,355,116	-5,044,116	-4,264,116	-3,558,116
230	-3,287,681	-3,287,681	-7,390,681	-5,079,681	-4,299,681	-3,593,681
240	-3,323,245	-3,323,245	-7,426,245	-5,115,245	-4,335,245	-3,629,245
250	-3,358,809	-3,358,809	-7,461,809	-5,150,809	-4,370,809	-3,664,809

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,893,850	-1,893,850	-5,996,850	-3,685,850	-2,905,850	-2,199,850
20	-1,964,978	-1,964,978	-6,067,978	-3,756,978	-2,976,978	-2,270,978
40	-2,036,107	-2,036,107	-6,139,107	-3,828,107	-3,048,107	-2,342,107
50	-2,071,671	-2,071,671	-6,174,671	-3,863,671	-3,083,671	-2,377,671
80	-2,178,364	-2,178,364	-6,281,364	-3,970,364	-3,190,364	-2,484,364
100	-2,249,492	-2,249,492	-6,352,492	-4,041,492	-3,261,492	-2,555,492
120	-2,320,621	-2,320,621	-6,423,621	-4,112,621	-3,332,621	-2,626,621
140	-2,391,749	-2,391,749	-6,494,749	-4,183,749	-3,403,749	-2,697,749
150	-2,427,314	-2,427,314	-6,530,314	-4,219,314	-3,439,314	-2,733,314
180	-2,534,006	-2,534,006	-6,637,006	-4,326,006	-3,546,006	-2,840,006
200	-2,605,135	-2,605,135	-6,708,135	-4,397,135	-3,617,135	-2,911,135
210	-2,640,699	-2,640,699	-6,743,699	-4,432,699	-3,652,699	-2,946,699
220	-2,676,263	-2,676,263	-6,779,263	-4,468,263	-3,688,263	-2,982,263
230	-2,711,828	-2,711,828	-6,814,828	-4,503,828	-3,723,828	-3,017,828
240	-2,747,392	-2,747,392	-6,850,392	-4,539,392	-3,759,392	-3,053,392
250	-2,782,956	-2,782,956	-6,885,956	-4,574,956	-3,794,956	-3,088,956

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,315,317	-1,315,317	-5,418,317	-3,107,317	-2,327,317	-1,621,317
20	-1,386,446	-1,386,446	-5,489,446	-3,178,446	-2,398,446	-1,692,446
40	-1,457,575	-1,457,575	-5,560,575	-3,249,575	-2,469,575	-1,763,575
50	-1,493,139	-1,493,139	-5,596,139	-3,285,139	-2,505,139	-1,799,139
80	-1,599,832	-1,599,832	-5,702,832	-3,391,832	-2,611,832	-1,905,832
100	-1,670,960	-1,670,960	-5,773,960	-3,462,960	-2,682,960	-1,976,960
120	-1,742,088	-1,742,088	-5,845,088	-3,534,088	-2,754,088	-2,048,088
140	-1,813,216	-1,813,216	-5,916,216	-3,605,216	-2,825,216	-2,119,216
150	-1,848,780	-1,848,780	-5,951,780	-3,640,780	-2,860,780	-2,154,780
180	-1,955,473	-1,955,473	-6,058,473	-3,747,473	-2,967,473	-2,261,473
200	-2,026,602	-2,026,602	-6,129,602	-3,818,602	-3,038,602	-2,332,602
210	-2,062,166	-2,062,166	-6,165,166	-3,854,166	-3,074,166	-2,368,166
220	-2,097,730	-2,097,730	-6,200,730	-3,889,730	-3,109,730	-2,403,730
230	-2,133,295	-2,133,295	-6,236,295	-3,925,295	-3,145,295	-2,439,295
240	-2,168,859	-2,168,859	-6,271,859	-3,960,859	-3,180,859	-2,474,859
250	-2,204,423	-2,204,423	-6,307,423	-3,996,423	-3,216,423	-2,510,423

Maximum CIL rates (per square metre)

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

Site type 8

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,028,729	-1,028,729	-5,131,729	-2,820,729	-2,040,729	-1,334,729
20	-1,099,858	-1,099,858	-5,202,858	-2,891,858	-2,111,858	-1,405,858
40	-1,170,986	-1,170,986	-5,273,986	-2,962,986	-2,182,986	-1,476,986
50	-1,206,550	-1,206,550	-5,309,550	-2,998,550	-2,218,550	-1,512,550
80	-1,313,243	-1,313,243	-5,416,243	-3,105,243	-2,325,243	-1,619,243
100	-1,384,372	-1,384,372	-5,487,372	-3,176,372	-2,396,372	-1,690,372
120	-1,455,500	-1,455,500	-5,558,500	-3,247,500	-2,467,500	-1,761,500
140	-1,526,629	-1,526,629	-5,629,629	-3,318,629	-2,538,629	-1,832,629
150	-1,562,193	-1,562,193	-5,665,193	-3,354,193	-2,574,193	-1,868,193
180	-1,668,886	-1,668,886	-5,771,886	-3,460,886	-2,680,886	-1,974,886
200	-1,740,014	-1,740,014	-5,843,014	-3,532,014	-2,752,014	-2,046,014
210	-1,775,579	-1,775,579	-5,878,579	-3,567,579	-2,787,579	-2,081,579
220	-1,811,143	-1,811,143	-5,914,143	-3,603,143	-2,823,143	-2,117,143
230	-1,846,707	-1,846,707	-5,949,707	-3,638,707	-2,858,707	-2,152,707
240	-1,882,271	-1,882,271	-5,985,271	-3,674,271	-2,894,271	-2,188,271
250	-1,917,836	-1,917,836	-6,020,836	-3,709,836	-2,929,836	-2,223,836

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-884,096	-884,096	-4,987,096	-2,676,096	-1,896,096	-1,190,096
20	-955,225	-955,225	-5,058,225	-2,747,225	-1,967,225	-1,261,225
40	-1,026,353	-1,026,353	-5,129,353	-2,818,353	-2,038,353	-1,332,353
50	-1,061,918	-1,061,918	-5,164,918	-2,853,918	-2,073,918	-1,367,918
80	-1,168,610	-1,168,610	-5,271,610	-2,960,610	-2,180,610	-1,474,610
100	-1,239,739	-1,239,739	-5,342,739	-3,031,739	-2,251,739	-1,545,739
120	-1,310,867	-1,310,867	-5,413,867	-3,102,867	-2,322,867	-1,616,867
140	-1,381,996	-1,381,996	-5,484,996	-3,173,996	-2,393,996	-1,687,996
150	-1,417,560	-1,417,560	-5,520,560	-3,209,560	-2,429,560	-1,723,560
180	-1,524,253	-1,524,253	-5,627,253	-3,316,253	-2,536,253	-1,830,253
200	-1,595,382	-1,595,382	-5,698,382	-3,387,382	-2,607,382	-1,901,382
210	-1,630,946	-1,630,946	-5,733,946	-3,422,946	-2,642,946	-1,936,946
220	-1,666,510	-1,666,510	-5,769,510	-3,458,510	-2,678,510	-1,972,510
230	-1,702,074	-1,702,074	-5,805,074	-3,494,074	-2,714,074	-2,008,074
240	-1,737,639	-1,737,639	-5,840,639	-3,529,639	-2,749,639	-2,043,639
250	-1,773,203	-1,773,203	-5,876,203	-3,565,203	-2,785,203	-2,079,203

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-163,609	-163,609	-4,266,609	-1,955,609	-1,175,609	-469,609
20	-234,738	-234,738	-4,337,738	-2,026,738	-1,246,738	-540,738
40	-305,866	-305,866	-4,408,866	-2,097,866	-1,317,866	-611,866
50	-341,431	-341,431	-4,444,431	-2,133,431	-1,353,431	-647,431
80	-448,124	-448,124	-4,551,124	-2,240,124	-1,460,124	-754,124
100	-519,252	-519,252	-4,622,252	-2,311,252	-1,531,252	-825,252
120	-590,381	-590,381	-4,693,381	-2,382,381	-1,602,381	-896,381
140	-661,509	-661,509	-4,764,509	-2,453,509	-1,673,509	-967,509
150	-697,073	-697,073	-4,800,073	-2,489,073	-1,709,073	-1,003,073
180	-803,766	-803,766	-4,906,766	-2,595,766	-1,815,766	-1,109,766
200	-874,895	-874,895	-4,977,895	-2,666,895	-1,886,895	-1,180,895
210	-910,459	-910,459	-5,013,459	-2,702,459	-1,922,459	-1,216,459
220	-946,023	-946,023	-5,049,023	-2,738,023	-1,958,023	-1,252,023
230	-981,588	-981,588	-5,084,588	-2,773,588	-1,993,588	-1,287,588
240	-1,017,152	-1,017,152	-5,120,152	-2,809,152	-2,029,152	-1,323,152
250	-1,052,716	-1,052,716	-5,155,716	-2,844,716	-2,064,716	-1,358,716

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	263,305	263,305	-3,839,695	-1,528,695	-748,695	-42,695
20	193,321	193,321	-3,909,679	-1,598,679	-818,679	-112,679
40	123,337	123,337	-3,979,663	-1,668,663	-888,663	-182,663
50	88,345	88,345	-4,014,655	-1,703,655	-923,655	-217,655
80	-16,902	-16,902	-4,119,902	-1,808,902	-1,028,902	-322,902
100	-88,031	-88,031	-4,191,031	-1,880,031	-1,100,031	-394,031
120	-159,159	-159,159	-4,262,159	-1,951,159	-1,171,159	-465,159
140	-230,288	-230,288	-4,333,288	-2,022,288	-1,242,288	-536,288
150	-265,852	-265,852	-4,368,852	-2,057,852	-1,277,852	-571,852
180	-372,545	-372,545	-4,475,545	-2,164,545	-1,384,545	-678,545
200	-443,674	-443,674	-4,546,674	-2,235,674	-1,455,674	-749,674
210	-479,238	-479,238	-4,582,238	-2,271,238	-1,491,238	-785,238
220	-514,802	-514,802	-4,617,802	-2,306,802	-1,526,802	-820,802
230	-550,366	-550,366	-4,653,366	-2,342,366	-1,562,366	-856,366
240	-585,931	-585,931	-4,688,931	-2,377,931	-1,597,931	-891,931
250	-621,495	-621,495	-4,724,495	-2,413,495	-1,633,495	-927,495

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	966,947	966,947	-3,136,053	-825,053	-45,053	660,947
20	898,089	898,089	-3,204,911	-893,911	-113,911	592,089
40	829,231	829,231	-3,273,769	-962,769	-182,769	523,231
50	794,802	794,802	-3,308,198	-997,198	-217,198	488,802
80	691,516	691,516	-3,411,484	-1,100,484	-320,484	385,516
100	622,279	622,279	-3,480,721	-1,169,721	-389,721	316,279
120	552,295	552,295	-3,550,705	-1,239,705	-459,705	246,295
140	482,311	482,311	-3,620,689	-1,309,689	-529,689	176,311
150	447,319	447,319	-3,655,681	-1,344,681	-564,681	141,319
180	342,343	342,343	-3,760,657	-1,449,657	-669,657	36,343
200	272,359	272,359	-3,830,641	-1,519,641	-739,641	-33,641
210	237,367	237,367	-3,865,633	-1,554,633	-774,633	-68,633
220	202,375	202,375	-3,900,625	-1,589,625	-809,625	-103,625
230	167,383	167,383	-3,935,617	-1,624,617	-844,617	-138,617
240	132,392	132,392	-3,970,608	-1,659,608	-879,608	-173,608
250	97,399	97,399	-4,005,601	-1,694,601	-914,601	-208,601

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,165,282	-1,082,641	-5,185,641	-2,874,641	-2,094,641	-1,388,641
20	-2,293,844	-1,146,922	-5,249,922	-2,938,922	-2,158,922	-1,452,922
40	-2,422,404	-1,211,202	-5,314,202	-3,003,202	-2,223,202	-1,517,202
50	-2,486,684	-1,243,342	-5,346,342	-3,035,342	-2,255,342	-1,549,342
80	-2,679,526	-1,339,763	-5,442,763	-3,131,763	-2,351,763	-1,645,763
100	-2,808,086	-1,404,043	-5,507,043	-3,196,043	-2,416,043	-1,710,043
120	-2,938,647	-1,468,323	-5,571,323	-3,260,323	-2,480,323	-1,774,323
140	-3,065,208	-1,532,604	-5,635,604	-3,324,604	-2,544,604	-1,838,604
150	-3,129,489	-1,564,744	-5,667,744	-3,356,744	-2,576,744	-1,870,744
180	-3,322,329	-1,661,165	-5,764,165	-3,453,165	-2,673,165	-1,967,165
200	-3,450,891	-1,725,445	-5,828,445	-3,517,445	-2,737,445	-2,031,445
210	-3,515,171	-1,757,585	-5,860,585	-3,549,585	-2,769,585	-2,063,585
220	-3,579,451	-1,789,726	-5,892,726	-3,581,726	-2,801,726	-2,095,726
230	-3,643,731	-1,821,866	-5,924,866	-3,613,866	-2,833,866	-2,127,866
240	-3,708,011	-1,854,006	-5,957,006	-3,646,006	-2,866,006	-2,160,006
250	-3,772,291	-1,886,146	-5,989,146	-3,678,146	-2,898,146	-2,192,146

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,161,901	-580,951	-4,683,951	-2,372,951	-1,592,951	-886,951
20	-1,290,463	-645,231	-4,748,231	-2,437,231	-1,657,231	-951,231
40	-1,419,023	-709,512	-4,812,512	-2,501,512	-1,721,512	-1,015,512
50	-1,483,304	-741,652	-4,844,652	-2,533,652	-1,753,652	-1,047,652
80	-1,676,145	-838,073	-4,941,073	-2,630,073	-1,850,073	-1,144,073
100	-1,804,706	-902,353	-5,005,353	-2,694,353	-1,914,353	-1,208,353
120	-1,933,267	-966,634	-5,069,634	-2,758,634	-1,978,634	-1,272,634
140	-2,061,828	-1,030,914	-5,133,914	-2,822,914	-2,042,914	-1,336,914
150	-2,126,108	-1,063,054	-5,166,054	-2,855,054	-2,075,054	-1,369,054
180	-2,318,950	-1,159,475	-5,262,475	-2,951,475	-2,171,475	-1,465,475
200	-2,447,510	-1,223,755	-5,326,755	-3,015,755	-2,235,755	-1,529,755
210	-2,511,790	-1,255,895	-5,358,895	-3,047,895	-2,267,895	-1,561,895
220	-2,576,071	-1,288,035	-5,391,035	-3,080,035	-2,300,035	-1,594,035
230	-2,640,352	-1,320,176	-5,423,176	-3,112,176	-2,332,176	-1,626,176
240	-2,704,632	-1,352,316	-5,455,316	-3,144,316	-2,364,316	-1,658,316
250	-2,768,912	-1,384,456	-5,487,456	-3,176,456	-2,396,456	-1,690,456

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-153,854	-76,927	-4,179,927	-1,868,927	-1,088,927	-382,927
20	-282,415	-141,207	-4,244,207	-1,933,207	-1,153,207	-447,207
40	-410,976	-205,488	-4,308,488	-1,997,488	-1,217,488	-511,488
50	-475,257	-237,628	-4,340,628	-2,029,628	-1,249,628	-543,628
80	-668,097	-334,049	-4,437,049	-2,126,049	-1,346,049	-640,049
100	-796,659	-398,329	-4,501,329	-2,190,329	-1,410,329	-704,329
120	-925,219	-462,610	-4,565,610	-2,254,610	-1,474,610	-768,610
140	-1,053,781	-526,890	-4,629,890	-2,318,890	-1,538,890	-832,890
150	-1,118,061	-559,030	-4,662,030	-2,351,030	-1,571,030	-865,030
180	-1,310,902	-655,451	-4,758,451	-2,447,451	-1,667,451	-961,451
200	-1,439,463	-719,732	-4,822,732	-2,511,732	-1,731,732	-1,025,732
210	-1,503,743	-751,872	-4,854,872	-2,543,872	-1,763,872	-1,057,872
220	-1,568,024	-784,012	-4,887,012	-2,576,012	-1,796,012	-1,090,012
230	-1,632,304	-816,152	-4,919,152	-2,608,152	-1,828,152	-1,122,152
240	-1,696,584	-848,292	-4,951,292	-2,640,292	-1,860,292	-1,154,292
250	-1,760,865	-880,433	-4,983,433	-2,672,433	-1,892,433	-1,186,433

Maximum CIL rates (per square metre)

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

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	339,942	169,971	-3,933,029	-1,622,029	-842,029	-136,029
20	213,451	106,725	-3,996,275	-1,685,275	-905,275	-199,275
40	89,959	43,479	-4,059,521	-1,748,521	-968,521	-262,521
50	23,712	11,856	-4,091,144	-1,780,144	-1,000,144	-294,144
80	-168,741	-84,370	-4,187,370	-1,876,370	-1,096,370	-390,370
100	-297,302	-148,651	-4,251,651	-1,940,651	-1,160,651	-454,651
120	-425,863	-212,931	-4,315,931	-2,004,931	-1,224,931	-518,931
140	-554,424	-277,212	-4,380,212	-2,069,212	-1,289,212	-583,212
150	-618,704	-309,352	-4,412,352	-2,101,352	-1,321,352	-615,352
180	-811,545	-405,772	-4,508,772	-2,197,772	-1,417,772	-711,772
200	-940,106	-470,053	-4,573,053	-2,262,053	-1,482,053	-776,053
210	-1,004,387	-502,193	-4,605,193	-2,294,193	-1,514,193	-808,193
220	-1,068,667	-534,333	-4,637,333	-2,326,333	-1,546,333	-840,333
230	-1,132,947	-566,474	-4,669,474	-2,358,474	-1,578,474	-872,474
240	-1,197,227	-598,614	-4,701,614	-2,390,614	-1,610,614	-904,614
250	-1,261,509	-630,754	-4,733,754	-2,422,754	-1,642,754	-936,754

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	587,718	293,859	-3,809,141	-1,498,141	-718,141	-12,141
20	461,407	230,704	-3,872,296	-1,561,296	-781,296	-75,296
40	334,915	167,457	-3,935,543	-1,624,543	-844,543	-138,543
50	271,669	135,834	-3,967,166	-1,656,166	-876,166	-170,166
80	81,930	40,965	-4,062,035	-1,751,035	-971,035	-265,035
100	-45,290	-22,645	-4,125,645	-1,814,645	-1,034,645	-328,645
120	-173,851	-86,926	-4,189,926	-1,878,926	-1,098,926	-392,926
140	-302,412	-151,206	-4,254,206	-1,943,206	-1,163,206	-457,206
150	-366,692	-183,346	-4,286,346	-1,975,346	-1,195,346	-489,346
180	-559,533	-279,767	-4,382,767	-2,071,767	-1,291,767	-585,767
200	-688,094	-344,047	-4,447,047	-2,136,047	-1,356,047	-650,047
210	-752,374	-376,187	-4,479,187	-2,168,187	-1,388,187	-682,187
220	-816,655	-408,328	-4,511,328	-2,200,328	-1,420,328	-714,328
230	-880,936	-440,468	-4,543,468	-2,232,468	-1,452,468	-746,468
240	-945,216	-472,608	-4,575,608	-2,264,608	-1,484,608	-778,608
250	-1,009,496	-504,748	-4,607,748	-2,296,748	-1,516,748	-810,748

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,795,501	897,751	-3,205,249	-894,249	-114,249	591,751
20	1,673,048	836,524	-3,266,476	-955,476	-175,476	530,524
40	1,550,593	775,297	-3,327,703	-1,016,703	-236,703	469,297
50	1,489,367	744,683	-3,358,317	-1,047,317	-267,317	438,683
80	1,305,686	652,843	-3,450,157	-1,139,157	-359,157	346,843
100	1,181,730	590,865	-3,512,135	-1,201,135	-421,135	284,865
120	1,057,273	528,637	-3,574,363	-1,263,363	-483,363	222,637
140	932,816	466,408	-3,636,592	-1,325,592	-545,592	160,408
150	870,588	435,294	-3,667,706	-1,356,706	-576,706	129,294
180	683,903	341,951	-3,761,049	-1,450,049	-670,049	35,951
200	558,169	279,085	-3,823,915	-1,512,915	-732,915	-26,915
210	494,923	247,462	-3,855,538	-1,544,538	-764,538	-58,538
220	431,677	215,838	-3,887,162	-1,576,162	-796,162	-90,162
230	368,431	184,215	-3,918,785	-1,607,785	-827,785	-121,785
240	305,185	152,592	-3,950,408	-1,639,408	-859,408	-153,408
250	241,940	120,970	-3,982,030	-1,671,030	-891,030	-185,030

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,505,030	1,252,515	-2,850,485	-539,485	240,515	946,515
20	2,384,547	1,192,274	-2,910,726	-599,726	180,274	886,274
40	2,264,064	1,132,032	-2,970,968	-659,968	120,032	826,032
50	2,203,822	1,101,911	-3,001,089	-690,089	89,911	795,911
80	2,023,098	1,011,549	-3,091,451	-780,451	-451	705,549
100	1,900,660	950,330	-3,152,670	-841,670	-61,670	644,330
120	1,778,206	889,103	-3,213,897	-902,897	-122,897	583,103
140	1,655,752	827,876	-3,275,124	-964,124	-184,124	521,876
150	1,594,525	797,263	-3,305,737	-994,737	-214,737	491,263
180	1,410,845	705,422	-3,397,578	-1,086,578	-306,578	399,422
200	1,287,414	643,707	-3,459,293	-1,148,293	-368,293	337,707
210	1,225,187	612,593	-3,490,407	-1,179,407	-399,407	306,593
220	1,162,958	581,479	-3,521,521	-1,210,521	-430,521	275,479
230	1,100,730	550,365	-3,552,635	-1,241,635	-461,635	244,365
240	1,038,501	519,251	-3,583,749	-1,272,749	-492,749	213,251
250	976,274	488,137	-3,614,863	-1,303,863	-523,863	182,137

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,675,330	1,837,665	-2,265,335	45,665	825,665	1,531,665
20	3,556,793	1,778,396	-2,324,604	-13,604	766,396	1,472,396
40	3,438,248	1,719,124	-2,383,876	-72,876	707,124	1,413,124
50	3,378,977	1,689,488	-2,413,512	-102,512	677,488	1,383,488
80	3,201,160	1,600,580	-2,502,420	-191,420	588,580	1,294,580
100	3,082,615	1,541,308	-2,561,692	-250,692	529,308	1,235,308
120	2,964,071	1,482,035	-2,620,965	-309,965	470,035	1,176,035
140	2,843,983	1,421,992	-2,681,008	-370,008	409,992	1,115,992
150	2,783,742	1,391,871	-2,711,129	-400,129	379,871	1,085,871
180	2,603,016	1,301,508	-2,801,492	-490,492	289,508	995,508
200	2,482,534	1,241,267	-2,861,733	-550,733	229,267	935,267
210	2,422,292	1,211,146	-2,891,854	-580,854	199,146	905,146
220	2,362,050	1,181,025	-2,921,975	-610,975	169,025	875,025
230	2,301,808	1,150,904	-2,952,096	-641,096	138,904	844,904
240	2,241,567	1,120,783	-2,982,217	-671,217	108,783	814,783
250	2,180,939	1,090,470	-3,012,530	-701,530	78,470	784,470

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

Local Plan Test

Values:

Sales values 9 (vlookup) 1,938 psm

Affordable housing percentage	30%	1 (vlookup)
of which social rented	70%	
of which intermediate	30%	

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs) Level (vlookup)

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£40	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	£18,524	4	332	232	83	0.9%
T2 - 8 Flats	-£237,513	8	409	286	51	0.9%
T3 - 12 Houses	£36,305	12	1,174	822	98	0.9%
T4 - 16 Flats	-£596,661	16	978	685	61	0.9%
T5 - 20 Flats and Houses	-£106,411	20	1,491	1,044	75	0.9%
T6 - 45 Flats and Houses	-£525,425	45	3,336	2,335	74	0.9%
T7 - 60 Flats	-£4,351,884	60	3,158	2,210	53	1.1%
T8 - 100 Flats and Houses	-£3,045,402	100	5,738	4,016	57	1.0%
T9 - 150 Flats and Houses	-£2,840,972	150	10,429	7,300	70	1.0%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

Growth	
Value growth	18.50%
Cost growth	15.50%

2 (vlookup)

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, G

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

DESCRIPTION
(for results sheet)

DENSITY AND NET SITE AREA

DESCRIPTION	DENSITY AND NET SITE AREA	
	Units per ha	Gross to net
Houses	33	100%
Flats	160	100%
Houses	34	100%
Flats	133	100%
Flats and Houses	77	100%
Flats and Houses	66	100%
Flats	200	100%
Flats and Houses	100	100%
Flats and Houses	75	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Grow

SALES AND AFFORDABLE HOUSING VALUES**VALUE BANDS for private sales**


Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box 

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)**Option 1 User defined capital values per unit**

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£72,675	30%	£21,802.50	2.75%	£1,399	5.25%	£26,647.50
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£110,466	30%	£33,140	2.75%	£2,126	5.25%	£40,504
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£129,846	30%	£38,954	2.75%	£2,500	5.25%	£47,610
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£160,854	30%	£48,256	2.75%	£3,096	5.25%	£58,980
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£186,048	30%	£55,814	2.75%	£3,581	5.25%	£68,218
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£218,994	30%	£65,698	2.75%	£4,216	5.25%	£80,298

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferrers
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

BUILD COSTS

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS for cash flow				PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1	£20	1	2	2	10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£20	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£20	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£20	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£20	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£20	1	2	4	10%
T7 - 60 Flats	£1,200	£858	£312	75.0%	2	6	6	7	£1,012	1	£20	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£20	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£220	80.0%	2	10	16	7	£1,012	1	£20	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Variables common to residential and commercial:
Private profit

Contingency
Development finance
Timing of S106
Timing of CIL
Fees

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs

units	LH per sq m	SUDs per sq m
T1 - 4 Houses	£7.23	£9.04
T2 - 8 Flats	£9.38	£11.73
T3 - 12 Houses	£6.13	£7.66
T4 - 16 Flats	£9.12	£11.40
T5 - 20 Flats and Houses	£7.76	£9.69
T6 - 45 Flats and Houses	£7.61	£9.51
T7 - 60 Flats	£9.69	£12.11
T8 - 100 Flats and Houses	£8.68	£10.85
T9 - 150 Flats and Houses	£7.04	£9.95

LOCAL PLAN AND CIL LIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area	Southend-on-Sea Borough
Author	Simon Woodford-Frere
Date	17 February 2014
Reference	2013-14-2015-16, Special Part, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

GDV hecharge	0.00%
GDV storage	0.00%
Revenue per Ctr	
Revenue	593,714
T1 - 4 Houses	£ 593,714
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Costs of Sale	2,689
Marketing costs	2,689%
Legal fees	0.50%
Sub Total	-218,680
Net commercial investment value	£ -
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
£ 0	£ 0
Speculative NDV	£ 515,034
Affordable Housing Revenue	40,307
No fees on sale	£ -
T1 - 4 Houses	£ 120,922
NDV	Total
£ 635,955	£ -
Standard Costs	
T1 - 4 Houses	£ 427,370
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 21,389
Sub Total	£ 448,759
Other Costs	£ 44,874
Professional fees	10.00%
Sub Total	£ 44,874
CIL	£ 4,048
CIL Payment 1	£ 1,549
Payment 2	£ 1,549
Payment 3	£ 1,549
Sub Total	£ 4,646
Section 106 Costs	£ 4,048
T1 - 4 Houses	£ 4,048
Sub Total	£ 4,048
Total Other Costs	£ 8,695
Sub Total	£ 5,997
Total Costs	£ 502,306
£ -	£ -
Developer's profit on GDV	20.00%
% of GDV	£ 103,007
% of GDV affordable	£ 2,255
Residual Sum before interest	£ 23,285
Cumulative residual balance for interest calculation	£ -5,597
Interest	£ 2,307
Residual Sum for quarter after interest	£ 21,676

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
£ 593,714	0	0	593,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 593,714	0	0	593,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,011	0	0	16,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,689	0	0	2,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -218,680	0	0	18,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 515,034	0	0	515,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 120,922	0	40,307	40,307	40,307	40,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 635,955	0	40,307	595,341	40,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cost per Ctr																				
£ 427,370	0	142,457	142,457	142,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 21,389	0	7,129	7,129	7,129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 448,759	0	149,586	149,586	149,586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 44,874	0	14,958	14,958	14,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 44,874	0	14,958	14,958	14,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																				
£ 1,549	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,549	0	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,549	0	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,646	1,549	3,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,048	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,695	5,997	3,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 502,306	5,997	167,636	164,637	164,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
£ 103,007	0	0	103,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,255	0	2,418	2,418	2,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 23,285	-5,597	-129,747	285,378	-126,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	-5,597	-135,436	147,727	21,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,307	-85	-2,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 21,676	-4,688	-181,982	285,378	-126,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	£ 19,665
Site acquisition costs	£ 1,141
MV (Residual Sum available to offer for Development Opportunity)	£ 18,524

£ 19,665
£ 1,141
£ 18,524

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	1,910
	Payment 2	£	1,910
	Payment 3	£	1,910
	Sub Total		
	Section 106 Costs T2 - 8 Flats	£	8,096
	Sub Total		
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV % of GDV		20.00%
	% of GDV affordable		6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 1,910	1,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,910	0	1,910	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,910	0	1,910	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,729	1,910	3,819	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,096	8,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,096	8,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 13,825	10,006	3,819	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 909,503	10,006	227,739	223,920	223,920	223,920	0	0	0	0	0	0	0	0	0	0
£ -															
£ 129,612	0	0	0	0	129,612	0	0	0	0	0	0	0	0	0	0
£ 8,942	0	2,236	2,236	2,236	2,236	0	0	0	0	0	0	0	0	0	0
-£ 250,959	-10,006	-192,714	-188,895	-188,895	329,552	0	0	0	0	0	0	0	0	0	0
	-10,006	-202,884	-395,097	-590,454	-270,559	0	0	0	0	0	0	0	0	0	0
-£ 24,026	-164	-3,318	-6,462	-9,657	-4,425	0	0	0	0	0	0	0	0	0	0
-£ 274,984	-10,169	-196,033	-195,357	-196,552	325,127	0	0	0	0	0	0	0	0	0	0

-£ 252,137

-£ 252,137

-£ 14,624

-£ 237,513

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	1,910
	Payment 2	£	1,910
	Payment 3	£	1,910
	Sub Total		
	Section 106 Costs T2 - 8 Flats	£	8,096
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	5,729	0	0	0	0
£	8,096	0	0	0	0
£	8,096	0	0	0	0
£	13,825	0	0	0	0
£	909,503	0	0	0	0
£	-				
£	129,612	0	0	0	0
£	8,942	0	0	0	0
-£	250,959	0	0	0	0
	0	0	0	0	0
-£	24,026	0	0	0	0
-£	274,984	0	0	0	0

-£ 252,137

-£	252,137
-£	14,624
-£	237,513

		<i>Revenue per Qtr</i>	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
		Sub Total	
	Section 106 Costs T3 - 12 Houses	£	12,144
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£ 5,480	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,439	5,480	10,959	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 28,583	17,624	10,959	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,770,480	17,624	446,434	435,474	435,474	435,474	0	0	0	0	0	0	0	0	0	0
£ -															
£ 364,309	0	0	0	0	182,154	182,154	0	0	0	0	0	0	0	0	0
£ 25,660	0	6,415	6,415	6,415	6,415	0	0	0	0	0	0	0	0	0	0
£ 88,764	-17,624	-345,931	-334,972	-334,972	393,645	728,617	0	0	0	0	0	0	0	0	0
	-17,624	-363,843	-704,766	-1,051,264	-674,813	42,768	0	0	0	0	0	0	0	0	0
£ 45,996	-288	-5,951	-11,527	-17,194	-11,037	0	0	0	0	0	0	0	0	0	0
£ 42,768	-17,912	-351,882	-346,499	-352,166	382,609	728,617	0	0	0	0	0	0	0	0	0

£ 38,540

£ 38,540

£ 2,235

£ 36,305

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T3 - 12 Houses	£ 1,887,610	£	943,805
Investment value of ground rents	£ -	£	-
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T3 - 12 Houses	£ 427,669	£	106,917
NDV	Total		
Standard Costs			
T3 - 12 Houses	£ 1,508,136	£	377,034
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency	£ -	£	-
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 1,887,610	0	0	0	0	0
£ -	0	0	0	0	0
£1,887,610	0	0	0	0	0
£56,628	0	0	0	0	0
£9,438	0	0	0	0	0
-£66,066	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 1,821,544	0	0	0	0	0
£ -					
£ 427,669	0	0	0	0	0
£ -					
£ 2,249,213	0	0	0	0	0
£ 1,508,136	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 75,407	0	0	0	0	0
£ 1,583,543	0	0	0	0	0
£ 158,354	0	0	0	0	0
£ 158,354	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
	Sub Total		
	Section 106 Costs T3 - 12 Houses	£	12,144
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	16,439	0	0	0	0
£	12,144	0	0	0	0
£	12,144	0	0	0	0
£	26,583	0	0	0	0
£	1,770,480	0	0	0	0
£	-				
£	364,309	0	0	0	0
£	25,660	0	0	0	0
£	88,764	0	0	0	0
	0	0	0	0	0
-£	45,996	0	0	0	0
£	42,768	0	0	0	0

£ 38,540

£	38,540
£	2,235
£	36,305

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,566	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,566	0	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 13,698	4,566	4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 29,890	20,758	4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,170,499	20,758	539,718	539,718	535,152	535,152	0	0	0	0	0	0	0	0	0	0
£ -															
£ 307,602	0	0	0	0	0	153,801	153,801	0	0	0	0	0	0	0	0
£ 21,381	0	5,345	5,345	5,345	5,345	0	0	0	0	0	0	0	0	0	0
-£ 605,118	-20,758	-455,975	-455,975	-451,409	-451,409	615,204	615,204	0	0	0	0	0	0	0	0
	-20,758	-477,072	-940,850	-1,407,647	-1,882,078	-1,297,656	-703,675	0	0	0	0	0	0	0	0
-£ 110,066	-339	-7,803	-15,388	-23,022	-30,782	-21,223	-11,509	0	0	0	0	0	0	0	0
-£ 715,184	-21,097	-463,778	-471,363	-474,431	-482,191	593,981	603,695	0	0	0	0	0	0	0	0

-£ 633,398

-£ 633,398

-£ 36,737

-£ 596,661

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	13,698	0	0	0	0
£	16,192	0	0	0	0
£	16,192	0	0	0	0
£	29,890	0	0	0	0
£	2,170,499	0	0	0	0
£	-				
£	307,602	0	0	0	0
£	21,381	0	0	0	0
-£	605,118	0	0	0	0
	0	0	0	0	0
-£	110,066	0	0	0	0
-£	715,184	0	0	0	0

-£ 633,398

-£	633,398
-£	36,737
-£	596,661

		Revenue per Qtr	
CIL			
	CIL T5 - 20 Flats and Houses	£ 6,958	
		£ 6,958	
		£ 6,958	
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£ 20,240	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV 20.00%	
	Residual Sum before interest	% of GDV affordable 6%	
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,874	6,958	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 41,114	27,198	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,396,225	27,198	477,980	477,980	471,022	471,022	471,022	0	0	0	0	0	0	0	0	0
£ -															
£ 464,073	0	0	0	0	0	154,691	154,691	154,691	0	0	0	0	0	0	0
£ 32,583	0	6,517	6,517	6,517	6,517	6,517	0	0	0	0	0	0	0	0	0
-£ 29,460	-27,198	-375,886	-375,886	-368,928	-368,928	249,837	618,764	618,764	0	0	0	0	0	0	0
	-27,198	-403,529	-786,014	-1,167,797	-1,555,825	-1,331,434	-734,445	-127,693	0	0	0	0	0	0	0
-£ 100,321	-445	-6,600	-12,855	-19,099	-25,446	-21,776	-12,012	-2,088	0	0	0	0	0	0	0
-£ 129,781	-27,643	-382,486	-388,741	-388,027	-394,374	228,061	606,752	616,676	0	0	0	0	0	0	0

-£ 112,963

-£ 112,963
-£ 6,552
-£ 106,411

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T5 - 20 Flats and Houses	£ 2,396,888	£	798,963
Investment value of ground rents	£ 7,636	£	2,545
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T5 - 20 Flats and Houses	£ 543,055	£	108,611
NDV	Total		
Standard Costs			
T5 - 20 Flats and Houses	£ 2,039,057	£	407,811
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 2,396,888	0	0	0	0	0
£ 7,636	0	0	0	0	0
£2,404,525	0	0	0	0	0
£72,136	0	0	0	0	0
£12,023	0	0	0	0	0
-£84,158	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 2,320,366	0	0	0	0	0
£ -					
£ 543,055	0	0	0	0	0
£ -					
£ 2,863,421	0	0	0	0	0
£ 2,039,057	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 101,953	0	0	0	0	0
£ 2,141,010	0	0	0	0	0
£ 214,101	0	0	0	0	0
£ 214,101	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T5 - 20 Flats and Houses	£ 6,958	
		£ 6,958	
		£ 6,958	
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£ 20,240	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 20,674	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 41,114	0	0	0	0	0
£ 2,396,225	0	0	0	0	0
£ -					
£ 464,073	0	0	0	0	0
£ 32,583	0	0	0	0	0
-£ 29,460	0	0	0	0	0
	0	0	0	0	0
-£ 100,321	0	0	0	0	0
-£ 129,781	0	0	0	0	0

-£ 112,963

-£ 112,963
-£ 6,552
-£ 106,411

		Revenue per Qtr	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
	Sub Total		
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 15,566	15,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,566	0	0	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 46,699	15,566	15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 45,540	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 45,540	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 92,239	61,106	15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 5,662,369	61,106	943,921	928,355	943,921	928,355	928,355	928,355	0	0	0	0	0	0	0	0
£ -															
£ 1,039,455	0	0	0	0	0	207,891	207,891	207,891	207,891	207,891	0	0	0	0	0
£ 72,894	0	12,149	12,149	12,149	12,149	12,149	12,149	0	0	0	0	0	0	0	0
-£ 362,536	-61,106	-753,586	-738,020	-753,586	-738,020	93,544	93,544	831,564	831,564	831,564	0	0	0	0	0
	-61,106	-815,691	-1,567,052	-2,346,267	-3,122,660	-3,080,187	-3,037,019	-2,255,126	-1,460,445	-652,767	0	0	0	0	0
-£ 300,907	-999	-13,341	-25,629	-38,374	-51,072	-50,377	-49,671	-36,883	-23,886	-10,676	0	0	0	0	0
-£ 663,443	-62,106	-766,927	-763,649	-791,959	-789,091	43,168	43,874	794,661	807,676	820,888	0	0	0	0	0

-£ 557,776

-£ 557,776

-£ 32,351

-£ 525,425

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T6 - 45 Flats and Houses	£ 5,362,254	£	1,072,451
Investment value of ground rents	£ 23,523	£	4,705
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T6 - 45 Flats and Houses	£ 1,214,907	£	202,485
NDV	Total		
Standard Costs			
T6 - 45 Flats and Houses	£ 4,822,623	£	803,771
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 5,362,254	0	0	0	0	0
£ 23,523	0	0	0	0	0
£5,385,777	0	0	0	0	0
£161,573	0	0	0	0	0
£26,929	0	0	0	0	0
-£188,502	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 5,197,275	0	0	0	0	0
£ -					
£ 1,214,907	0	0	0	0	0
£ -					
£ 6,412,182	0	0	0	0	0
£ 4,822,623	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 241,131	0	0	0	0	0
£ 5,063,755	0	0	0	0	0
£ 506,375	0	0	0	0	0
£ 506,375	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
		Sub Total	
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 46,699	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 92,239	0	0	0	0	0
£ 5,662,369	0	0	0	0	0
£ -					
£ 1,039,455	0	0	0	0	0
£ 72,894	0	0	0	0	0
-£ 362,536	0	0	0	0	0
	0	0	0	0	0
-£ 300,907	0	0	0	0	0
-£ 663,443	0	0	0	0	0

-£ 557,776

-£ 557,776
-£ 32,351
-£ 525,425

		Revenue per Qtr	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
	Sub Total		
	Section 106 Costs T7 - 60 Flats	£	60,720
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 14,735	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	0	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 44,205	14,735	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 104,925	75,455	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 9,716,567	75,455	1,616,675	1,601,940	1,616,675	1,601,940	1,601,940	1,601,940	0	0	0	0	0	0	0	0
£ -															
£ 999,441	0	0	0	0	0	0	166,574	166,574	166,574	166,574	166,574	166,574	166,574	0	0
£ 69,002	0	11,500	11,500	11,500	11,500	11,500	11,500	0	0	0	0	0	0	0	0
-£ 4,637,774	-75,455	-1,436,504	-1,421,769	-1,436,504	-1,421,769	-1,421,769	-755,475	666,294	666,294	666,294	666,294	666,294	666,294	0	0
	-75,455	-1,513,193	-2,959,710	-4,444,621	-5,939,082	-7,457,986	-8,335,437	-7,805,470	-7,266,836	-6,719,392	-6,162,994	-5,597,497	0	0	0
-£ 1,051,270	-1,234	-24,748	-48,406	-72,692	-97,135	-121,976	-136,327	-127,860	-118,850	-109,897	-100,797	-91,548	0	0	0
-£ 5,689,045	-76,689	-1,461,252	-1,470,175	-1,509,196	-1,518,903	-1,543,745	-891,802	536,634	547,444	556,397	565,497	574,746	0	0	0

-£ 4,619,834

-£ 4,619,834

-£ 267,950

-£ 4,351,884

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T7 - 60 Flats	£ 5,075,905	£	845,984
Investment value of ground rents	£ 102,545	£	17,091
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T7 - 60 Flats	£ 1,150,030	£	191,672
NDV	Total		
Standard Costs			
T7 - 60 Flats	£ 8,321,768	£	1,366,961
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 5,075,905	0	0	0	0	0
£ 102,545	0	0	0	0	0
£5,178,451	0	0	0	0	0
£155,354	0	0	0	0	0
£25,892	0	0	0	0	0
-£181,246	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,997,205	0	0	0	0	0
£ -					
£ 1,150,030	0	0	0	0	0
£ -					
£ 6,147,236	0	0	0	0	0
£ 8,321,768	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 416,088	0	0	0	0	0
£ 8,737,856	0	0	0	0	0
£ 873,786	0	0	0	0	0
£ 873,786	0	0	0	0	0

		<i>Revenue per Qtr</i>	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
		Sub Total	
	Section 106 Costs T7 - 60 Flats	£	60,720
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 14,735	0	0	0	0	0
£ 14,735	0	0	0	0	0
£ 14,735	0	0	0	0	0
£ 44,205	0	0	0	0	0
£ 60,720	0	0	0	0	0
£ 60,720	0	0	0	0	0
£ 104,925	0	0	0	0	0
£ 9,716,567	0	0	0	0	0
£ -					
£ 999,441	0	0	0	0	0
£ 69,002	0	0	0	0	0
-£ 4,637,774	0	0	0	0	0
	0	0	0	0	0
-£ 1,051,270	0	0	0	0	0
-£ 5,689,045	0	0	0	0	0

-£ 4,619,834

-£ 4,619,834
-£ 267,950
-£ 4,351,884

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£ 26,775	
		£ 26,775	
		£ 26,775	
	Sub Total		
	Section 106 Costs T8 - 100 Flats and Houses	£ 101,200	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV 20.00%	
	Residual Sum before interest	% of GDV affordable 6%	
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 26,775	26,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	26,775	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	0	0	26,775	0	0	0	0	0	0	0	0	0
£ 80,325	26,775	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 181,525	127,975	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 12,014,267	127,975	1,479,093	1,479,093	1,505,868	1,479,093	1,505,868	1,479,093	1,479,093	1,479,093	0	0	0	0	0	0
£ -															
£ 1,809,425	0	0	0	0	0	0	164,493	164,493	164,493	164,493	164,493	164,493	164,493	164,493	164,493
£ 125,383	0	15,673	15,673	15,673	15,673	15,673	15,673	15,673	15,673	0	0	0	0	0	0
-£ 2,812,229	-127,975	-1,233,550	-1,233,550	-1,260,325	-1,233,550	-1,260,325	-575,578	-575,578	-575,578	657,973	657,973	657,973	657,973	657,973	657,973
	-127,975	-1,363,618	-2,619,471	-3,922,638	-5,220,344	-6,566,048	-7,249,015	-7,943,151	-8,648,640	-8,132,117	-7,607,147	-7,073,590	-6,531,307	-5,980,155	-5,419,989
-£ 1,529,662	-2,093	-22,302	-42,842	-64,155	-85,379	-107,389	-118,559	-129,911	-141,450	-133,002	-124,416	-115,690	-106,820	-97,806	-88,645
-£ 4,341,891	-130,068	-1,255,852	-1,276,392	-1,324,481	-1,318,930	-1,367,714	-694,136	-705,469	-717,027	524,971	533,557	542,283	551,152	560,166	569,328

-£ 3,232,911

-£ 3,232,911
-£ 187,509
-£ 3,045,402

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

			Revenue per Qtr
Revenue			
T8 - 100 Flats and Houses	£ 9,223,439	£	838,494
Investment value of ground rents	£ 151,818	£	13,802
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			Revenue per Qtr
T8 - 100 Flats and Houses	£ 2,089,723	£	261,215
NDV	Total		
Standard Costs			
T8 - 100 Flats and Houses	£ 10,244,798	£	1,280,600
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 9,223,439	838,494	838,494	0	0	0
£ 151,818	13,802	13,802	0	0	0
£9,375,257	852,296	852,296	0	0	0
£281,258	25,569	25,569	0	0	0
£46,876	4,261	4,261	0	0	0
-£328,134	29,830	29,830	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 9,047,123	822,466	822,466	0	0	0
£ -					
£ 2,089,723	0	0	0	0	0
£ -					
£ 11,136,846	822,466	822,466	0	0	0
£ 10,244,798	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 512,240	0	0	0	0	0
£ 10,757,038	0	0	0	0	0
£ 1,075,704	0	0	0	0	0
£ 1,075,704	0	0	0	0	0

		<i>Revenue per Qtr</i>	
CIL			
	CIL T8 - 100 Flats and Houses	£ 26,775	
		£ 26,775	
		£ 26,775	
		Sub Total	
	Section 106 Costs T8 - 100 Flats and Houses	£ 101,200	
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 26,775	0	0	0	0	0
£ 26,775	0	0	0	0	0
£ 26,775	0	0	0	0	0
£ 80,325	0	0	0	0	0
£ 101,200	0	0	0	0	0
£ 101,200	0	0	0	0	0
£ 181,525	0	0	0	0	0
£ 12,014,267	0	0	0	0	0
£ -					
£ 1,809,425	164,493	164,493	0	0	0
£ 125,383	0	0	0	0	0
-£ 2,812,229	657,973	657,973	0	0	0
	-4,850,661	-4,272,021	0	0	0
-£ 1,529,662	-79,333	-69,870	0	0	0
-£ 4,341,891	578,639	588,103	0	0	0

-£ 3,232,911

-£ 3,232,911
-£ 187,509
-£ 3,045,402

		Revenue per Qtr	
CIL			
	CIL T9 - 150 Flats and Houses	£	48,668
		£	48,668
		£	48,668
	Sub Total		
	Section 106 Costs T9 - 150 Flats and Houses	£	151,800
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	48,668	0	0	0	0
£	48,668	0	0	0	0
£	48,668	0	0	0	0
£	146,003	0	0	0	0
£	151,800	0	0	0	0
£	151,800	0	0	0	0
£	297,803	0	0	0	0
£	18,389,662	0	0	0	0
£	-				
£	3,257,481	203,593	203,593	203,593	203,593
£	227,903	0	0	0	0
-£	1,789,264	814,370	814,370	814,370	814,370
	-8,561,538	-7,887,192	-7,201,818	-6,505,235	-5,797,259
-£	2,628,202	-140,025	-128,996	-117,787	-106,394
-£	4,417,466	674,345	685,374	696,583	707,976

-£ 3,015,894

-£	3,015,894
-£	174,922
-£	2,840,972

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 30% AH, Social Rent, CSH4, Growth

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	140
Area 3	#N/A	#N/A	#N/A	250
Area 4	#N/A	#N/A	40	250
Area 5	#N/A	#N/A	80	250
Area 6	#N/A	#N/A	250	250
Area 7	#N/A	50	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	20
Area 8	#N/A	0	150	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	120
Area 3	#N/A	#N/A	#N/A	250
Area 4	#N/A	#N/A	80	250
Area 5	#N/A	#N/A	140	250
Area 6	#N/A	20	250	250
Area 7	#N/A	180	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	50	210

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	20
Area 3	#N/A	#N/A	20	220
Area 4	#N/A	#N/A	120	250
Area 5	#N/A	#N/A	150	250
Area 6	#N/A	200	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	50
Area 4	#N/A	#N/A	#N/A	150
Area 5	#N/A	#N/A	#N/A	210
Area 6	#N/A	#N/A	220	250
Area 7	#N/A	120	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	0	200

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	200
Area 7	#N/A	#N/A	100	250
Area 8	#N/A	80	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,698	187,262	-3,915,738	-1,604,738	-824,738	-118,738
20	18,524	152,824	-3,950,176	-1,639,176	-859,176	-153,176
40	14,350	118,386	-3,984,614	-1,673,614	-893,614	-187,614
50	12,263	101,171	-4,001,829	-1,690,829	-910,829	-204,829
80	6,001	49,509	-4,053,491	-1,742,491	-962,491	-256,491
100	1,827	15,071	-4,087,929	-1,776,929	-996,929	-290,929
120	-2,385	-19,679	-4,122,679	-1,811,679	-1,031,679	-325,679
140	-6,628	-54,682	-4,157,682	-1,846,682	-1,066,682	-360,682
150	-8,749	-72,180	-4,175,180	-1,864,180	-1,084,180	-378,180
180	-15,113	-124,680	-4,227,680	-1,916,680	-1,136,680	-430,680
200	-19,356	-159,684	-4,262,684	-1,951,684	-1,171,684	-465,684
210	-21,477	-177,189	-4,280,189	-1,969,189	-1,189,189	-483,189
220	-23,598	-194,687	-4,297,687	-1,986,687	-1,206,687	-500,687
230	-25,719	-212,184	-4,315,184	-2,004,184	-1,224,184	-518,184
240	-27,841	-229,690	-4,332,690	-2,021,690	-1,241,690	-535,690
250	-29,962	-247,188	-4,350,188	-2,039,188	-1,259,188	-553,188

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£66,428	548,034	-3,554,966	-1,243,966	-463,966	242,034
20	62,254	513,595	-3,589,405	-1,278,405	-498,405	207,595
40	58,080	479,157	-3,623,843	-1,312,843	-532,843	173,157
50	55,992	461,934	-3,641,066	-1,330,066	-550,066	155,934
80	49,731	410,280	-3,692,720	-1,381,720	-601,720	104,280
100	45,557	375,842	-3,727,158	-1,416,158	-636,158	69,842
120	41,382	341,404	-3,761,596	-1,450,596	-670,596	35,404
140	37,208	306,965	-3,796,035	-1,485,035	-705,035	965
150	35,121	289,750	-3,813,250	-1,502,250	-722,250	-16,250
180	28,859	238,089	-3,864,911	-1,553,911	-773,911	-67,911
200	24,685	203,651	-3,899,349	-1,588,349	-808,349	-102,349
210	22,598	186,435	-3,916,565	-1,605,565	-825,565	-119,565
220	20,511	169,212	-3,933,788	-1,622,788	-842,788	-136,788
230	18,424	151,997	-3,951,003	-1,640,003	-860,003	-154,003
240	16,336	134,774	-3,968,226	-1,657,226	-877,226	-171,226
250	14,250	117,559	-3,985,441	-1,674,441	-894,441	-188,441

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	110,361	910,479	-3,192,521	-891,521	-101,521	604,479
20	106,187	876,041	-3,226,959	-915,959	-135,959	570,041
40	102,012	841,602	-3,261,398	-950,398	-170,398	535,602
50	99,925	824,379	-3,278,621	-967,621	-187,621	518,379
80	93,664	772,726	-3,330,274	-1,019,274	-239,274	466,726
100	89,489	738,287	-3,364,713	-1,053,713	-273,713	432,287
120	85,315	703,849	-3,399,151	-1,088,151	-308,151	397,849
140	81,141	669,411	-3,433,589	-1,122,589	-342,589	363,411
150	79,054	652,196	-3,450,804	-1,139,804	-359,804	346,196
180	72,792	600,534	-3,502,466	-1,191,466	-411,466	294,534
200	68,618	566,096	-3,536,904	-1,225,904	-445,904	260,096
210	66,531	548,881	-3,554,119	-1,243,119	-463,119	242,881
220	64,443	531,657	-3,571,343	-1,260,343	-480,343	225,657
230	62,357	514,442	-3,588,558	-1,277,558	-497,558	208,442
240	60,269	497,219	-3,605,781	-1,294,781	-514,781	191,219
250	58,182	480,004	-3,622,996	-1,311,996	-531,996	174,004

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	132,124	1,090,023	-3,012,977	-701,977	78,023	784,023
20	127,950	1,055,585	-3,047,415	-736,415	43,585	749,585
40	123,775	1,021,147	-3,081,853	-770,853	9,147	715,147
50	121,689	1,003,932	-3,099,068	-788,068	-8,068	697,932
80	115,427	952,270	-3,150,730	-839,730	-59,730	646,270
100	111,252	917,832	-3,185,168	-874,168	-94,168	611,832
120	107,078	883,394	-3,219,606	-908,606	-128,606	577,394
140	102,904	848,955	-3,254,045	-943,045	-163,045	542,955
150	100,817	831,740	-3,271,260	-960,260	-180,260	525,740
180	94,555	780,079	-3,322,921	-1,011,921	-231,921	474,079
200	90,381	745,640	-3,357,360	-1,046,360	-266,360	439,640
210	88,294	728,425	-3,374,575	-1,063,575	-283,575	422,425
220	86,206	711,202	-3,391,798	-1,080,798	-300,798	405,202
230	84,120	693,987	-3,409,013	-1,098,013	-318,013	387,987
240	82,032	676,764	-3,426,236	-1,115,236	-335,236	370,764
250	79,945	659,549	-3,443,451	-1,132,451	-352,451	353,549

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	143,107	1,180,637	-2,922,363	-611,363	168,637	874,637
20	138,933	1,146,198	-2,956,802	-645,802	134,198	840,198
40	134,759	1,111,760	-2,991,240	-680,240	99,760	805,760
50	132,671	1,094,537	-3,008,463	-697,463	82,537	788,537
80	126,410	1,042,884	-3,060,116	-749,116	30,884	736,884
100	122,236	1,008,445	-3,094,555	-783,555	-3,555	702,445
120	118,061	974,007	-3,128,993	-817,993	-37,993	668,007
140	113,887	939,569	-3,163,431	-852,431	-72,431	633,569
150	111,799	922,345	-3,180,655	-869,655	-89,655	616,345
180	105,538	870,692	-3,232,308	-921,308	-141,308	564,692
200	101,364	836,254	-3,266,746	-955,746	-175,746	530,254
210	99,276	819,030	-3,283,970	-972,970	-192,970	513,030
220	97,190	801,815	-3,301,185	-990,185	-210,185	495,815
230	95,102	784,592	-3,318,408	-1,007,408	-227,408	478,592
240	93,015	767,377	-3,335,623	-1,024,623	-244,623	461,377
250	90,928	750,154	-3,352,846	-1,041,846	-261,846	444,154

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	197,820	1,632,013	-2,470,987	-159,987	620,013	1,326,013
20	193,645	1,597,575	-2,505,425	-194,425	585,575	1,291,575
40	189,471	1,563,137	-2,539,863	-228,863	551,137	1,257,137
50	187,384	1,545,921	-2,557,079	-246,079	533,921	1,239,921
80	181,122	1,494,260	-2,608,740	-297,740	482,260	1,188,260
100	176,948	1,459,822	-2,643,178	-332,178	447,822	1,153,822
120	172,774	1,425,383	-2,677,617	-366,617	413,383	1,119,383
140	168,599	1,390,945	-2,712,055	-401,055	378,945	1,084,945
150	166,513	1,373,730	-2,729,270	-418,270	361,730	1,067,730
180	160,251	1,322,068	-2,780,932	-469,932	310,068	1,016,068
200	156,076	1,287,630	-2,815,370	-504,370	275,630	981,630
210	153,990	1,270,415	-2,832,585	-521,585	258,415	964,415
220	151,902	1,253,192	-2,849,808	-538,808	241,192	947,192
230	149,815	1,235,977	-2,867,023	-556,023	223,977	929,977
240	147,728	1,218,753	-2,884,247	-573,247	206,753	912,753
250	145,641	1,201,538	-2,901,462	-590,462	189,538	895,538

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	230,566	1,902,171	-2,200,829	110,171	890,171	1,596,171
20	226,392	1,867,733	-2,235,267	75,733	855,733	1,561,733
40	222,217	1,833,294	-2,269,706	41,294	821,294	1,527,294
50	220,130	1,816,071	-2,286,929	24,071	804,071	1,510,071
80	213,869	1,764,418	-2,338,582	-27,582	752,418	1,458,418
100	209,694	1,729,979	-2,373,021	-62,021	717,979	1,423,979
120	205,520	1,695,541	-2,407,459	-96,459	683,541	1,389,541
140	201,346	1,661,103	-2,441,897	-130,897	649,103	1,355,103
150	199,258	1,643,880	-2,459,120	-148,120	631,880	1,337,880
180	192,997	1,592,226	-2,510,774	-199,774	580,226	1,286,226
200	188,823	1,557,788	-2,545,212	-234,212	545,788	1,251,788
210	186,735	1,540,565	-2,562,435	-251,435	528,565	1,234,565
220	184,648	1,523,350	-2,579,650	-268,650	511,350	1,217,350
230	182,561	1,506,126	-2,596,874	-285,874	494,126	1,200,126
240	180,474	1,488,911	-2,614,089	-303,089	476,911	1,182,911
250	178,387	1,471,696	-2,631,304	-320,304	459,696	1,165,696

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	285,278	2,353,547	-1,749,453	561,547	1,341,547	2,047,547
20	281,104	2,319,109	-1,783,891	527,109	1,307,109	2,013,109
40	276,930	2,284,671	-1,818,329	492,671	1,272,671	1,978,671
50	274,843	2,267,456	-1,835,544	475,456	1,255,456	1,961,456
80	268,581	2,215,794	-1,887,206	423,794	1,203,794	1,909,794
100	264,407	2,181,356	-1,921,644	389,356	1,169,356	1,875,356
120	260,232	2,146,917	-1,956,083	354,917	1,134,917	1,840,917
140	258,058	2,112,479	-1,990,521	320,479	1,100,479	1,806,479
150	253,971	2,095,264	-2,007,736	303,264	1,083,264	1,789,264
180	247,709	2,043,603	-2,059,397	251,603	1,031,603	1,737,603
200	243,535	2,009,164	-2,093,836	217,164	997,164	1,703,164
210	241,448	1,991,949	-2,111,051	199,949	979,949	1,685,949
220	239,361	1,974,726	-2,128,274	182,726	962,726	1,668,726
230	237,274	1,957,511	-2,145,489	165,511	945,511	1,651,511
240	235,186	1,940,288	-2,162,712	148,288	928,288	1,634,288
250	233,100	1,923,073	-2,179,927	131,073	911,073	1,617,073

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-232,204	-4,644.081	-8,747.081	-6,436.081	-5,656.081	-4,950.081
20	-237,513	-4,750.251	-8,853.251	-6,542.251	-5,762.251	-5,056.251
40	-242,821	-4,856.422	-8,959.422	-6,648.422	-5,868.422	-5,162.422
50	-245,476	-4,909.517	-9,012.517	-6,701.517	-5,921.517	-5,215.517
80	-253,438	-5,068.763	-9,171.763	-6,860.763	-6,080.763	-5,374.763
100	-258,748	-5,174.954	-9,277.954	-6,966.954	-6,186.954	-5,480.954
120	-264,056	-5,281.124	-9,384.124	-7,073.124	-6,293.124	-5,587.124
140	-269,365	-5,387.295	-9,490.295	-7,179.295	-6,399.295	-5,693.295
150	-272,019	-5,440.370	-9,543.370	-7,232.370	-6,452.370	-5,746.370
180	-279,982	-5,599.636	-9,702.636	-7,391.636	-6,611.636	-5,905.636
200	-285,290	-5,705.807	-9,808.807	-7,497.807	-6,717.807	-6,011.807
210	-287,945	-5,758.902	-9,861.902	-7,550.902	-6,770.902	-6,064.902
220	-290,599	-5,811.977	-9,914.977	-7,603.977	-6,823.977	-6,117.977
230	-293,254	-5,865.073	-9,968.073	-7,657.073	-6,877.073	-6,171.073
240	-295,908	-5,918.168	-10,021.168	-7,710.168	-6,930.168	-6,224.168
250	-298,562	-5,971.243	-10,074.243	-7,763.243	-6,983.243	-6,277.243

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-178,283	-3,565.652	-7,668.652	-5,357.652	-4,577.652	-3,871.652
20	-183,591	-3,671.823	-7,774.823	-5,463.823	-4,683.823	-3,977.823
40	-188,900	-3,777.994	-7,880.994	-5,569.994	-4,789.994	-4,083.994
50	-191,554	-3,831.089	-7,934.089	-5,623.089	-4,843.089	-4,137.089
80	-199,517	-3,990.335	-8,093.335	-5,782.335	-5,002.335	-4,296.335
100	-204,826	-4,096.525	-8,199.525	-5,888.525	-5,108.525	-4,402.525
120	-210,135	-4,202.696	-8,305.696	-5,994.696	-5,214.696	-4,508.696
140	-215,443	-4,308.867	-8,411.867	-6,100.867	-5,320.867	-4,614.867
150	-218,097	-4,361.942	-8,464.942	-6,153.942	-5,373.942	-4,667.942
180	-226,060	-4,521.208	-8,624.208	-6,313.208	-5,533.208	-4,827.208
200	-231,369	-4,627.378	-8,730.378	-6,419.378	-5,639.378	-4,933.378
210	-234,024	-4,680.474	-8,783.474	-6,472.474	-5,692.474	-4,986.474
220	-236,677	-4,733.549	-8,836.549	-6,525.549	-5,745.549	-5,039.549
230	-239,332	-4,786.644	-8,889.644	-6,578.644	-5,798.644	-5,092.644
240	-241,987	-4,839.740	-8,942.740	-6,631.740	-5,851.740	-5,145.740
250	-244,641	-4,892.815	-8,995.815	-6,684.815	-5,904.815	-5,198.815

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-124,110	-2,482.199	-6,585.199	-4,274.199	-3,494.199	-2,788.199
20	-129,419	-2,588.390	-6,691.390	-4,380.390	-3,600.390	-2,894.390
40	-134,728	-2,694.560	-6,797.560	-4,486.560	-3,706.560	-3,000.560
50	-137,382	-2,747.636	-6,850.636	-4,539.636	-3,759.636	-3,053.636
80	-145,345	-2,906.902	-7,009.902	-4,698.902	-3,918.902	-3,212.902
100	-150,654	-3,013.072	-7,116.072	-4,805.072	-4,025.072	-3,319.072
120	-155,962	-3,119.243	-7,222.243	-4,911.243	-4,131.243	-3,425.243
140	-161,271	-3,225.413	-7,328.413	-5,017.413	-4,237.413	-3,531.413
150	-163,925	-3,278.509	-7,381.509	-5,070.509	-4,290.509	-3,584.509
180	-171,889	-3,437.775	-7,540.775	-5,229.775	-4,449.775	-3,743.775
200	-177,197	-3,543.945	-7,646.945	-5,335.945	-4,555.945	-3,849.945
210	-179,851	-3,597.020	-7,700.020	-5,389.020	-4,609.020	-3,903.020
220	-182,506	-3,650.116	-7,753.116	-5,442.116	-4,662.116	-3,956.116
230	-185,160	-3,703.191	-7,806.191	-5,495.191	-4,715.191	-4,009.191
240	-187,814	-3,756.286	-7,859.286	-5,548.286	-4,768.286	-4,062.286
250	-190,469	-3,809.382	-7,912.382	-5,601.382	-4,821.382	-4,115.382

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,275	-1,945,507	-6,048,507	-3,737,507	-2,957,507	-2,251,507
20	-102,584	-2,051,678	-6,154,678	-3,843,678	-3,063,678	-2,357,678
40	-107,892	-2,157,849	-6,260,849	-3,949,849	-3,169,849	-2,463,849
50	-110,547	-2,210,944	-6,313,944	-4,002,944	-3,222,944	-2,516,944
80	-118,509	-2,370,190	-6,473,190	-4,162,190	-3,382,190	-2,676,190
100	-123,818	-2,476,360	-6,579,360	-4,268,360	-3,488,360	-2,782,360
120	-129,128	-2,582,551	-6,685,551	-4,374,551	-3,594,551	-2,888,551
140	-134,436	-2,688,722	-6,791,722	-4,480,722	-3,700,722	-2,994,722
150	-137,090	-2,741,797	-6,844,797	-4,533,797	-3,753,797	-3,047,797
180	-145,053	-2,901,063	-7,004,063	-4,693,063	-3,913,063	-3,207,063
200	-150,362	-3,007,233	-7,110,233	-4,799,233	-4,019,233	-3,313,233
210	-153,016	-3,060,329	-7,163,329	-4,852,329	-4,072,329	-3,366,329
220	-155,670	-3,113,404	-7,216,404	-4,905,404	-4,125,404	-3,419,404
230	-158,325	-3,166,499	-7,269,499	-4,958,499	-4,178,499	-3,472,499
240	-160,979	-3,219,575	-7,322,575	-5,011,575	-4,231,575	-3,525,575
250	-163,633	-3,272,670	-7,375,670	-5,064,670	-4,284,670	-3,578,670

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,732	-1,674,649	-5,777,649	-3,466,649	-2,686,649	-1,980,649
20	-89,041	-1,780,820	-5,883,820	-3,572,820	-2,792,820	-2,086,820
40	-94,350	-1,886,990	-5,989,990	-3,678,990	-2,898,990	-2,192,990
50	-97,003	-1,940,066	-6,043,066	-3,732,066	-2,952,066	-2,246,066
80	-104,967	-2,099,331	-6,202,331	-3,891,331	-3,111,331	-2,405,331
100	-110,275	-2,205,502	-6,308,502	-3,997,502	-3,217,502	-2,511,502
120	-115,584	-2,311,673	-6,414,673	-4,103,673	-3,323,673	-2,617,673
140	-120,893	-2,417,863	-6,520,863	-4,209,863	-3,429,863	-2,723,863
150	-123,547	-2,470,939	-6,573,939	-4,262,939	-3,482,939	-2,776,939
180	-131,510	-2,630,204	-6,733,204	-4,422,204	-3,642,204	-2,936,204
200	-136,819	-2,736,375	-6,839,375	-4,528,375	-3,748,375	-3,042,375
210	-139,473	-2,789,450	-6,892,450	-4,581,450	-3,801,450	-3,095,450
220	-142,127	-2,842,546	-6,945,546	-4,634,546	-3,854,546	-3,148,546
230	-144,782	-2,895,641	-6,998,641	-4,687,641	-3,907,641	-3,201,641
240	-147,436	-2,948,716	-7,051,716	-4,740,716	-3,960,716	-3,254,716
250	-150,091	-3,001,812	-7,104,812	-4,793,812	-4,013,812	-3,307,812

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,267	-325,342	-4,428,342	-2,117,342	-1,337,342	-631,342
20	-21,577	-431,533	-4,534,533	-2,223,533	-1,443,533	-737,533
40	-26,885	-537,704	-4,640,704	-2,329,704	-1,549,704	-843,704
50	-29,539	-590,779	-4,693,779	-2,382,779	-1,602,779	-896,779
80	-37,502	-750,045	-4,853,045	-2,542,045	-1,762,045	-1,056,045
100	-42,811	-856,215	-4,959,215	-2,648,215	-1,868,215	-1,162,215
120	-48,119	-962,386	-5,065,386	-2,754,386	-1,974,386	-1,268,386
140	-53,428	-1,068,557	-5,171,557	-2,860,557	-2,080,557	-1,374,557
150	-56,083	-1,121,652	-5,224,652	-2,913,652	-2,133,652	-1,427,652
180	-64,046	-1,280,918	-5,383,918	-3,072,918	-2,292,918	-1,586,918
200	-69,354	-1,387,088	-5,490,088	-3,179,088	-2,399,088	-1,693,088
210	-72,008	-1,440,164	-5,543,164	-3,232,164	-2,452,164	-1,746,164
220	-74,663	-1,493,259	-5,596,259	-3,285,259	-2,505,259	-1,799,259
230	-77,317	-1,546,334	-5,649,334	-3,338,334	-2,558,334	-1,852,334
240	-79,971	-1,599,430	-5,702,430	-3,391,430	-2,611,430	-1,905,430
250	-82,626	-1,652,525	-5,755,525	-3,444,525	-2,664,525	-1,958,525

Maximum CIL rates (per square metre)

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

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,723	474,450	-3,628,550	-1,317,550	-537,550	168,450
20	18,500	369,993	-3,733,007	-1,422,007	-642,007	63,993
40	13,277	265,536	-3,837,464	-1,526,464	-746,464	-40,464
50	10,664	213,288	-3,889,712	-1,578,712	-798,712	-92,712
80	2,830	56,603	-4,046,397	-1,735,397	-955,397	-249,397
100	-2,432	-48,645	-4,151,645	-1,840,645	-1,060,645	-354,645
120	-7,741	-154,816	-4,257,816	-1,946,816	-1,166,816	-460,816
140	-13,050	-261,006	-4,364,006	-2,053,006	-1,273,006	-567,006
150	-15,704	-314,082	-4,417,082	-2,106,082	-1,326,082	-620,082
180	-23,667	-473,348	-4,576,348	-2,265,348	-1,485,348	-779,348
200	-28,976	-579,518	-4,682,518	-2,371,518	-1,591,518	-885,518
210	-31,630	-632,594	-4,735,594	-2,424,594	-1,644,594	-938,594
220	-34,284	-685,689	-4,788,689	-2,477,689	-1,697,689	-991,689
230	-36,939	-738,784	-4,841,784	-2,530,784	-1,750,784	-1,044,784
240	-39,593	-791,859	-4,894,859	-2,583,859	-1,803,859	-1,097,859
250	-42,248	-844,955	-4,947,955	-2,636,955	-1,856,955	-1,150,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	90,101	1,802,027	-2,300,973	10,027	790,027	1,496,027
20	84,879	1,697,570	-2,405,430	-94,430	685,570	1,391,570
40	79,656	1,593,114	-2,509,886	-198,886	581,114	1,287,114
50	77,043	1,540,865	-2,562,135	-251,135	528,865	1,234,865
80	69,209	1,384,180	-2,718,820	-407,820	372,180	1,078,180
100	63,985	1,279,703	-2,823,297	-512,297	267,703	973,703
120	58,762	1,175,246	-2,927,754	-616,754	163,246	869,246
140	53,539	1,070,789	-3,032,211	-721,211	58,789	764,789
150	50,927	1,018,541	-3,084,459	-773,459	6,541	712,541
180	43,093	861,856	-3,241,144	-930,144	-150,144	555,856
200	37,869	757,379	-3,345,621	-1,034,621	-254,621	451,379
210	35,258	705,150	-3,397,850	-1,086,850	-306,850	399,150
220	32,646	652,922	-3,450,078	-1,139,078	-359,078	346,922
230	30,035	600,693	-3,502,307	-1,191,307	-411,307	294,693
240	27,423	548,465	-3,554,535	-1,243,535	-463,535	242,465
250	24,811	496,217	-3,606,783	-1,295,783	-515,783	190,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£150	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	51,276	145,283	-3,957,717	-1,646,717	-866,717	-160,717
20	36,305	102,865	-4,000,135	-1,689,135	-909,135	-203,135
40	21,333	60,444	-4,042,556	-1,731,556	-951,556	-245,556
50	13,848	39,235	-4,063,765	-1,752,765	-972,765	-266,765
80	-8,749	-24,790	-4,127,790	-1,816,790	-1,036,790	-330,790
100	-23,965	-67,902	-4,170,902	-1,859,902	-1,079,902	-373,902
120	-39,182	-111,017	-4,214,017	-1,903,017	-1,123,017	-417,017
140	-54,398	-154,129	-4,257,129	-1,946,129	-1,166,129	-460,129
150	-62,006	-175,683	-4,278,683	-1,967,683	-1,187,683	-481,683
180	-84,830	-240,352	-4,343,352	-2,032,352	-1,252,352	-546,352
200	-100,046	-283,464	-4,386,464	-2,075,464	-1,295,464	-589,464
210	-107,655	-305,022	-4,408,022	-2,097,022	-1,317,022	-611,022
220	-115,262	-326,576	-4,429,576	-2,118,576	-1,338,576	-632,576
230	-122,871	-348,133	-4,451,133	-2,140,133	-1,360,133	-654,133
240	-130,478	-369,688	-4,472,688	-2,161,688	-1,381,688	-675,688
250	-138,087	-391,245	-4,494,245	-2,183,245	-1,403,245	-697,245

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	202,220	572,957	-3,530,043	-1,219,043	-439,043	266,957
20	187,249	530,539	-3,572,461	-1,261,461	-481,461	224,539
40	172,278	488,121	-3,614,879	-1,303,879	-523,879	182,121
50	164,793	466,912	-3,636,088	-1,325,088	-545,088	160,912
80	142,335	403,283	-3,699,717	-1,388,717	-608,717	97,283
100	127,364	360,865	-3,742,135	-1,431,135	-651,135	54,865
120	112,393	318,447	-3,784,553	-1,473,553	-693,553	12,447
140	97,422	276,029	-3,826,971	-1,515,971	-735,971	-29,971
150	89,936	254,820	-3,848,180	-1,537,180	-757,180	-51,180
180	67,479	191,190	-3,911,810	-1,600,810	-820,810	-114,810
200	52,508	148,772	-3,954,228	-1,643,228	-863,228	-157,228
210	45,022	127,563	-3,975,437	-1,664,437	-884,437	-178,437
220	37,537	106,354	-3,996,646	-1,685,646	-905,646	-199,646
230	30,051	85,145	-4,017,855	-1,706,855	-926,855	-220,855
240	22,566	63,936	-4,039,064	-1,728,064	-948,064	-242,064
250	15,080	42,727	-4,060,273	-1,749,273	-969,273	-263,273

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	353,866	1,002,622	-3,100,378	-789,378	-9,378	696,622
20	338,895	960,204	-3,142,796	-831,796	-51,796	654,204
40	323,924	917,786	-3,185,214	-874,214	-94,214	611,786
50	316,439	896,577	-3,206,423	-895,423	-115,423	590,577
80	293,981	832,947	-3,270,053	-959,053	-179,053	526,947
100	279,010	790,529	-3,312,471	-1,001,471	-221,471	484,529
120	264,039	748,111	-3,354,889	-1,043,889	-263,889	442,111
140	249,068	705,693	-3,397,307	-1,086,307	-306,307	399,693
150	241,583	684,484	-3,418,516	-1,107,516	-327,516	378,484
180	219,125	620,855	-3,482,145	-1,171,145	-391,145	314,855
200	204,154	578,437	-3,524,563	-1,213,563	-433,563	272,437
210	196,669	557,228	-3,545,772	-1,234,772	-454,772	251,228
220	189,183	536,019	-3,566,981	-1,255,981	-475,981	230,019
230	181,698	514,810	-3,588,190	-1,277,190	-497,190	208,810
240	174,212	493,601	-3,609,399	-1,298,399	-518,399	187,601
250	166,726	472,389	-3,630,611	-1,319,611	-539,611	166,389

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	428,988	1,215,466	-2,887,534	-576,534	203,466	909,466
20	414,017	1,173,048	-2,929,952	-618,952	161,048	867,048
40	399,045	1,130,627	-2,972,373	-661,373	118,627	824,627
50	391,559	1,109,418	-2,993,582	-682,582	97,418	803,418
80	369,103	1,045,791	-3,057,209	-746,209	33,791	739,791
100	354,132	1,003,373	-3,099,627	-788,627	-8,627	697,373
120	339,161	960,955	-3,142,045	-831,045	-51,045	654,955
140	324,189	918,534	-3,184,466	-873,466	-93,466	612,534
150	316,703	897,325	-3,205,675	-894,675	-114,675	591,325
180	294,247	833,699	-3,269,301	-958,301	-178,301	527,699
200	279,276	791,281	-3,311,719	-1,000,719	-220,719	485,281
210	271,790	770,072	-3,332,928	-1,021,928	-241,928	464,072
220	264,304	748,863	-3,354,137	-1,043,137	-263,137	442,863
230	256,818	727,651	-3,375,349	-1,064,349	-284,349	421,651
240	249,332	706,442	-3,396,558	-1,085,558	-305,558	400,442
250	241,847	685,233	-3,417,767	-1,106,767	-326,767	379,233

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	466,899	1,322,880	-2,780,120	-469,120	310,880	1,016,880
20	451,928	1,280,462	-2,822,538	-511,538	268,462	974,462
40	436,957	1,238,044	-2,864,956	-553,956	226,044	932,044
50	429,471	1,216,835	-2,886,165	-575,165	204,835	910,835
80	407,015	1,153,208	-2,949,792	-638,792	141,208	847,208
100	392,042	1,110,787	-2,992,213	-681,213	98,787	804,787
120	377,071	1,068,369	-3,034,631	-723,631	56,369	762,369
140	362,100	1,025,951	-3,077,049	-766,049	13,951	719,951
150	354,615	1,004,742	-3,098,258	-787,258	-7,258	698,742
180	332,158	941,115	-3,161,885	-850,885	-70,885	635,115
200	317,186	898,695	-3,204,305	-893,305	-113,305	592,695
210	309,701	877,486	-3,225,514	-914,514	-134,514	571,486
220	302,215	856,277	-3,246,723	-935,723	-155,723	550,277
230	294,730	835,068	-3,267,932	-956,932	-176,932	529,068
240	287,244	813,859	-3,289,141	-978,141	-198,141	507,859
250	279,759	792,650	-3,310,350	-999,350	-219,350	486,650

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	655,754	1,857,971	-2,245,029	65,971	845,971	1,551,971
20	640,783	1,815,553	-2,287,447	23,553	803,553	1,509,553
40	625,812	1,773,135	-2,329,865	-18,865	761,135	1,467,135
50	618,327	1,751,926	-2,351,074	-40,074	739,926	1,445,926
80	595,870	1,688,299	-2,414,701	-103,701	676,299	1,382,299
100	580,898	1,645,879	-2,457,121	-146,121	633,879	1,339,879
120	566,927	1,603,461	-2,499,539	-188,539	591,461	1,297,461
140	550,956	1,561,043	-2,541,957	-230,957	549,043	1,255,043
150	543,471	1,539,834	-2,563,166	-252,166	527,834	1,233,834
180	521,014	1,476,207	-2,626,793	-315,793	464,207	1,170,207
200	506,042	1,433,786	-2,669,214	-358,214	421,786	1,127,786
210	498,557	1,412,577	-2,690,423	-379,423	400,577	1,106,577
220	491,071	1,391,368	-2,711,632	-400,632	379,368	1,085,368
230	483,586	1,370,159	-2,732,841	-421,841	358,159	1,064,159
240	476,100	1,348,950	-2,754,050	-443,050	336,950	1,042,950
250	468,615	1,327,741	-2,775,259	-464,259	315,741	1,021,741

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	768,788	2,178,232	-1,924,768	386,232	1,166,232	1,872,232
20	753,817	2,135,814	-1,967,186	343,814	1,123,814	1,829,814
40	738,845	2,093,393	-2,009,607	301,393	1,081,393	1,787,393
50	731,359	2,072,184	-2,030,816	280,184	1,060,184	1,766,184
80	708,903	2,008,557	-2,094,443	216,557	996,557	1,702,557
100	693,931	1,966,139	-2,136,861	174,139	954,139	1,660,139
120	678,960	1,923,721	-2,179,279	131,721	911,721	1,617,721
140	663,988	1,881,301	-2,221,699	89,301	869,301	1,575,301
150	656,503	1,860,092	-2,242,908	68,092	848,092	1,554,092
180	634,046	1,796,465	-2,306,535	4,465	784,465	1,490,465
200	619,075	1,754,047	-2,348,953	-37,953	742,047	1,448,047
210	611,590	1,732,838	-2,370,162	-59,162	720,838	1,426,838
220	604,104	1,711,629	-2,391,371	-80,371	699,629	1,405,629
230	596,619	1,690,420	-2,412,580	-101,580	678,420	1,384,420
240	589,132	1,669,208	-2,433,792	-122,792	657,208	1,363,208
250	581,647	1,647,999	-2,455,001	-144,001	635,999	1,341,999

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	957,643	2,713,323	-1,389,677	921,323	1,701,323	2,407,323
20	942,672	2,670,905	-1,432,095	878,905	1,658,905	2,364,905
40	927,700	2,628,484	-1,474,516	836,484	1,616,484	2,322,484
50	920,215	2,607,276	-1,495,724	815,276	1,595,276	2,301,276
80	897,758	2,543,649	-1,559,351	751,649	1,531,649	2,237,649
100	882,787	2,501,231	-1,601,769	709,231	1,489,231	2,195,231
120	867,816	2,458,813	-1,644,187	666,813	1,446,813	2,152,813
140	852,844	2,416,392	-1,686,608	624,392	1,404,392	2,110,392
150	845,359	2,395,183	-1,707,817	603,183	1,383,183	2,089,183
180	822,902	2,331,556	-1,771,444	539,556	1,319,556	2,025,556
200	807,931	2,289,138	-1,813,862	497,138	1,277,138	1,983,138
210	800,446	2,267,929	-1,835,071	475,929	1,255,929	1,961,929
220	792,960	2,246,720	-1,856,280	454,720	1,234,720	1,940,720
230	785,474	2,225,509	-1,877,491	433,509	1,213,509	1,919,509
240	777,988	2,204,300	-1,898,700	412,300	1,192,300	1,898,300
250	770,503	2,183,091	-1,919,909	391,091	1,171,091	1,877,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 4

Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-584,064	-4,855,035	-8,958,035	-6,647,035	-5,867,035	-5,161,035
20	-598,661	-4,959,744	-9,062,744	-6,751,744	-5,971,744	-5,265,744
40	-609,257	-5,064,453	-9,167,453	-6,856,453	-6,076,453	-5,370,453
50	-615,557	-5,116,816	-9,219,816	-6,908,816	-6,128,816	-5,422,816
80	-634,452	-5,273,879	-9,376,879	-7,065,879	-6,285,879	-5,579,879
100	-647,048	-5,378,588	-9,481,588	-7,170,588	-6,390,588	-5,684,588
120	-659,646	-5,483,305	-9,586,305	-7,275,305	-6,495,305	-5,789,305
140	-672,242	-5,588,014	-9,691,014	-7,380,014	-6,600,014	-5,894,014
150	-678,541	-5,640,369	-9,743,369	-7,432,369	-6,652,369	-5,946,369
180	-697,436	-5,797,440	-9,900,440	-7,589,440	-6,809,440	-6,103,440
200	-710,033	-5,902,149	-10,005,149	-7,694,149	-6,914,149	-6,208,149
210	-716,332	-5,954,512	-10,057,512	-7,746,512	-6,966,512	-6,260,512
220	-722,631	-6,006,866	-10,109,866	-7,798,866	-7,018,866	-6,312,866
230	-728,929	-6,059,221	-10,162,221	-7,851,221	-7,071,221	-6,365,221
240	-735,227	-6,111,575	-10,214,575	-7,903,575	-7,123,575	-6,417,575
250	-741,525	-6,163,930	-10,266,930	-7,955,930	-7,175,930	-6,469,930

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-458,260	-3,809,283	-7,912,283	-5,601,283	-4,821,283	-4,115,283
20	-470,857	-3,914,001	-8,017,001	-5,706,001	-4,926,001	-4,220,001
40	-483,454	-4,018,710	-8,121,710	-5,810,710	-5,030,710	-4,324,710
50	-489,752	-4,071,064	-8,174,064	-5,863,064	-5,083,064	-4,377,064
80	-508,648	-4,228,136	-8,331,136	-6,020,136	-5,240,136	-4,534,136
100	-521,244	-4,332,845	-8,435,845	-6,124,845	-5,344,845	-4,638,845
120	-533,842	-4,437,562	-8,540,562	-6,229,562	-5,449,562	-4,743,562
140	-546,439	-4,542,271	-8,645,271	-6,334,271	-5,554,271	-4,848,271
150	-552,737	-4,594,625	-8,697,625	-6,386,625	-5,606,625	-4,900,625
180	-571,633	-4,751,697	-8,854,697	-6,543,697	-5,763,697	-5,057,697
200	-584,229	-4,856,406	-8,959,406	-6,648,406	-5,868,406	-5,162,406
210	-590,529	-4,908,769	-9,011,769	-6,700,769	-5,920,769	-5,214,769
220	-596,827	-4,961,123	-9,064,123	-6,753,123	-5,973,123	-5,267,123
230	-603,125	-5,013,477	-9,116,477	-6,805,477	-6,025,477	-5,319,477
240	-609,423	-5,065,832	-9,168,832	-6,857,832	-6,077,832	-5,371,832
250	-615,722	-5,118,186	-9,221,186	-6,910,186	-6,130,186	-5,424,186

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-331,871	-2,758,676	-6,861,676	-4,550,676	-3,770,676	-3,064,676
20	-344,468	-2,863,393	-6,966,393	-4,655,393	-3,875,393	-3,169,393
40	-357,065	-2,968,102	-7,071,102	-4,760,102	-3,980,102	-3,274,102
50	-363,363	-3,020,457	-7,123,457	-4,812,457	-4,032,457	-3,326,457
80	-382,259	-3,177,528	-7,280,528	-4,969,528	-4,189,528	-3,483,528
100	-394,856	-3,282,237	-7,385,237	-5,074,237	-4,294,237	-3,588,237
120	-407,453	-3,386,954	-7,489,954	-5,178,954	-4,398,954	-3,692,954
140	-420,050	-3,491,663	-7,594,663	-5,283,663	-4,503,663	-3,797,663
150	-426,348	-3,544,018	-7,647,018	-5,336,018	-4,556,018	-3,850,018
180	-445,244	-3,701,089	-7,804,089	-5,493,089	-4,713,089	-4,007,089
200	-457,840	-3,805,798	-7,908,798	-5,597,798	-4,817,798	-4,111,798
210	-464,139	-3,858,153	-7,961,153	-5,650,153	-4,870,153	-4,164,153
220	-470,438	-3,910,516	-8,013,516	-5,702,516	-4,922,516	-4,216,516
230	-476,736	-3,962,870	-8,065,870	-5,754,870	-4,974,870	-4,268,870
240	-483,035	-4,015,224	-8,118,224	-5,807,224	-5,027,224	-4,321,224
250	-489,333	-4,067,579	-8,170,579	-5,859,579	-5,079,579	-4,373,579

Maximum CIL rates (per square metre)

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

Site type 4

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-269,262	-2,238,236	-6,341,236	-4,030,236	-3,250,236	-2,544,236
20	-281,859	-2,342,954	-6,445,954	-4,134,954	-3,354,954	-2,648,954
40	-294,456	-2,447,663	-6,550,663	-4,239,663	-3,459,663	-2,753,663
50	-300,754	-2,500,017	-6,603,017	-4,292,017	-3,512,017	-2,806,017
80	-319,650	-2,657,089	-6,760,089	-4,449,089	-3,669,089	-2,963,089
100	-332,246	-2,761,798	-6,864,798	-4,553,798	-3,773,798	-3,067,798
120	-344,844	-2,866,515	-6,969,515	-4,658,515	-3,878,515	-3,172,515
140	-357,440	-2,971,224	-7,074,224	-4,763,224	-3,983,224	-3,277,224
150	-363,739	-3,023,578	-7,126,578	-4,815,578	-4,035,578	-3,329,578
180	-382,635	-3,180,650	-7,283,650	-4,972,650	-4,192,650	-3,486,650
200	-395,231	-3,285,359	-7,388,359	-5,077,359	-4,297,359	-3,591,359
210	-401,529	-3,337,713	-7,440,713	-5,129,713	-4,349,713	-3,643,713
220	-407,829	-3,390,076	-7,493,076	-5,182,076	-4,402,076	-3,696,076
230	-414,127	-3,442,430	-7,545,430	-5,234,430	-4,454,430	-3,748,430
240	-420,425	-3,494,785	-7,597,785	-5,286,785	-4,506,785	-3,800,785
250	-426,724	-3,547,139	-7,650,139	-5,339,139	-4,559,139	-3,853,139

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-237,665	-1,975,589	-6,078,589	-3,767,589	-2,987,589	-2,281,589
20	-250,261	-2,080,298	-6,183,298	-3,872,298	-3,092,298	-2,386,298
40	-262,859	-2,185,015	-6,288,015	-3,977,015	-3,197,015	-2,491,015
50	-269,157	-2,237,369	-6,340,369	-4,029,369	-3,249,369	-2,543,369
80	-288,052	-2,394,433	-6,497,433	-4,186,433	-3,406,433	-2,700,433
100	-300,650	-2,499,150	-6,602,150	-4,291,150	-3,511,150	-2,805,150
120	-313,246	-2,603,859	-6,706,859	-4,395,859	-3,615,859	-2,909,859
140	-325,843	-2,708,568	-6,811,568	-4,500,568	-3,720,568	-3,014,568
150	-332,142	-2,760,930	-6,863,930	-4,552,930	-3,772,930	-3,066,930
180	-351,037	-2,917,994	-7,020,994	-4,709,994	-3,929,994	-3,223,994
200	-363,634	-3,022,711	-7,125,711	-4,814,711	-4,034,711	-3,328,711
210	-369,933	-3,075,065	-7,178,065	-4,867,065	-4,087,065	-3,381,065
220	-376,231	-3,127,420	-7,230,420	-4,919,420	-4,139,420	-3,433,420
230	-382,529	-3,179,774	-7,282,774	-4,971,774	-4,191,774	-3,485,774
240	-388,828	-3,232,129	-7,335,129	-5,024,129	-4,244,129	-3,538,129
250	-395,127	-3,284,492	-7,387,492	-5,076,492	-4,296,492	-3,590,492

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-80,263	-667,189	-4,770,189	-2,459,189	-1,679,189	-973,189
20	-92,860	-771,898	-4,874,898	-2,563,898	-1,783,898	-1,077,898
40	-105,458	-876,615	-4,979,615	-2,668,615	-1,888,615	-1,182,615
50	-111,756	-928,970	-5,031,970	-2,720,970	-1,940,970	-1,234,970
80	-130,652	-1,086,042	-5,189,042	-2,878,042	-2,098,042	-1,392,042
100	-143,248	-1,190,751	-5,293,751	-2,982,751	-2,202,751	-1,496,751
120	-155,845	-1,295,459	-5,398,459	-3,087,459	-2,307,459	-1,601,459
140	-168,442	-1,400,177	-5,503,177	-3,192,177	-2,412,177	-1,706,177
150	-174,741	-1,452,531	-5,555,531	-3,244,531	-2,464,531	-1,758,531
180	-193,636	-1,609,603	-5,712,603	-3,401,603	-2,621,603	-1,915,603
200	-206,233	-1,714,312	-5,817,312	-3,506,312	-2,726,312	-2,020,312
210	-212,531	-1,766,666	-5,869,666	-3,558,666	-2,778,666	-2,072,666
220	-218,830	-1,819,021	-5,922,021	-3,611,021	-2,831,021	-2,125,021
230	-225,129	-1,871,383	-5,974,383	-3,663,383	-2,883,383	-2,177,383
240	-231,427	-1,923,738	-6,026,738	-3,715,738	-2,935,738	-2,229,738
250	-237,725	-1,976,092	-6,079,092	-3,768,092	-2,988,092	-2,282,092

Maximum CIL rates (per square metre)

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

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,718	114,034	-3,988,966	-1,677,966	-897,966	-191,966
20	1,324	11,006	-4,091,994	-1,780,994	-1,000,994	-294,994
40	-11,251	-93,520	-4,196,520	-1,885,520	-1,105,520	-399,520
50	-17,549	-145,874	-4,248,874	-1,937,874	-1,157,874	-451,874
80	-36,445	-302,946	-4,405,946	-2,094,946	-1,314,946	-608,946
100	-49,041	-407,655	-4,510,655	-2,199,655	-1,419,655	-713,655
120	-61,639	-512,372	-4,615,372	-2,304,372	-1,524,372	-818,372
140	-74,235	-617,081	-4,720,081	-2,409,081	-1,629,081	-923,081
150	-80,534	-669,436	-4,772,436	-2,461,436	-1,681,436	-975,436
180	-99,429	-826,507	-4,929,507	-2,618,507	-1,838,507	-1,132,507
200	-112,026	-931,216	-5,034,216	-2,723,216	-1,943,216	-1,237,216
210	-118,325	-983,579	-5,086,579	-2,775,579	-1,995,579	-1,289,579
220	-124,624	-1,035,933	-5,138,933	-2,827,933	-2,047,933	-1,341,933
230	-130,922	-1,088,288	-5,191,288	-2,880,288	-2,100,288	-1,394,288
240	-137,220	-1,140,642	-5,243,642	-2,932,642	-2,152,642	-1,446,642
250	-143,518	-1,192,997	-5,295,997	-2,984,997	-2,204,997	-1,498,997

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	168,587	1,401,379	-2,701,621	-390,621	389,379	1,095,379
20	156,193	1,298,351	-2,804,649	-493,649	286,351	992,351
40	143,798	1,195,323	-2,907,677	-596,677	183,323	889,323
50	137,602	1,143,813	-2,959,187	-648,187	131,813	837,813
80	119,010	989,267	-3,113,733	-802,733	-22,733	683,267
100	106,616	886,247	-3,216,753	-905,753	-125,753	580,247
120	94,222	783,219	-3,319,781	-1,008,781	-228,781	477,219
140	81,827	680,190	-3,422,810	-1,111,810	-331,810	374,190
150	75,630	628,672	-3,474,328	-1,163,328	-383,328	322,672
180	57,039	474,134	-3,628,866	-1,317,866	-537,866	168,134
200	44,644	371,106	-3,731,894	-1,420,894	-640,894	65,106
210	38,448	319,596	-3,783,404	-1,472,404	-692,404	13,596
220	32,250	268,078	-3,834,922	-1,523,922	-743,922	-37,922
230	26,053	216,568	-3,886,432	-1,575,432	-795,432	-89,432
240	19,856	165,049	-3,937,951	-1,626,951	-846,951	-140,951
250	13,659	113,539	-3,989,461	-1,678,461	-898,461	-192,461

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£210

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-87,236	-335,860	-4,438,860	-2,127,860	-1,347,860	-641,860
20	-106,411	-409,683	-4,512,683	-2,201,683	-1,421,683	-715,683
40	-126,587	-483,510	-4,586,510	-2,275,510	-1,495,510	-789,510
50	-136,174	-520,419	-4,623,419	-2,312,419	-1,532,419	-826,419
80	-163,936	-631,155	-4,734,155	-2,423,155	-1,643,155	-937,155
100	-183,112	-704,982	-4,807,982	-2,496,982	-1,716,982	-1,010,982
120	-202,287	-778,804	-4,881,804	-2,570,804	-1,790,804	-1,084,804
140	-221,462	-852,627	-4,955,627	-2,644,627	-1,864,627	-1,158,627
150	-231,049	-889,540	-4,992,540	-2,681,540	-1,901,540	-1,195,540
180	-259,812	-1,000,277	-5,103,277	-2,792,277	-2,012,277	-1,306,277
200	-278,987	-1,074,099	-5,177,099	-2,866,099	-2,086,099	-1,380,099
210	-288,575	-1,111,013	-5,214,013	-2,903,013	-2,123,013	-1,417,013
220	-298,163	-1,147,926	-5,250,926	-2,939,926	-2,159,926	-1,453,926
230	-307,749	-1,184,835	-5,287,835	-2,976,835	-2,196,835	-1,490,835
240	-317,337	-1,221,749	-5,324,749	-3,013,749	-2,233,749	-1,527,749
250	-326,925	-1,258,662	-5,361,662	-3,050,662	-2,270,662	-1,564,662

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,074	389,134	-3,713,866	-1,402,866	-622,866	83,134
20	82,207	316,496	-3,786,504	-1,475,504	-695,504	10,496
40	63,340	243,861	-3,859,139	-1,548,139	-768,139	-62,139
50	53,907	207,543	-3,895,457	-1,584,457	-804,457	-98,457
80	26,607	98,587	-4,004,413	-1,693,413	-913,413	-207,413
100	6,741	25,953	-4,077,047	-1,766,047	-986,047	-280,047
120	-12,324	-47,446	-4,150,446	-1,839,446	-1,059,446	-353,446
140	-31,499	-121,273	-4,224,273	-1,913,273	-1,133,273	-427,273
150	-41,086	-158,182	-4,261,182	-1,950,182	-1,170,182	-464,182
180	-69,849	-268,918	-4,371,918	-2,060,918	-1,280,918	-574,918
200	-89,025	-342,745	-4,445,745	-2,134,745	-1,354,745	-648,745
210	-98,612	-379,655	-4,482,655	-2,171,655	-1,391,655	-685,655
220	-108,199	-416,568	-4,519,568	-2,208,568	-1,428,568	-722,568
230	-117,787	-453,481	-4,556,481	-2,245,481	-1,465,481	-759,481
240	-127,374	-490,391	-4,593,391	-2,282,391	-1,502,391	-796,391
250	-136,962	-527,304	-4,630,304	-2,319,304	-1,539,304	-833,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	288,849	1,112,068	-2,990,932	-679,932	100,068	806,068
20	269,983	1,039,433	-3,063,567	-752,567	27,433	733,433
40	251,116	966,798	-3,136,202	-825,202	-45,202	660,798
50	241,682	930,477	-3,172,523	-861,523	-81,523	624,477
80	213,383	821,525	-3,281,475	-970,475	-190,475	515,525
100	194,516	748,886	-3,354,114	-1,043,114	-263,114	442,886
120	175,650	676,251	-3,426,749	-1,115,749	-335,749	370,251
140	156,784	603,617	-3,499,383	-1,188,383	-408,383	297,617
150	147,349	567,295	-3,535,705	-1,224,705	-444,705	261,295
180	119,050	458,343	-3,644,657	-1,333,657	-553,657	152,343
200	100,184	385,708	-3,717,292	-1,406,292	-626,292	79,708
210	90,750	349,387	-3,753,613	-1,442,613	-662,613	43,387
220	81,317	313,070	-3,789,930	-1,478,930	-698,930	7,070
230	71,884	276,752	-3,826,248	-1,515,248	-735,248	-29,248
240	62,451	240,435	-3,862,565	-1,551,565	-771,565	-65,565
250	53,018	204,118	-3,898,882	-1,587,882	-807,882	-101,882

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£220

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	381,867	1,470,189	-2,632,811	-321,811	458,189	1,164,189
20	363,001	1,397,554	-2,705,446	-394,446	385,554	1,091,554
40	344,134	1,324,916	-2,778,084	-467,084	312,916	1,018,916
50	334,701	1,288,598	-2,814,402	-503,402	276,598	982,598
80	306,402	1,179,646	-2,923,354	-612,354	167,646	873,646
100	287,534	1,107,008	-2,995,992	-684,992	95,008	801,008
120	268,668	1,034,373	-3,068,627	-757,627	22,373	728,373
140	249,801	961,734	-3,141,266	-830,266	-50,266	655,734
150	240,368	925,417	-3,177,583	-866,583	-86,583	619,417
180	212,069	816,465	-3,286,535	-975,535	-195,535	510,465
200	193,202	743,826	-3,359,174	-1,048,174	-268,174	437,826
210	183,768	707,509	-3,395,491	-1,084,491	-304,491	401,509
220	174,335	671,191	-3,431,809	-1,120,809	-340,809	365,191
230	164,902	634,874	-3,468,126	-1,157,126	-377,126	328,874
240	155,469	598,557	-3,504,443	-1,193,443	-413,443	292,557
250	146,035	562,235	-3,540,765	-1,229,765	-449,765	256,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	428,812	1,650,924	-2,452,076	-141,076	638,924	1,344,924
20	409,944	1,578,286	-2,524,714	-213,714	566,286	1,272,286
40	391,078	1,505,651	-2,597,349	-286,349	493,651	1,199,651
50	381,645	1,469,334	-2,633,666	-322,666	457,334	1,163,334
80	353,345	1,360,378	-2,742,622	-431,622	348,378	1,054,378
100	334,479	1,287,743	-2,815,257	-504,257	275,743	981,743
120	315,612	1,215,104	-2,887,896	-576,896	203,104	909,104
140	296,745	1,142,470	-2,960,530	-649,530	130,470	836,470
150	287,312	1,106,152	-2,996,848	-685,848	94,152	800,152
180	259,012	997,196	-3,105,804	-794,804	-14,804	691,196
200	240,146	924,561	-3,178,439	-867,439	-87,439	618,561
210	230,713	888,244	-3,214,756	-903,756	-123,756	582,244
220	221,280	851,927	-3,251,073	-940,073	-160,073	545,927
230	211,846	815,605	-3,287,395	-976,395	-196,395	509,605
240	202,412	779,288	-3,323,712	-1,012,712	-232,712	473,288
250	192,979	742,971	-3,360,029	-1,049,029	-269,029	436,971

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	662,661	2,551,244	-1,551,756	759,244	1,539,244	2,245,244
20	643,795	2,478,609	-1,624,391	686,609	1,466,609	2,172,609
40	624,927	2,405,971	-1,697,029	613,971	1,393,971	2,099,971
50	615,494	2,369,653	-1,733,347	577,653	1,357,653	2,063,653
80	587,195	2,260,701	-1,842,299	468,701	1,248,701	1,954,701
100	568,328	2,188,063	-1,914,937	396,063	1,176,063	1,882,063
120	549,462	2,115,428	-1,987,572	323,428	1,103,428	1,809,428
140	530,596	2,042,793	-2,060,207	250,793	1,030,793	1,736,793
150	521,162	2,006,472	-2,096,528	214,472	994,472	1,700,472
180	492,862	1,897,520	-2,205,480	105,520	885,520	1,591,520
200	473,996	1,824,885	-2,278,115	32,885	812,885	1,518,885
210	464,562	1,788,564	-2,314,436	-3,436	776,564	1,482,564
220	455,129	1,752,246	-2,350,754	-39,754	740,246	1,446,246
230	445,696	1,715,929	-2,387,071	-76,071	703,929	1,409,929
240	436,263	1,679,611	-2,423,389	-112,389	667,611	1,373,611
250	426,830	1,643,294	-2,459,706	-148,706	631,294	1,337,294

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	802,163	3,088,329	-1,014,671	1,296,329	2,076,329	2,782,329
20	783,600	3,016,862	-1,086,138	1,224,862	2,004,862	2,710,862
40	764,890	2,944,828	-1,158,172	1,152,828	1,932,828	2,638,828
50	755,457	2,908,510	-1,194,490	1,116,510	1,896,510	2,602,510
80	727,157	2,799,554	-1,303,446	1,007,554	1,787,554	2,493,554
100	708,291	2,726,919	-1,376,081	934,919	1,714,919	2,420,919
120	689,424	2,654,281	-1,448,719	862,281	1,642,281	2,348,281
140	670,557	2,581,646	-1,521,354	789,646	1,569,646	2,275,646
150	661,124	2,545,329	-1,557,671	753,329	1,533,329	2,239,329
180	632,824	2,436,373	-1,666,627	644,373	1,424,373	2,130,373
200	613,958	2,363,738	-1,739,262	571,738	1,351,738	2,057,738
210	604,525	2,327,420	-1,775,580	535,420	1,315,420	2,021,420
220	595,092	2,291,103	-1,811,897	499,103	1,279,103	1,985,103
230	585,658	2,254,782	-1,848,218	462,782	1,242,782	1,948,782
240	576,225	2,218,464	-1,884,536	426,464	1,206,464	1,912,464
250	566,791	2,182,147	-1,920,853	390,147	1,170,147	1,876,147

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,033,380	3,978,513	-124,487	2,186,513	2,966,513	3,672,513
20	1,014,817	3,907,046	-195,954	2,115,046	2,895,046	3,601,046
40	996,254	3,835,579	-267,421	2,043,579	2,823,579	3,529,579
50	986,972	3,799,843	-303,157	2,007,843	2,787,843	3,493,843
80	959,127	3,692,641	-410,359	1,900,641	2,680,641	3,386,641
100	940,565	3,621,173	-481,827	1,829,173	2,609,173	3,315,173
120	922,002	3,549,706	-553,294	1,757,706	2,537,706	3,243,706
140	903,439	3,478,239	-624,761	1,686,239	2,466,239	3,172,239
150	894,158	3,442,508	-660,492	1,650,508	2,430,508	3,136,508
180	868,313	3,335,305	-767,695	1,543,305	2,323,305	3,029,305
200	847,750	3,263,838	-839,162	1,471,838	2,251,838	2,957,838
210	838,374	3,227,740	-875,260	1,435,740	2,215,740	2,921,740
220	828,941	3,191,423	-911,577	1,399,423	2,179,423	2,885,423
230	819,508	3,155,105	-947,895	1,363,105	2,143,105	2,849,105
240	810,075	3,118,788	-984,212	1,326,788	2,106,788	2,812,788
250	800,642	3,082,471	-1,020,529	1,290,471	2,070,471	2,776,471

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-482,849	-708,178	-4,811,178	-2,500,178	-1,720,178	-1,014,178
20	-525,425	-770,623	-4,873,623	-2,562,623	-1,782,623	-1,076,623
40	-568,001	-833,068	-4,936,068	-2,625,068	-1,845,068	-1,139,068
50	-589,288	-864,290	-4,967,290	-2,656,290	-1,876,290	-1,170,290
80	-653,152	-957,956	-5,060,956	-2,749,956	-1,969,956	-1,263,956
100	-695,727	-1,020,400	-5,123,400	-2,812,400	-2,032,400	-1,326,400
120	-738,303	-1,082,845	-5,185,845	-2,874,845	-2,094,845	-1,388,845
140	-780,878	-1,145,288	-5,248,288	-2,937,288	-2,157,288	-1,451,288
150	-802,167	-1,176,512	-5,279,512	-2,968,512	-2,188,512	-1,482,512
180	-866,031	-1,270,178	-5,373,178	-3,062,178	-2,282,178	-1,576,178
200	-908,606	-1,332,622	-5,435,622	-3,124,622	-2,344,622	-1,638,622
210	-929,893	-1,363,843	-5,466,843	-3,155,843	-2,375,843	-1,669,843
220	-951,182	-1,395,067	-5,498,067	-3,187,067	-2,407,067	-1,701,067
230	-972,469	-1,426,288	-5,529,288	-3,218,288	-2,438,288	-1,732,288
240	-993,757	-1,457,510	-5,560,510	-3,249,510	-2,469,510	-1,763,510
250	-1,015,046	-1,488,733	-5,591,733	-3,280,733	-2,500,733	-1,794,733

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-65,289	-95,758	-4,198,758	-1,887,758	-1,107,758	-401,758
20	-107,866	-158,203	-4,261,203	-1,950,203	-1,170,203	-464,203
40	-150,441	-220,646	-4,323,646	-2,012,646	-1,232,646	-526,646
50	-171,728	-251,868	-4,354,868	-2,043,868	-1,263,868	-557,868
80	-235,592	-345,535	-4,448,535	-2,137,535	-1,357,535	-651,535
100	-278,168	-407,980	-4,510,980	-2,199,980	-1,419,980	-713,980
120	-320,743	-470,423	-4,573,423	-2,262,423	-1,482,423	-776,423
140	-363,319	-532,868	-4,635,868	-2,324,868	-1,544,868	-838,868
150	-384,607	-564,090	-4,667,090	-2,356,090	-1,576,090	-870,090
180	-448,470	-657,757	-4,760,757	-2,449,757	-1,669,757	-963,757
200	-491,046	-720,202	-4,823,202	-2,512,202	-1,732,202	-1,026,202
210	-512,334	-751,423	-4,854,423	-2,543,423	-1,763,423	-1,057,423
220	-533,622	-782,645	-4,885,645	-2,574,645	-1,794,645	-1,088,645
230	-554,910	-813,868	-4,916,868	-2,605,868	-1,825,868	-1,119,868
240	-576,198	-845,090	-4,948,090	-2,637,090	-1,857,090	-1,151,090
250	-597,485	-876,312	-4,979,312	-2,668,312	-1,888,312	-1,182,312

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,513	511,152	-3,591,848	-1,280,848	-500,848	205,152
20	306,622	449,712	-3,653,288	-1,342,288	-562,288	143,712
40	264,731	388,272	-3,714,728	-1,403,728	-623,728	82,272
50	243,786	357,553	-3,745,447	-1,434,447	-654,447	51,553
80	180,950	265,394	-3,837,606	-1,526,606	-746,606	-40,606
100	139,060	203,954	-3,899,046	-1,588,046	-808,046	-102,046
120	97,169	142,514	-3,960,486	-1,649,486	-869,486	-163,486
140	55,278	81,074	-4,021,926	-1,710,926	-930,926	-224,926
150	34,333	50,355	-4,052,645	-1,741,645	-961,645	-255,645
180	-28,968	-42,487	-4,145,487	-1,834,487	-1,054,487	-348,487
200	-71,545	-104,932	-4,207,932	-1,896,932	-1,116,932	-410,932
210	-92,832	-136,154	-4,239,154	-1,928,154	-1,148,154	-442,154
220	-114,120	-167,375	-4,270,375	-1,959,375	-1,179,375	-473,375
230	-135,408	-198,599	-4,301,599	-1,990,599	-1,210,599	-504,599
240	-156,696	-229,820	-4,332,820	-2,021,820	-1,241,820	-535,820
250	-177,983	-261,042	-4,364,042	-2,053,042	-1,273,042	-567,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	552,977	811,034	-3,291,966	-980,966	-200,966	505,034
20	511,087	749,594	-3,353,406	-1,042,406	-262,406	443,594
40	469,196	688,154	-3,414,846	-1,103,846	-323,846	382,154
50	448,251	657,435	-3,445,565	-1,134,565	-354,565	351,435
80	385,415	565,276	-3,537,724	-1,226,724	-446,724	259,276
100	343,524	503,836	-3,599,164	-1,288,164	-508,164	197,836
120	301,634	442,396	-3,660,604	-1,349,604	-569,604	136,396
140	259,743	380,956	-3,722,044	-1,411,044	-631,044	74,956
150	238,798	350,237	-3,752,763	-1,441,763	-661,763	44,237
180	175,962	258,078	-3,844,922	-1,533,922	-753,922	-47,922
200	134,071	196,638	-3,906,362	-1,595,362	-815,362	-109,362
210	113,127	165,919	-3,937,081	-1,626,081	-846,081	-140,081
220	92,181	135,198	-3,967,802	-1,656,802	-876,802	-170,802
230	71,236	104,479	-3,998,521	-1,687,521	-907,521	-201,521
240	50,291	73,760	-4,029,240	-1,718,240	-938,240	-232,240
250	29,345	43,039	-4,059,961	-1,748,961	-968,961	-262,961

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	656,165	962,375	-3,140,625	-829,625	-49,625	656,375
20	614,274	900,935	-3,202,065	-891,065	-111,065	594,935
40	572,384	839,497	-3,263,503	-952,503	-172,503	533,497
50	551,438	808,776	-3,294,224	-983,224	-203,224	502,776
80	488,602	716,617	-3,386,383	-1,075,383	-295,383	410,617
100	446,712	655,177	-3,447,823	-1,136,823	-356,823	349,177
120	404,822	593,739	-3,509,261	-1,198,261	-418,261	287,739
140	362,931	532,299	-3,570,701	-1,259,701	-479,701	226,299
150	341,986	501,580	-3,601,420	-1,290,420	-510,420	195,580
180	279,149	409,419	-3,693,581	-1,382,581	-602,581	103,419
200	237,260	347,981	-3,755,019	-1,444,019	-664,019	41,981
210	216,314	317,260	-3,785,740	-1,474,740	-694,740	11,260
220	195,369	286,541	-3,816,459	-1,505,459	-725,459	-19,459
230	174,424	255,822	-3,847,178	-1,536,178	-756,178	-50,178
240	153,478	225,101	-3,877,899	-1,566,899	-786,899	-80,899
250	132,533	194,382	-3,908,618	-1,597,618	-817,618	-111,618

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£210

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,166,647	1,711,083	-2,391,917	-80,917	699,083	1,405,083
20	1,125,431	1,650,632	-2,452,368	-141,368	638,632	1,344,632
40	1,084,215	1,590,182	-2,512,818	-201,818	578,182	1,284,182
50	1,063,607	1,559,957	-2,543,043	-232,043	547,957	1,253,957
80	1,001,782	1,469,280	-2,633,720	-322,720	457,280	1,163,280
100	960,565	1,408,829	-2,694,171	-383,171	396,829	1,102,829
120	918,849	1,347,645	-2,755,355	-444,355	335,645	1,041,645
140	876,959	1,286,207	-2,816,793	-505,793	274,207	980,207
150	856,013	1,255,486	-2,847,514	-536,514	243,486	949,486
180	793,178	1,163,327	-2,939,673	-628,673	151,327	857,327
200	751,287	1,101,888	-3,001,112	-690,112	89,888	795,888
210	730,342	1,071,168	-3,031,832	-720,832	59,168	765,168
220	709,397	1,040,449	-3,062,551	-751,551	28,449	734,449
230	688,451	1,009,729	-3,093,271	-782,271	-2,271	703,729
240	667,506	979,009	-3,123,991	-812,991	-32,991	673,009
250	646,562	948,290	-3,154,710	-843,710	-63,710	642,290

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,470,226	2,156,332	-1,946,668	364,332	1,144,332	1,850,332
20	1,429,009	2,095,880	-2,007,120	303,880	1,083,880	1,789,880
40	1,387,793	2,035,430	-2,067,570	243,430	1,023,430	1,729,430
50	1,367,185	2,005,204	-2,097,796	213,204	993,204	1,699,204
80	1,305,361	1,914,529	-2,188,471	122,529	902,529	1,608,529
100	1,264,143	1,854,077	-2,248,923	62,077	842,077	1,548,077
120	1,222,927	1,793,627	-2,309,373	1,627	781,627	1,487,627
140	1,181,711	1,733,176	-2,369,824	-58,824	721,176	1,427,176
150	1,161,103	1,702,951	-2,400,049	-89,049	690,951	1,396,951
180	1,099,278	1,612,274	-2,490,726	-179,726	600,274	1,306,274
200	1,058,061	1,551,823	-2,551,177	-240,177	539,823	1,245,823
210	1,037,453	1,521,598	-2,581,402	-270,402	509,598	1,215,598
220	1,016,845	1,491,373	-2,611,627	-300,627	479,373	1,185,373
230	996,104	1,460,953	-2,642,047	-331,047	448,953	1,154,953
240	975,158	1,430,232	-2,672,768	-361,768	418,232	1,124,232
250	954,214	1,399,513	-2,703,487	-392,487	387,513	1,093,513

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,977,446	2,900,255	-1,202,745	1,108,255	1,888,255	2,594,255
20	1,936,230	2,839,804	-1,263,196	1,047,804	1,827,804	2,533,804
40	1,895,014	2,779,354	-1,323,646	987,354	1,767,354	2,473,354
50	1,874,406	2,749,129	-1,353,871	957,129	1,737,129	2,443,129
80	1,812,581	2,658,452	-1,444,548	866,452	1,646,452	2,352,452
100	1,771,364	2,598,001	-1,504,999	806,001	1,586,001	2,292,001
120	1,730,148	2,537,551	-1,565,449	745,551	1,525,551	2,231,551
140	1,688,932	2,477,100	-1,625,900	685,100	1,465,100	2,171,100
150	1,668,323	2,446,874	-1,656,126	654,874	1,434,874	2,140,874
180	1,606,499	2,356,198	-1,746,802	564,198	1,344,198	2,050,198
200	1,565,283	2,295,748	-1,807,252	503,748	1,283,748	1,989,748
210	1,544,674	2,265,522	-1,837,478	473,522	1,253,522	1,959,522
220	1,524,066	2,235,297	-1,867,703	443,297	1,223,297	1,929,297
230	1,503,457	2,205,071	-1,897,929	413,071	1,193,071	1,899,071
240	1,482,849	2,174,845	-1,928,155	382,845	1,162,845	1,868,845
250	1,462,241	2,144,620	-1,958,380	352,620	1,132,620	1,838,620

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	7
Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,311,672	-14,372,241	-18,475,241	-16,164,241	-15,394,241	-14,678,241
20	-4,351,884	-14,506,279	-18,609,279	-16,298,279	-15,518,279	-14,812,279
40	-4,392,095	-14,640,317	-18,743,317	-16,432,317	-15,652,317	-14,946,317
50	-4,412,201	-14,707,335	-18,810,335	-16,499,335	-15,719,335	-15,013,335
80	-4,472,518	-14,908,392	-19,011,392	-16,700,392	-15,920,392	-15,214,392
100	-4,512,729	-15,042,430	-19,145,430	-16,834,430	-16,054,430	-15,348,430
120	-4,552,940	-15,176,467	-19,279,467	-16,968,467	-16,188,467	-15,482,467
140	-4,593,152	-15,310,505	-19,413,505	-17,102,505	-16,322,505	-15,616,505
150	-4,613,258	-15,377,527	-19,480,527	-17,169,527	-16,389,527	-15,683,527
180	-4,673,575	-15,578,584	-19,681,584	-17,370,584	-16,590,584	-15,884,584
200	-4,713,787	-15,712,622	-19,815,622	-17,504,622	-16,724,622	-16,018,622
210	-4,733,892	-15,779,641	-19,882,641	-17,571,641	-16,791,641	-16,085,641
220	-4,753,998	-15,846,660	-19,949,660	-17,638,660	-16,858,660	-16,152,660
230	-4,774,104	-15,913,678	-20,016,678	-17,705,678	-16,925,678	-16,219,678
240	-4,794,209	-15,980,697	-20,083,697	-17,772,697	-16,992,697	-16,286,697
250	-4,814,315	-16,047,716	-20,150,716	-17,839,716	-17,059,716	-16,353,716

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,925,929	-13,086,430	-17,189,430	-14,878,430	-14,098,430	-13,392,430
20	-3,966,140	-13,220,468	-17,323,468	-15,012,468	-14,232,468	-13,526,468
40	-4,006,352	-13,354,505	-17,457,505	-15,146,505	-14,366,505	-13,660,505
50	-4,026,457	-13,421,524	-17,524,524	-15,213,524	-14,433,524	-13,727,524
80	-4,086,775	-13,622,584	-17,725,584	-15,414,584	-14,634,584	-13,928,584
100	-4,126,987	-13,756,622	-17,859,622	-15,548,622	-14,768,622	-14,062,622
120	-4,167,198	-13,890,660	-17,993,660	-15,682,660	-14,902,660	-14,196,660
140	-4,207,409	-14,024,698	-18,127,698	-15,816,698	-15,036,698	-14,330,698
150	-4,227,515	-14,091,716	-18,194,716	-15,883,716	-15,103,716	-14,397,716
180	-4,287,832	-14,292,773	-18,395,773	-16,084,773	-15,304,773	-14,598,773
200	-4,328,043	-14,426,811	-18,529,811	-16,218,811	-15,438,811	-14,732,811
210	-4,348,150	-14,493,833	-18,596,833	-16,285,833	-15,505,833	-14,799,833
220	-4,368,256	-14,560,852	-18,663,852	-16,352,852	-15,572,852	-14,866,852
230	-4,388,361	-14,627,871	-18,730,871	-16,419,871	-15,639,871	-14,933,871
240	-4,408,467	-14,694,890	-18,797,890	-16,486,890	-15,706,890	-15,000,890
250	-4,428,573	-14,761,908	-18,864,908	-16,553,908	-15,773,908	-15,067,908

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,538,392	-11,794,640	-15,897,640	-13,586,640	-12,806,640	-12,100,640
20	-3,578,603	-11,928,678	-16,031,678	-13,720,678	-12,940,678	-12,234,678
40	-3,618,815	-12,062,716	-16,165,716	-13,854,716	-13,074,716	-12,368,716
50	-3,638,921	-12,129,738	-16,232,738	-13,921,738	-13,141,738	-12,435,738
80	-3,699,238	-12,330,795	-16,433,795	-14,122,795	-13,342,795	-12,636,795
100	-3,739,450	-12,464,832	-16,567,832	-14,256,832	-13,476,832	-12,770,832
120	-3,779,661	-12,598,870	-16,701,870	-14,390,870	-13,610,870	-12,904,870
140	-3,819,872	-12,732,908	-16,835,908	-14,524,908	-13,744,908	-13,038,908
150	-3,839,978	-12,799,927	-16,902,927	-14,591,927	-13,811,927	-13,105,927
180	-3,900,295	-13,000,983	-17,103,983	-14,792,983	-14,012,983	-13,306,983
200	-3,940,507	-13,135,024	-17,238,024	-14,927,024	-14,147,024	-13,441,024
210	-3,960,613	-13,202,043	-17,305,043	-14,994,043	-14,214,043	-13,508,043
220	-3,980,719	-13,269,062	-17,372,062	-15,061,062	-14,281,062	-13,575,062
230	-4,000,824	-13,336,081	-17,439,081	-15,128,081	-14,348,081	-13,642,081
240	-4,020,930	-13,403,100	-17,506,100	-15,195,100	-14,415,100	-13,709,100
250	-4,041,036	-13,470,119	-17,573,119	-15,262,119	-14,482,119	-13,776,119

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,346,418	-11,154,726	-15,257,726	-12,946,726	-12,166,726	-11,460,726
20	-3,386,629	-11,288,763	-15,391,763	-13,080,763	-12,300,763	-11,594,763
40	-3,426,841	-11,422,805	-15,525,805	-13,214,805	-12,434,805	-11,728,805
50	-3,446,947	-11,489,823	-15,592,823	-13,281,823	-12,501,823	-11,795,823
80	-3,507,264	-11,690,880	-15,793,880	-13,482,880	-12,702,880	-11,996,880
100	-3,547,475	-11,824,918	-15,927,918	-13,616,918	-12,836,918	-12,130,918
120	-3,587,687	-11,958,956	-16,061,956	-13,750,956	-12,970,956	-12,264,956
140	-3,627,898	-12,092,993	-16,195,993	-13,884,993	-13,104,993	-12,398,993
150	-3,648,004	-12,160,012	-16,263,012	-13,952,012	-13,172,012	-12,466,012
180	-3,708,321	-12,361,069	-16,464,069	-14,153,069	-13,373,069	-12,667,069
200	-3,748,533	-12,495,110	-16,598,110	-14,287,110	-13,507,110	-12,801,110
210	-3,768,639	-12,562,129	-16,665,129	-14,354,129	-13,574,129	-12,868,129
220	-3,788,744	-12,629,148	-16,732,148	-14,421,148	-13,641,148	-12,935,148
230	-3,808,850	-12,696,166	-16,799,166	-14,488,166	-13,708,166	-13,002,166
240	-3,828,956	-12,763,185	-16,866,185	-14,555,185	-13,775,185	-13,069,185
250	-3,849,061	-12,830,204	-16,933,204	-14,622,204	-13,842,204	-13,136,204

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,249,534	-10,831,781	-14,934,781	-12,623,781	-11,843,781	-11,137,781
20	-3,289,746	-10,965,819	-15,068,819	-12,757,819	-11,977,819	-11,271,819
40	-3,329,957	-11,099,856	-15,202,856	-12,891,856	-12,111,856	-11,405,856
50	-3,350,063	-11,166,875	-15,269,875	-12,958,875	-12,178,875	-11,472,875
80	-3,410,380	-11,367,932	-15,470,932	-13,159,932	-12,379,932	-11,673,932
100	-3,450,591	-11,501,970	-15,604,970	-13,293,970	-12,513,970	-11,807,970
120	-3,490,802	-11,636,007	-15,739,007	-13,428,007	-12,648,007	-11,942,007
140	-3,531,013	-11,770,045	-15,873,045	-13,562,045	-12,782,045	-12,076,045
150	-3,551,120	-11,837,067	-15,940,067	-13,629,067	-12,849,067	-12,143,067
180	-3,611,437	-12,038,124	-16,141,124	-13,830,124	-13,050,124	-12,344,124
200	-3,651,648	-12,172,162	-16,275,162	-13,964,162	-13,184,162	-12,478,162
210	-3,671,754	-12,239,180	-16,342,180	-14,031,180	-13,251,180	-12,545,180
220	-3,691,860	-12,306,199	-16,409,199	-14,098,199	-13,318,199	-12,612,199
230	-3,711,965	-12,373,218	-16,476,218	-14,165,218	-13,385,218	-12,679,218
240	-3,732,071	-12,440,237	-16,543,237	-14,232,237	-13,452,237	-12,746,237
250	-3,752,177	-12,507,256	-16,610,256	-14,299,256	-13,519,256	-12,813,256

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,766,906	-9,223,021	-13,326,021	-11,015,021	-10,235,021	-9,529,021
20	-2,807,119	-9,357,063	-13,460,063	-11,149,063	-10,369,063	-9,663,063
40	-2,847,330	-9,491,100	-13,594,100	-11,283,100	-10,503,100	-9,797,100
50	-2,867,436	-9,558,119	-13,661,119	-11,350,119	-10,570,119	-9,864,119
80	-2,927,753	-9,759,176	-13,862,176	-11,551,176	-10,771,176	-10,065,176
100	-2,967,964	-9,893,214	-13,996,214	-11,685,214	-10,905,214	-10,199,214
120	-3,008,175	-10,027,251	-14,130,251	-11,819,251	-11,039,251	-10,333,251
140	-3,048,387	-10,161,289	-14,264,289	-11,953,289	-11,173,289	-10,467,289
150	-3,068,492	-10,228,308	-14,331,308	-12,020,308	-11,240,308	-10,534,308
180	-3,128,810	-10,429,368	-14,532,368	-12,221,368	-11,441,368	-10,735,368
200	-3,169,022	-10,563,406	-14,666,406	-12,355,406	-11,575,406	-10,869,406
210	-3,189,127	-10,630,424	-14,733,424	-12,422,424	-11,642,424	-10,936,424
220	-3,209,233	-10,697,443	-14,800,443	-12,489,443	-11,709,443	-11,003,443
230	-3,229,339	-10,764,462	-14,867,462	-12,556,462	-11,776,462	-11,070,462
240	-3,249,444	-10,831,481	-14,934,481	-12,623,481	-11,843,481	-11,137,481
250	-3,269,550	-10,898,500	-15,001,500	-12,690,500	-11,910,500	-11,204,500

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,478,049	-8,260,162	-12,363,162	-10,052,162	-9,272,162	-8,566,162
20	-2,518,260	-8,394,200	-12,497,200	-10,186,200	-9,406,200	-8,700,200
40	-2,558,471	-8,528,238	-12,631,238	-10,320,238	-9,540,238	-8,834,238
50	-2,578,577	-8,595,256	-12,698,256	-10,387,256	-9,607,256	-8,901,256
80	-2,638,894	-8,796,313	-12,899,313	-10,588,313	-9,808,313	-9,102,313
100	-2,679,105	-8,930,351	-13,033,351	-10,722,351	-9,942,351	-9,236,351
120	-2,719,318	-9,064,392	-13,167,392	-10,856,392	-10,076,392	-9,370,392
140	-2,759,529	-9,198,430	-13,301,430	-10,990,430	-10,210,430	-9,504,430
150	-2,779,635	-9,265,448	-13,368,448	-11,057,448	-10,277,448	-9,571,448
180	-2,839,952	-9,466,505	-13,569,505	-11,258,505	-10,478,505	-9,772,505
200	-2,880,163	-9,600,543	-13,703,543	-11,392,543	-10,612,543	-9,906,543
210	-2,900,269	-9,667,562	-13,770,562	-11,459,562	-10,679,562	-9,973,562
220	-2,920,374	-9,734,581	-13,837,581	-11,526,581	-10,746,581	-10,040,581
230	-2,940,480	-9,801,599	-13,904,599	-11,593,599	-10,813,599	-10,107,599
240	-2,960,585	-9,868,618	-13,971,618	-11,660,618	-10,880,618	-10,174,618
250	-2,980,691	-9,935,637	-14,038,637	-11,727,637	-10,947,637	-10,241,637

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,995,422	-6,651,406	-10,754,406	-8,443,406	-7,663,406	-6,957,406
20	-2,035,633	-6,785,444	-10,888,444	-8,577,444	-7,797,444	-7,091,444
40	-2,075,844	-6,919,482	-11,022,482	-8,711,482	-7,931,482	-7,225,482
50	-2,095,950	-6,986,500	-11,089,500	-8,778,500	-7,998,500	-7,292,500
80	-2,156,267	-7,187,557	-11,290,557	-8,979,557	-8,199,557	-7,493,557
100	-2,196,478	-7,321,595	-11,424,595	-9,113,595	-8,333,595	-7,627,595
120	-2,236,690	-7,455,633	-11,558,633	-9,247,633	-8,467,633	-7,761,633
140	-2,276,902	-7,589,674	-11,692,674	-9,381,674	-8,601,674	-7,895,674
150	-2,297,008	-7,656,692	-11,759,692	-9,448,692	-8,668,692	-7,962,692
180	-2,357,325	-7,857,749	-11,960,749	-9,649,749	-8,869,749	-8,163,749
200	-2,397,536	-7,991,787	-12,094,787	-9,783,787	-9,003,787	-8,297,787
210	-2,417,642	-8,058,806	-12,161,806	-9,850,806	-9,070,806	-8,364,806
220	-2,437,747	-8,125,825	-12,228,825	-9,917,825	-9,137,825	-8,431,825
230	-2,457,853	-8,192,843	-12,295,843	-9,984,843	-9,204,843	-8,498,843
240	-2,477,959	-8,259,862	-12,362,862	-10,051,862	-9,271,862	-8,565,862
250	-2,498,064	-8,326,881	-12,429,881	-10,118,881	-9,338,881	-8,632,881

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 8

	Flats and Houses
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,974,274	-2,974,274	-7,077,274	-4,766,274	-3,986,274	-3,280,274
20	-3,046,402	-3,046,402	-7,148,402	-4,837,402	-4,057,402	-3,351,402
40	-3,116,531	-3,116,531	-7,219,531	-4,908,531	-4,128,531	-3,422,531
50	-3,152,095	-3,152,095	-7,255,095	-4,944,095	-4,164,095	-3,458,095
80	-3,258,788	-3,258,788	-7,361,788	-5,050,788	-4,270,788	-3,564,788
100	-3,329,916	-3,329,916	-7,432,916	-5,121,916	-4,341,916	-3,635,916
120	-3,401,045	-3,401,045	-7,504,045	-5,193,045	-4,413,045	-3,707,045
140	-3,472,173	-3,472,173	-7,575,173	-5,264,173	-4,484,173	-3,778,173
150	-3,507,738	-3,507,738	-7,610,738	-5,299,738	-4,519,738	-3,813,738
180	-3,614,430	-3,614,430	-7,717,430	-5,406,430	-4,626,430	-3,920,430
200	-3,685,559	-3,685,559	-7,788,559	-5,477,559	-4,697,559	-3,991,559
210	-3,721,123	-3,721,123	-7,824,123	-5,513,123	-4,733,123	-4,027,123
220	-3,756,688	-3,756,688	-7,859,688	-5,548,688	-4,768,688	-4,062,688
230	-3,792,252	-3,792,252	-7,895,252	-5,584,252	-4,804,252	-4,098,252
240	-3,827,816	-3,827,816	-7,930,816	-5,619,816	-4,839,816	-4,133,816
250	-3,863,380	-3,863,380	-7,966,380	-5,655,380	-4,875,380	-4,169,380

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,302,952	-2,302,952	-6,405,952	-4,094,952	-3,314,952	-2,608,952
20	-2,374,080	-2,374,080	-6,477,080	-4,166,080	-3,386,080	-2,680,080
40	-2,445,209	-2,445,209	-6,548,209	-4,237,209	-3,457,209	-2,751,209
50	-2,480,773	-2,480,773	-6,583,773	-4,272,773	-3,492,773	-2,786,773
80	-2,587,466	-2,587,466	-6,690,466	-4,379,466	-3,599,466	-2,893,466
100	-2,658,594	-2,658,594	-6,761,594	-4,450,594	-3,670,594	-2,964,594
120	-2,729,723	-2,729,723	-6,832,723	-4,521,723	-3,741,723	-3,035,723
140	-2,800,851	-2,800,851	-6,903,851	-4,592,851	-3,812,851	-3,106,851
150	-2,836,416	-2,836,416	-6,939,416	-4,628,416	-3,848,416	-3,142,416
180	-2,943,108	-2,943,108	-7,046,108	-4,735,108	-3,955,108	-3,249,108
200	-3,014,237	-3,014,237	-7,117,237	-4,806,237	-4,026,237	-3,320,237
210	-3,049,801	-3,049,801	-7,152,801	-4,841,801	-4,061,801	-3,355,801
220	-3,085,366	-3,085,366	-7,188,366	-4,877,366	-4,097,366	-3,391,366
230	-3,120,930	-3,120,930	-7,223,930	-4,912,930	-4,132,930	-3,426,930
240	-3,156,494	-3,156,494	-7,259,494	-4,948,494	-4,168,494	-3,462,494
250	-3,192,058	-3,192,058	-7,295,058	-4,984,058	-4,204,058	-3,498,058

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,628,508	-1,628,508	-5,731,508	-3,420,508	-2,640,508	-1,934,508
20	-1,699,636	-1,699,636	-5,802,636	-3,491,636	-2,711,636	-2,005,636
40	-1,770,765	-1,770,765	-5,873,765	-3,562,765	-2,782,765	-2,076,765
50	-1,806,329	-1,806,329	-5,909,329	-3,598,329	-2,818,329	-2,112,329
80	-1,913,022	-1,913,022	-6,016,022	-3,705,022	-2,925,022	-2,219,022
100	-1,984,151	-1,984,151	-6,087,151	-3,776,151	-2,996,151	-2,290,151
120	-2,055,279	-2,055,279	-6,158,279	-3,847,279	-3,067,279	-2,361,279
140	-2,126,407	-2,126,407	-6,229,407	-3,918,407	-3,138,407	-2,432,407
150	-2,161,971	-2,161,971	-6,264,971	-3,953,971	-3,173,971	-2,467,971
180	-2,268,664	-2,268,664	-6,371,664	-4,060,664	-3,280,664	-2,574,664
200	-2,339,792	-2,339,792	-6,442,792	-4,131,792	-3,351,792	-2,645,792
210	-2,375,357	-2,375,357	-6,478,357	-4,167,357	-3,387,357	-2,681,357
220	-2,410,921	-2,410,921	-6,513,921	-4,202,921	-3,422,921	-2,716,921
230	-2,446,485	-2,446,485	-6,549,485	-4,238,485	-3,458,485	-2,752,485
240	-2,482,049	-2,482,049	-6,585,049	-4,274,049	-3,494,049	-2,788,049
250	-2,517,614	-2,517,614	-6,620,614	-4,309,614	-3,529,614	-2,823,614

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,294,408	-1,294,408	-5,397,408	-3,086,408	-2,306,408	-1,600,408
20	-1,365,536	-1,365,536	-5,468,536	-3,157,536	-2,377,536	-1,671,536
40	-1,436,665	-1,436,665	-5,539,665	-3,228,665	-2,448,665	-1,742,665
50	-1,472,229	-1,472,229	-5,575,229	-3,264,229	-2,484,229	-1,778,229
80	-1,578,922	-1,578,922	-5,681,922	-3,370,922	-2,590,922	-1,884,922
100	-1,650,051	-1,650,051	-5,753,051	-3,442,051	-2,662,051	-1,956,051
120	-1,721,179	-1,721,179	-5,824,179	-3,513,179	-2,733,179	-2,027,179
140	-1,792,308	-1,792,308	-5,895,308	-3,584,308	-2,804,308	-2,098,308
150	-1,827,872	-1,827,872	-5,930,872	-3,619,872	-2,839,872	-2,133,872
180	-1,934,565	-1,934,565	-6,037,565	-3,726,565	-2,946,565	-2,240,565
200	-2,005,693	-2,005,693	-6,108,693	-3,797,693	-3,017,693	-2,311,693
210	-2,041,257	-2,041,257	-6,144,257	-3,833,257	-3,053,257	-2,347,257
220	-2,076,822	-2,076,822	-6,179,822	-3,868,822	-3,088,822	-2,382,822
230	-2,112,386	-2,112,386	-6,215,386	-3,904,386	-3,124,386	-2,418,386
240	-2,147,950	-2,147,950	-6,250,950	-3,939,950	-3,159,950	-2,453,950
250	-2,183,515	-2,183,515	-6,286,515	-3,975,515	-3,195,515	-2,489,515

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,125,796	-1,125,796	-5,228,796	-2,917,796	-2,137,796	-1,431,796
20	-1,196,925	-1,196,925	-5,299,925	-2,988,925	-2,208,925	-1,502,925
40	-1,268,054	-1,268,054	-5,371,054	-3,060,054	-2,280,054	-1,574,054
50	-1,303,618	-1,303,618	-5,406,618	-3,095,618	-2,315,618	-1,609,618
80	-1,410,311	-1,410,311	-5,513,311	-3,202,311	-2,422,311	-1,716,311
100	-1,481,439	-1,481,439	-5,584,439	-3,273,439	-2,493,439	-1,787,439
120	-1,552,568	-1,552,568	-5,655,568	-3,344,568	-2,564,568	-1,858,568
140	-1,623,696	-1,623,696	-5,726,696	-3,415,696	-2,635,696	-1,929,696
150	-1,659,260	-1,659,260	-5,762,260	-3,451,260	-2,671,260	-1,965,260
180	-1,765,953	-1,765,953	-5,868,953	-3,557,953	-2,777,953	-2,071,953
200	-1,837,082	-1,837,082	-5,940,082	-3,629,082	-2,849,082	-2,143,082
210	-1,872,646	-1,872,646	-5,975,646	-3,664,646	-2,884,646	-2,178,646
220	-1,908,210	-1,908,210	-6,011,210	-3,700,210	-2,920,210	-2,214,210
230	-1,943,775	-1,943,775	-6,046,775	-3,735,775	-2,955,775	-2,249,775
240	-1,979,339	-1,979,339	-6,082,339	-3,771,339	-2,991,339	-2,285,339
250	-2,014,903	-2,014,903	-6,117,903	-3,806,903	-3,026,903	-2,320,903

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-285,863	-285,863	-4,388,863	-2,077,863	-1,297,863	-591,863
20	-356,992	-356,992	-4,459,992	-2,148,992	-1,368,992	-662,992
40	-428,120	-428,120	-4,531,120	-2,220,120	-1,440,120	-734,120
50	-463,684	-463,684	-4,566,684	-2,255,684	-1,475,684	-769,684
80	-570,377	-570,377	-4,673,377	-2,362,377	-1,582,377	-876,377
100	-641,506	-641,506	-4,744,506	-2,433,506	-1,653,506	-947,506
120	-712,634	-712,634	-4,815,634	-2,504,634	-1,724,634	-1,018,634
140	-783,763	-783,763	-4,886,763	-2,575,763	-1,795,763	-1,089,763
150	-819,327	-819,327	-4,922,327	-2,611,327	-1,831,327	-1,125,327
180	-926,020	-926,020	-5,029,020	-2,718,020	-1,938,020	-1,232,020
200	-997,148	-997,148	-5,100,148	-2,789,148	-2,009,148	-1,303,148
210	-1,032,713	-1,032,713	-5,135,713	-2,824,713	-2,044,713	-1,338,713
220	-1,068,277	-1,068,277	-5,171,277	-2,860,277	-2,080,277	-1,374,277
230	-1,103,841	-1,103,841	-5,206,841	-2,895,841	-2,115,841	-1,409,841
240	-1,139,406	-1,139,406	-5,242,406	-2,931,406	-2,151,406	-1,445,406
250	-1,174,970	-1,174,970	-5,277,970	-2,966,970	-2,186,970	-1,480,970

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	213,358	213,358	-3,889,642	-1,578,642	-798,642	-92,642
20	143,374	143,374	-3,959,626	-1,648,626	-868,626	-162,626
40	73,390	73,390	-4,029,610	-1,718,610	-938,610	-232,610
50	38,398	38,398	-4,064,602	-1,753,602	-973,602	-267,602
80	-67,667	-67,667	-4,170,667	-1,859,667	-1,079,667	-373,667
100	-138,795	-138,795	-4,241,795	-1,930,795	-1,150,795	-444,795
120	-209,924	-209,924	-4,312,924	-2,001,924	-1,221,924	-515,924
140	-281,052	-281,052	-4,384,052	-2,073,052	-1,293,052	-587,052
150	-316,617	-316,617	-4,419,617	-2,108,617	-1,328,617	-622,617
180	-423,309	-423,309	-4,526,309	-2,215,309	-1,435,309	-729,309
200	-494,438	-494,438	-4,597,438	-2,286,438	-1,506,438	-800,438
210	-530,002	-530,002	-4,633,002	-2,322,002	-1,542,002	-836,002
220	-565,566	-565,566	-4,668,566	-2,357,566	-1,577,566	-871,566
230	-601,131	-601,131	-4,704,131	-2,393,131	-1,613,131	-907,131
240	-636,695	-636,695	-4,739,695	-2,428,695	-1,648,695	-942,695
250	-672,259	-672,259	-4,775,259	-2,464,259	-1,684,259	-978,259

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,035,336	1,035,336	-3,067,664	-756,664	23,336	729,336
20	966,479	966,479	-3,136,521	-825,521	-45,521	660,479
40	897,620	897,620	-3,205,380	-894,380	-114,380	591,620
50	863,192	863,192	-3,239,808	-928,808	-148,808	557,192
80	759,839	759,839	-3,343,161	-1,032,161	-252,161	453,839
100	689,855	689,855	-3,413,145	-1,102,145	-322,145	383,855
120	619,871	619,871	-3,483,129	-1,172,129	-392,129	313,871
140	549,888	549,888	-3,553,112	-1,242,112	-462,112	243,888
150	514,895	514,895	-3,588,105	-1,277,105	-497,105	208,895
180	409,920	409,920	-3,693,080	-1,382,080	-602,080	103,920
200	339,936	339,936	-3,763,064	-1,452,064	-672,064	33,936
210	304,943	304,943	-3,798,057	-1,487,057	-707,057	-1,057
220	269,952	269,952	-3,833,048	-1,522,048	-742,048	-36,048
230	234,959	234,959	-3,868,041	-1,557,041	-777,041	-71,041
240	199,968	199,968	-3,903,032	-1,592,032	-812,032	-106,032
250	164,976	164,976	-3,938,024	-1,627,024	-847,024	-141,024

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£200

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,712,411	-1,356,206	-5,459,206	-3,148,206	-2,368,206	-1,662,206
20	-2,840,972	-1,420,486	-5,523,486	-3,212,486	-2,432,486	-1,726,486
40	-2,969,533	-1,484,767	-5,587,767	-3,276,767	-2,496,767	-1,790,767
50	-3,033,813	-1,516,907	-5,619,907	-3,308,907	-2,528,907	-1,822,907
80	-3,226,654	-1,613,327	-5,716,327	-3,405,327	-2,625,327	-1,919,327
100	-3,355,215	-1,677,608	-5,780,608	-3,469,608	-2,689,608	-1,983,608
120	-3,483,776	-1,741,888	-5,844,888	-3,533,888	-2,753,888	-2,047,888
140	-3,612,336	-1,806,168	-5,909,168	-3,598,168	-2,818,168	-2,112,168
150	-3,676,618	-1,838,309	-5,941,309	-3,630,309	-2,850,309	-2,144,309
180	-3,869,458	-1,934,729	-6,037,729	-3,726,729	-2,946,729	-2,240,729
200	-3,998,019	-1,999,009	-6,102,009	-3,791,009	-3,011,009	-2,305,009
210	-4,062,300	-2,031,150	-6,134,150	-3,823,150	-3,043,150	-2,337,150
220	-4,126,580	-2,063,290	-6,166,290	-3,855,290	-3,075,290	-2,369,290
230	-4,190,860	-2,095,430	-6,198,430	-3,887,430	-3,107,430	-2,401,430
240	-4,255,141	-2,127,570	-6,230,570	-3,919,570	-3,139,570	-2,433,570
250	-4,319,421	-2,159,710	-6,262,710	-3,951,710	-3,171,710	-2,465,710

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,543,090	-771,545	-4,874,545	-2,563,545	-1,783,545	-1,077,545
20	-1,671,651	-835,826	-4,938,826	-2,627,826	-1,847,826	-1,141,826
40	-1,800,212	-900,106	-5,003,106	-2,692,106	-1,912,106	-1,206,106
50	-1,864,492	-932,246	-5,035,246	-2,724,246	-1,944,246	-1,238,246
80	-2,057,334	-1,028,667	-5,131,667	-2,820,667	-2,040,667	-1,334,667
100	-2,185,894	-1,092,947	-5,195,947	-2,884,947	-2,104,947	-1,398,947
120	-2,314,455	-1,157,227	-5,260,227	-2,949,227	-2,169,227	-1,463,227
140	-2,443,016	-1,221,508	-5,324,508	-3,013,508	-2,233,508	-1,527,508
150	-2,507,296	-1,253,648	-5,356,648	-3,045,648	-2,265,648	-1,559,648
180	-2,700,137	-1,350,069	-5,453,069	-3,142,069	-2,362,069	-1,656,069
200	-2,828,699	-1,414,349	-5,517,349	-3,206,349	-2,426,349	-1,720,349
210	-2,892,979	-1,446,489	-5,549,489	-3,238,489	-2,458,489	-1,752,489
220	-2,957,259	-1,478,630	-5,581,630	-3,270,630	-2,490,630	-1,784,630
230	-3,021,539	-1,510,770	-5,613,770	-3,302,770	-2,522,770	-1,816,770
240	-3,085,821	-1,542,910	-5,645,910	-3,334,910	-2,554,910	-1,848,910
250	-3,150,101	-1,575,050	-5,678,050	-3,367,050	-2,587,050	-1,881,050

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-368,330	-184,165	-4,287,165	-1,976,165	-1,196,165	-490,165
20	-496,892	-248,446	-4,351,446	-2,040,446	-1,260,446	-554,446
40	-625,452	-312,726	-4,415,726	-2,104,726	-1,324,726	-618,726
50	-689,732	-344,866	-4,447,866	-2,136,866	-1,356,866	-650,866
80	-882,574	-441,287	-4,544,287	-2,233,287	-1,453,287	-747,287
100	-1,011,135	-505,567	-4,608,567	-2,297,567	-1,517,567	-811,567
120	-1,139,696	-569,848	-4,672,848	-2,361,848	-1,581,848	-875,848
140	-1,268,257	-634,128	-4,737,128	-2,426,128	-1,646,128	-940,128
150	-1,332,537	-666,268	-4,769,268	-2,458,268	-1,678,268	-972,268
180	-1,525,378	-762,689	-4,865,689	-2,554,689	-1,774,689	-1,068,689
200	-1,653,939	-826,969	-4,929,969	-2,618,969	-1,838,969	-1,132,969
210	-1,718,219	-859,110	-4,962,110	-2,651,110	-1,871,110	-1,165,110
220	-1,782,499	-891,250	-4,994,250	-2,683,250	-1,903,250	-1,197,250
230	-1,846,781	-923,390	-5,026,390	-2,715,390	-1,935,390	-1,229,390
240	-1,911,061	-955,530	-5,058,530	-2,747,530	-1,967,530	-1,261,530
250	-1,975,341	-987,671	-5,090,671	-2,779,671	-1,999,671	-1,293,671

Maximum CIL rates (per square metre)

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

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	210,172	105,086	-3,997,914	-1,686,914	-906,914	-200,914
20	83,681	41,841	-4,061,159	-1,750,159	-970,159	-264,159
40	-43,511	-21,756	-4,124,756	-1,813,756	-1,033,756	-327,756
50	-107,792	-53,896	-4,156,896	-1,845,896	-1,065,896	-359,896
80	-300,633	-150,317	-4,253,317	-1,942,317	-1,162,317	-456,317
100	-429,194	-214,597	-4,317,597	-2,006,597	-1,226,597	-520,597
120	-557,754	-278,877	-4,381,877	-2,070,877	-1,290,877	-584,877
140	-686,316	-343,158	-4,446,158	-2,135,158	-1,355,158	-649,158
150	-750,596	-375,298	-4,478,298	-2,167,298	-1,387,298	-681,298
180	-943,438	-471,719	-4,574,719	-2,263,719	-1,483,719	-777,719
200	-1,071,998	-535,999	-4,638,999	-2,327,999	-1,547,999	-841,999
210	-1,136,278	-568,139	-4,671,139	-2,360,139	-1,580,139	-874,139
220	-1,200,559	-600,279	-4,703,279	-2,392,279	-1,612,279	-906,279
230	-1,264,839	-632,419	-4,735,419	-2,424,419	-1,644,419	-938,419
240	-1,329,120	-664,560	-4,767,560	-2,456,560	-1,676,560	-970,560
250	-1,393,400	-696,700	-4,799,700	-2,488,700	-1,708,700	-1,002,700

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	499,137	249,569	-3,853,431	-1,542,431	-762,431	-56,431
20	372,645	186,322	-3,916,678	-1,605,678	-825,678	-119,678
40	246,153	123,076	-3,979,924	-1,668,924	-888,924	-182,924
50	182,906	91,453	-4,011,547	-1,700,547	-920,547	-214,547
80	-6,944	-3,472	-4,106,472	-1,795,472	-1,015,472	-309,472
100	-135,504	-67,752	-4,170,752	-1,859,752	-1,079,752	-373,752
120	-264,065	-132,032	-4,235,032	-1,924,032	-1,144,032	-438,032
140	-392,626	-196,313	-4,299,313	-1,988,313	-1,208,313	-502,313
150	-456,906	-228,453	-4,331,453	-2,020,453	-1,240,453	-534,453
180	-649,747	-324,873	-4,427,873	-2,116,873	-1,336,873	-630,873
200	-778,308	-389,154	-4,492,154	-2,181,154	-1,401,154	-695,154
210	-842,589	-421,294	-4,524,294	-2,213,294	-1,433,294	-727,294
220	-906,869	-453,434	-4,556,434	-2,245,434	-1,465,434	-759,434
230	-971,149	-485,575	-4,588,575	-2,277,575	-1,497,575	-791,575
240	-1,035,429	-517,715	-4,620,715	-2,309,715	-1,529,715	-823,715
250	-1,099,711	-549,855	-4,652,855	-2,341,855	-1,561,855	-855,855

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,912,961	956,481	-3,146,519	-835,519	-55,519	650,481
20	1,790,507	895,253	-3,207,747	-896,747	-116,747	589,253
40	1,668,053	834,027	-3,268,973	-957,973	-177,973	528,027
50	1,606,827	803,413	-3,299,587	-988,587	-208,587	497,413
80	1,421,729	710,865	-3,392,135	-1,081,135	-301,135	404,865
100	1,297,273	648,636	-3,454,364	-1,143,364	-363,364	342,636
120	1,172,816	586,408	-3,516,592	-1,205,592	-425,592	280,408
140	1,048,360	524,180	-3,578,820	-1,267,820	-487,820	218,180
150	989,132	493,066	-3,609,934	-1,298,934	-518,934	187,066
180	799,447	399,723	-3,703,277	-1,392,277	-612,277	93,723
200	673,685	336,842	-3,766,158	-1,455,158	-675,158	30,842
210	610,439	305,219	-3,797,781	-1,486,781	-706,781	-781
220	547,192	273,596	-3,829,404	-1,518,404	-738,404	-32,404
230	483,946	241,973	-3,861,027	-1,550,027	-770,027	-64,027
240	420,700	210,350	-3,892,650	-1,581,650	-801,650	-95,650
250	357,454	178,727	-3,924,273	-1,613,273	-833,273	-127,273

Maximum CIL rates (per square metre)

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

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,743,362	1,371,681	-2,731,319	-420,319	359,681	1,065,681
20	2,622,878	1,311,439	-2,791,561	-480,561	299,439	1,005,439
40	2,502,396	1,251,198	-2,851,802	-540,802	239,198	945,198
50	2,442,154	1,221,077	-2,881,923	-570,923	209,077	915,077
80	2,259,257	1,129,628	-2,973,372	-662,372	117,628	823,628
100	2,136,803	1,068,402	-3,034,598	-723,598	56,402	762,402
120	2,014,349	1,007,174	-3,095,826	-784,826	-4,826	701,174
140	1,891,895	945,948	-3,157,052	-846,052	-66,052	639,948
150	1,830,669	915,334	-3,187,666	-876,666	-96,666	609,334
180	1,646,988	823,494	-3,279,506	-968,506	-188,506	517,494
200	1,523,363	761,681	-3,341,319	-1,030,319	-250,319	455,681
210	1,461,134	730,567	-3,372,433	-1,061,433	-281,433	424,567
220	1,398,906	699,453	-3,403,547	-1,092,547	-312,547	393,453
230	1,336,677	668,339	-3,434,661	-1,123,661	-343,661	362,339
240	1,274,450	637,225	-3,465,775	-1,154,775	-374,775	331,225
250	1,212,221	606,110	-3,496,890	-1,185,890	-405,890	300,110

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,111,046	2,055,523	-2,047,477	263,523	1,043,523	1,749,523
20	3,993,501	1,996,251	-2,106,749	204,251	984,251	1,690,251
40	3,873,957	1,936,978	-2,166,022	144,978	924,978	1,630,978
50	3,814,685	1,907,343	-2,195,657	115,343	895,343	1,601,343
80	3,636,868	1,818,434	-2,284,566	26,434	806,434	1,512,434
100	3,518,324	1,759,162	-2,343,838	-32,838	747,162	1,453,162
120	3,398,449	1,699,224	-2,403,776	-92,776	687,224	1,393,224
140	3,277,965	1,638,983	-2,464,017	-153,017	626,983	1,332,983
150	3,217,723	1,608,862	-2,494,138	-183,138	596,862	1,302,862
180	3,036,999	1,518,499	-2,584,501	-273,501	506,499	1,212,499
200	2,916,515	1,458,258	-2,644,742	-333,742	446,258	1,152,258
210	2,856,274	1,428,137	-2,674,863	-363,863	416,137	1,122,137
220	2,796,032	1,398,016	-2,704,984	-393,984	386,016	1,092,016
230	2,735,790	1,367,895	-2,735,105	-424,105	355,895	1,061,895
240	2,675,548	1,337,774	-2,765,226	-454,226	325,774	1,031,774
250	2,615,307	1,307,654	-2,795,346	-484,346	295,654	1,001,654

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV drop

Local Plan Test

Values:
Sales values 9 (vlookup) 1,938 psm

Affordable housing percentage	30%	1 (vlookup)
of which social rented	70%	
of which intermediate	30%	

Code for Sustainable Homes
Cost allowance - all tenures (% of base costs) Level (vlookup)

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£40	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	£39,410	4	332	232	83	1.0%
T2 - 8 Flats	-£164,095	8	409	286	51	1.0%
T3 - 12 Houses	£114,959	12	1,174	822	98	1.0%
T4 - 16 Flats	-£417,679	16	978	685	61	1.1%
T5 - 20 Flats and Houses	£20,354	20	1,491	1,044	75	1.0%
T6 - 45 Flats and Houses	-£192,547	45	3,336	2,335	74	1.1%
T7 - 60 Flats	-£3,348,875	60	3,158	2,210	53	1.2%
T8 - 100 Flats and Houses	-£2,100,472	100	5,738	4,016	57	1.2%
T9 - 150 Flats and Houses	-£1,634,841	150	10,429	7,300	70	1.2%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

Growth (vlookup)
Value growth
Cost growth

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, S

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

DESCRIPTION

(for results sheet)

Houses
Flats
Houses
Flats
Flats and Houses
Flats and Houses
Flats
Flats and Houses
Flats and Houses

DENSITY AND NET SITE AREA

	Units per ha	Gross to net
Houses	33	100%
Flats	160	100%
Houses	34	100%
Flats	133	100%
Flats and Houses	77	100%
Flats and Houses	66	100%
Flats	200	100%
Flats and Houses	100	100%
Flats and Houses	75	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV d

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£72,675	30%	£21,802.50	2.75%	£1,399	5.25%	£26,647.50
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£110,466	30%	£33,140	2.75%	£2,126	5.25%	£40,504
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£129,846	30%	£38,954	2.75%	£2,500	5.25%	£47,610
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£160,854	30%	£48,256	2.75%	£3,096	5.25%	£58,980
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£186,048	30%	£55,814	2.75%	£3,581	5.25%	£68,218
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£218,994	30%	£65,698	2.75%	£4,216	5.25%	£80,298

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferrers
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV drop

BUILD COSTS

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS for cash flow				PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				
					Quarters	Quarters	Quarters	Quarters from start on sale	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1	£20	1	2	2	10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£20	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£20	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£20	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£20	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£20	1	2	4	10%
T7 - 60 Flats	£1,320	£858	£312	75.0%	2	6	6	7	£1,012	1	£20	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£20	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£220	80.0%	2	10	16	7	£1,012	1	£20	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Variables common to residential and commercial:
Private profit

Contingency
Development finance
Timing of S106
Timing of CIL
Fees

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs

units	LH per sq m	SUDs per sq m
T1 - 4 Houses	£7.23	£9.04
T2 - 8 Flats	£9.38	£11.73
T3 - 12 Houses	£6.13	£7.66
T4 - 16 Flats	£9.12	£11.40
T5 - 20 Flats and Houses	£7.76	£9.69
T6 - 45 Flats and Houses	£7.61	£9.51
T7 - 60 Flats	£9.69	£12.11
T8 - 100 Flats and Houses	£8.68	£10.85
T9 - 150 Flats and Houses	£7.04	£9.95

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Simon Woodford-Francis
Date	17 February 2014
Reference	2013/14 - 2015/16, General Regs, CSH4, SR & op

DEVELOPMENT PERIOD CASHFLOW

dev discharge	0.00%
dev discharge	0.00%
Revenue	
T1 - 4 Houses	£ 450,391
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Marketing costs	2.50%
Legal fees	0.50%
Costs of Sale	Sub Total
Net commercial investment value	
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	
T1 - 4 Houses	£ 120,922
NDV	Total
Standard Costs	
T1 - 4 Houses	£ 351,516
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 17,576
Sub Total	£ 369,092
Other Costs	
Professional fees	10.00%
Sub Total	£ 36,909
CIL	
CIL Payment 1	£ 1,549
Payment 2	£ 1,549
Payment 3	£ 1,549
Sub Total	£ 4,648
Section 106 Costs	
T1 - 4 Houses	£ 4,048
Sub Total	£ 4,048
Total Other Costs	Sub Total
Total Costs	£ 414,696
Developer's profit on GDV	20.00%
% of GDV affordable	8%
Residual Sum before interest	£ 46,871
Cumulative residual balance for interest calculation	
Interest	7.00%
Residual Sum for quarter after interest	£ 44,842

Revenue per Ctr
450,391

Revenue per Ctr
120,922

Cost per Ctr
117,172

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
£ 450,391	0	0	450,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 450,391	0	0	450,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,512	0	0	12,512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,252	0	0	2,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -113,764	0	0	15,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 434,628	0	0	434,628	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 120,922	0	40,307	40,307	40,307	40,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 555,249	0	40,307	474,935	40,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 351,516	0	117,172	117,172	117,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 17,576	0	5,859	5,859	5,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 369,092	0	123,031	123,031	123,031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 36,909	0	12,303	12,303	12,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 36,909	0	12,303	12,303	12,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,549	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,549	0	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,549	0	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,648	1,549	3,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,048	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,048	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,696	5,997	3,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 414,696	5,997	138,433	135,334	135,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 86,926	0	0	86,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,255	0	2,418	2,418	2,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 46,871	-5,997	-100,644	250,257	-97,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	-5,997	-106,233	142,287	44,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,829	-85	-1,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 44,842	-6,688	-102,281	250,257	-97,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

£ 41,836

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

£ 41,836
£ 2,428
£ 38,410

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	1,910
	Payment 2	£	1,910
	Payment 3	£	1,910
		Sub Total	
	Section 106 Costs T2 - 8 Flats	£	8,096
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	5,729	0	0	0	0
£	8,096	0	0	0	0
£	8,096	0	0	0	0
£	13,825	0	0	0	0
£	750,530	0	0	0	0
£	-				
£	109,791	0	0	0	0
£	8,942	0	0	0	0
-£	171,268	0	0	0	0
	0	0	0	0	0
-£	18,715	0	0	0	0
-£	189,983	0	0	0	0

-£ 174,198

-£	174,198
-£	10,103
-£	164,095

		Revenue per Qtr	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
		Sub Total	
	Section 106 Costs T3 - 12 Houses	£	12,144
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£ 5,480	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,439	5,480	10,959	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 26,583	17,624	10,959	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,461,312	17,624	369,142	358,182	358,182	358,182	0	0	0	0	0	0	0	0	0	0
£ -															
£ 307,434	0	0	0	0	153,717	153,717	0	0	0	0	0	0	0	0	0
£ 25,660	0	6,415	6,415	6,415	6,415	0	0	0	0	0	0	0	0	0	0
£ 170,431	-17,624	-268,639	-257,680	-257,680	357,187	614,867	0	0	0	0	0	0	0	0	0
	-17,624	-286,551	-548,918	-815,575	-471,727	135,424	0	0	0	0	0	0	0	0	0
£ 35,006	-288	-4,687	-8,978	-13,339	-7,715	0	0	0	0	0	0	0	0	0	0
£ 135,424	-17,912	-273,326	-266,658	-271,019	349,472	614,867	0	0	0	0	0	0	0	0	0

£ 122,037

£ 122,037

£ 7,078

£ 114,959

		Revenue per Qtr	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
		Sub Total	
	Section 106 Costs T3 - 12 Houses	£	12,144
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	16,439	0	0	0	0
£	12,144	0	0	0	0
£	12,144	0	0	0	0
£	26,583	0	0	0	0
£	1,461,312	0	0	0	0
£	-				
£	307,434	0	0	0	0
£	25,660	0	0	0	0
£	170,431	0	0	0	0
	0	0	0	0	0
-£	35,006	0	0	0	0
£	135,424	0	0	0	0

£ 122,037

£	122,037
£	7,078
£	114,959

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,566	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,566	0	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 13,698	4,566	4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 29,890	20,758	4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,790,564	20,758	444,735	444,735	440,169	440,169	0	0	0	0	0	0	0	0	0	0
£ -															
£ 260,211	0	0	0	0	0	130,105	130,105	0	0	0	0	0	0	0	0
£ 21,381	0	5,345	5,345	5,345	5,345	0	0	0	0	0	0	0	0	0	0
-£ 414,747	-20,758	-360,991	-360,991	-356,425	-356,425	520,422	520,422	0	0	0	0	0	0	0	0
	-20,758	-382,089	-749,329	-1,118,010	-1,492,720	-996,712	-492,592	0	0	0	0	0	0	0	0
-£ 85,901	-339	-6,249	-12,255	-18,285	-24,414	-16,301	-8,056	0	0	0	0	0	0	0	0
-£ 500,648	-21,097	-367,240	-373,247	-374,711	-380,839	504,120	512,365	0	0	0	0	0	0	0	0

-£ 443,396

-£ 443,396

-£ 25,717

-£ 417,679

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV drop

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T4 - 16 Flats	£ 1,327,297	£	683,649
Investment value of ground rents	£ 20,945	£	10,473
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T4 - 16 Flats	£ 356,355	£	89,089
NDV	Total		
Standard Costs			
T4 - 16 Flats	£ 1,524,394	£	381,098
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 1,327,297	0	0	0	0	0
£ 20,945	0	0	0	0	0
£1,348,243	0	0	0	0	0
£40,447	0	0	0	0	0
£6,741	0	0	0	0	0
-£47,189	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 1,301,054	0	0	0	0	0
£ -					
£ 356,355	0	0	0	0	0
£ -					
£ 1,657,409	0	0	0	0	0
£ 1,524,394	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 76,220	0	0	0	0	0
£ 1,600,613	0	0	0	0	0
£ 160,061	0	0	0	0	0
£ 160,061	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	13,698	0	0	0	0
£	16,192	0	0	0	0
£	16,192	0	0	0	0
£	29,890	0	0	0	0
£	1,790,564	0	0	0	0
£	-				
£	260,211	0	0	0	0
£	21,381	0	0	0	0
-£	414,747	0	0	0	0
	0	0	0	0	0
-£	85,901	0	0	0	0
-£	500,648	0	0	0	0

-£ 443,396

-£	443,396
-£	25,717
-£	417,679

		Revenue per Qtr	
CIL			
	CIL T5 - 20 Flats and Houses	£ 6,958	
		£ 6,958	
		£ 6,958	
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£ 20,240	
		£ 20,240	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV 20.00%	
		£ 391,853	
	Residual Sum before interest	% of GDV affordable 6%	
		£ 32,583	
		£ 99,666	
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
		£ 74,842	
	Residual Sum for quarter after interest		
		£ 24,824	

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£ 6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,874	6,958	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 41,114	27,198	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,978,218	27,198	394,379	394,379	387,421	387,421	387,421	0	0	0	0	0	0	0	0	0
£ -															
£ 391,853	0	0	0	0	0	130,618	130,618	130,618	0	0	0	0	0	0	0
£ 32,583	0	6,517	6,517	6,517	6,517	6,517	0	0	0	0	0	0	0	0	0
£ 99,666	-27,198	-292,284	-292,284	-285,326	-285,326	237,144	522,471	522,471	0	0	0	0	0	0	0
	-27,198	-319,927	-617,444	-912,869	-1,213,126	-995,822	-489,638	24,824	0	0	0	0	0	0	0
£ 74,842	-445	-5,232	-10,098	-14,930	-19,841	-16,287	-8,008	0	0	0	0	0	0	0	0
£ 24,824	-27,643	-297,517	-302,383	-300,257	-305,167	220,858	514,463	522,471	0	0	0	0	0	0	0

£ 21,607

£ 21,607

£ 1,253

£ 20,354

		<i>Revenue per Qtr</i>	
CIL			
	CIL T5 - 20 Flats and Houses	£ 6,958	
		£ 6,958	
		£ 6,958	
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£ 20,240	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 20,674	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 41,114	0	0	0	0	0
£ 1,978,218	0	0	0	0	0
£ -					
£ 391,853	0	0	0	0	0
£ 32,583	0	0	0	0	0
£ 99,666	0	0	0	0	0
	0	0	0	0	0
-£ 74,842	0	0	0	0	0
£ 24,824	0	0	0	0	0

£ 21,607

£ 21,607
£ 1,253
£ 20,354

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV drop

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T6 - 45 Flats and Houses	£ 4,525,109	£	905,022
Investment value of ground rents	£ 23,523	£	4,705
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T6 - 45 Flats and Houses	£ 1,214,907	£	202,485
NDV	Total		
Standard Costs			
T6 - 45 Flats and Houses	£ 3,966,660	£	661,110
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 4,525,109	0	0	0	0	0
£ 23,523	0	0	0	0	0
£4,548,632	0	0	0	0	0
£136,459	0	0	0	0	0
£22,743	0	0	0	0	0
-£159,202	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,389,429	0	0	0	0	0
£ -					
£ 1,214,907	0	0	0	0	0
£ -					
£ 5,604,337	0	0	0	0	0
£ 3,966,660	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 198,333	0	0	0	0	0
£ 4,164,993	0	0	0	0	0
£ 416,499	0	0	0	0	0
£ 416,499	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
		Sub Total	
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 46,699	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 92,239	0	0	0	0	0
£ 4,673,731	0	0	0	0	0
£ -					
£ 877,896	0	0	0	0	0
£ 72,894	0	0	0	0	0
-£ 20,174	0	0	0	0	0
	0	0	0	0	0
-£ 222,950	0	0	0	0	0
-£ 243,124	0	0	0	0	0

-£ 204,402

-£ 204,402
-£ 11,855
-£ 192,547

		Revenue per Qtr	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
		Sub Total	
	Section 106 Costs T7 - 60 Flats	£	60,720
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 14,735	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	0	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 44,205	14,735	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 104,925	75,455	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 8,010,605	75,455	1,332,348	1,317,613	1,332,348	1,317,613	1,317,613	1,317,613	0	0	0	0	0	0	0	0
£ -															
£ 846,500	0	0	0	0	0	0	141,083	141,083	141,083	141,083	141,083	141,083	141,083	0	0
£ 69,002	0	11,500	11,500	11,500	11,500	11,500	11,500	0	0	0	0	0	0	0	0
-£ 3,543,576	-75,455	-1,192,177	-1,137,442	-1,192,177	-1,137,442	-1,137,442	-573,109	564,333	564,333	564,333	564,333	564,333	564,333	0	0
	-75,455	-1,228,866	-2,386,406	-3,577,613	-4,773,567	-5,989,081	-6,660,142	-6,204,736	-5,741,882	-5,271,458	-4,793,341	-4,307,403	0	0	0
-£ 834,275	-1,234	-20,098	-39,030	-58,512	-78,072	-97,952	-108,928	-101,479	-93,909	-86,215	-78,396	-70,448	0	0	0
-£ 4,377,851	-76,689	-1,172,275	-1,176,472	-1,210,689	-1,215,514	-1,235,394	-682,036	462,854	470,424	478,118	485,938	493,885	0	0	0

-£ 3,555,069

-£ 3,555,069

-£ 206,194

-£ 3,348,875

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV drop

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T7 - 60 Flats	£ 4,283,465	£	713,911
Investment value of ground rents	£ 102,545	£	17,091
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T7 - 60 Flats	£ 1,150,030	£	191,672
NDV	Total		
Standard Costs			
T7 - 60 Flats	£ 6,844,744	£	1,140,791
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 4,283,465	0	0	0	0	0
£ 102,545	0	0	0	0	0
£4,386,010	0	0	0	0	0
£131,580	0	0	0	0	0
£21,930	0	0	0	0	0
-£153,510	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,232,500	0	0	0	0	0
£ -					
£ 1,150,030	0	0	0	0	0
£ -					
£ 5,382,530	0	0	0	0	0
£ 6,844,744	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 342,237	0	0	0	0	0
£ 7,186,982	0	0	0	0	0
£ 718,698	0	0	0	0	0
£ 718,698	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
		Sub Total	
	Section 106 Costs T7 - 60 Flats	£	60,720
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 14,735	0	0	0	0	0
£ 14,735	0	0	0	0	0
£ 14,735	0	0	0	0	0
£ 44,205	0	0	0	0	0
£ 60,720	0	0	0	0	0
£ 60,720	0	0	0	0	0
£ 104,925	0	0	0	0	0
£ 8,010,605	0	0	0	0	0
£ -					
£ 846,500	0	0	0	0	0
£ 69,002	0	0	0	0	0
-£ 3,543,576	0	0	0	0	0
	0	0	0	0	0
-£ 834,275	0	0	0	0	0
-£ 4,377,851	0	0	0	0	0

-£ 3,555,069

-£ 3,555,069
-£ 206,194
-£ 3,348,875

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£ 26,775	
		£ 26,775	
		£ 26,775	
	Sub Total		
	Section 106 Costs T8 - 100 Flats and Houses	£ 101,200	
		£ 101,200	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV 20.00%	
	Residual Sum before interest	% of GDV affordable 6%	
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 26,775	26,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	26,775	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	0	0	26,775	0	0	0	0	0	0	0	0	0
£ 80,325	26,775	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 181,525	127,975	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 9,914,083	127,975	1,216,570	1,216,570	1,243,345	1,216,570	1,243,345	1,216,570	1,216,570	1,216,570	0	0	0	0	0	0
£ -															
£ 1,531,515	0	0	0	0	0	0	139,229	139,229	139,229	139,229	139,229	139,229	139,229	139,229	139,229
£ 125,383	0	15,673	15,673	15,673	15,673	15,673	15,673	15,673	15,673	0	0	0	0	0	0
£ 1,823,684	-127,975	-971,027	-971,027	-997,802	-971,027	-997,802	-414,113	-414,113	-414,113	556,915	556,915	556,915	556,915	556,915	556,915
	-127,975	-1,101,095	-2,090,131	-3,122,118	-4,144,208	-5,209,790	-5,709,109	-6,216,595	-6,732,381	-6,285,576	-5,831,463	-5,369,923	-4,900,834	-4,424,073	-3,939,515
£ 1,171,000	-2,093	-18,009	-34,184	-51,063	-67,779	-85,207	-93,373	-101,673	-110,109	-102,801	-95,374	-87,826	-80,154	-72,356	-64,431
£ 2,994,684	-130,068	-989,036	-1,005,212	-1,048,865	-1,038,806	-1,083,009	-507,486	-515,786	-524,222	454,113	461,540	469,089	476,761	484,558	492,483

£ 2,229,800

£ 2,229,800
£ 129,328
£ 2,100,472

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Social Rent, CSH4, SV drop

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T8 - 100 Flats and Houses	£ 7,783,493	£	707,590
Investment value of ground rents	£ 151,818	£	13,802
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T8 - 100 Flats and Houses	£ 2,089,723	£	261,215
NDV	Total		
Standard Costs			
T8 - 100 Flats and Houses	£ 8,426,457	£	1,053,307
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 7,783,493	707,590	707,590	0	0	0
£ 151,818	13,802	13,802	0	0	0
£7,935,311	721,392	721,392	0	0	0
£238,059	21,642	21,642	0	0	0
£39,677	3,607	3,607	0	0	0
-£277,736	25,249	25,249	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 7,657,575	696,143	696,143	0	0	0
£ -					
£ 2,089,723	0	0	0	0	0
£ -					
£ 9,747,298	696,143	696,143	0	0	0
£ 8,426,457	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 421,323	0	0	0	0	0
£ 8,847,780	0	0	0	0	0
£ 884,778	0	0	0	0	0
£ 884,778	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£ 26,775	
		£ 26,775	
		£ 26,775	
	Sub Total		
	Section 106 Costs T8 - 100 Flats and Houses	£ 101,200	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 26,775	0	0	0	0	0
£ 26,775	0	0	0	0	0
£ 26,775	0	0	0	0	0
£ 80,325	0	0	0	0	0
£ 101,200	0	0	0	0	0
£ 101,200	0	0	0	0	0
£ 181,525	0	0	0	0	0
£ 9,914,083	0	0	0	0	0
£ -					
£ 1,531,515	139,229	139,229	0	0	0
£ 125,383	0	0	0	0	0
-£ 1,823,684	556,915	556,915	0	0	0
	-3,447,032	-2,946,494	0	0	0
-£ 1,171,000	-56,377	-48,190	0	0	0
-£ 2,994,684	500,538	508,724	0	0	0

-£ 2,229,800

-£ 2,229,800
-£ 129,328
-£ 2,100,472

		Revenue per Qtr	
CIL			
	CIL T9 - 150 Flats and Houses	£ 48,668	
		£ 48,668	
		£ 48,668	
	Sub Total		
	Section 106 Costs T9 - 150 Flats and Houses	£ 151,800	
		£ 151,800	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV 20.00%	
		£ 2,752,339	
	Residual Sum before interest	% of GDV affordable 6%	
		£ 227,903	
		£ 598,721	
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
		£ 1,943,316	
	Residual Sum for quarter after interest		
		£ 2,542,036	

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 48,668	48,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 48,668	0	0	0	48,668	0	0	0	0	0	0	0	0	0	0	0
£ 48,668	0	0	0	0	0	48,668	0	0	0	0	0	0	0	0	0
£ 146,003	48,668	0	0	48,668	0	48,668	0	0	0	0	0	0	0	0	0
£ 151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 297,803	200,468	0	0	48,668	0	48,668	0	0	0	0	0	0	0	0	0
£ 15,178,553	200,468	1,488,075	1,488,075	1,536,743	1,488,075	1,536,743	1,488,075	1,488,075	1,488,075	1,488,075	1,488,075	1,488,075	0	0	0
£ -															
£ 2,752,339	0	0	0	0	0	0	172,021	172,021	172,021	172,021	172,021	172,021	172,021	172,021	172,021
£ 227,903	0	22,790	22,790	22,790	22,790	22,790	22,790	22,790	22,790	22,790	22,790	22,790	0	0	0
£ 598,721	-200,468	-1,131,027	-1,131,027	-1,179,695	-1,131,027	-1,179,695	-442,943	-442,943	-442,943	-442,943	-442,943	-442,943	688,085	688,085	688,085
	-200,468	-1,334,774	-2,487,631	-3,708,012	-4,899,684	-6,159,514	-6,703,197	-7,255,771	-7,817,383	-8,388,180	-8,968,313	-8,426,906	-7,876,644	-7,317,383	-6,748,975
£ 1,943,316	-3,279	-21,830	-40,686	-60,645	-80,135	-100,740	-109,632	-118,869	-127,854	-137,190	-146,678	-137,823	-128,824	-119,677	-110,380
£ 2,542,036	-203,746	-1,152,858	-1,171,713	-1,240,340	-1,211,162	-1,280,435	-552,574	-561,612	-570,797	-580,133	-589,621	550,262	559,261	568,408	577,704

£ 1,735,500

£ 1,735,500
£ 100,659
£ 1,634,841

		<i>Revenue per Qtr</i>	
CIL			
	CIL T9 - 150 Flats and Houses	£	48,668
		£	48,668
		£	48,668
			Sub Total
	Section 106 Costs T9 - 150 Flats and Houses	£	151,800
			Sub Total
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
	Residual Sum before interest	% of GDV affordable	6%
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 48,668	0	0	0	0	0
£ 48,668	0	0	0	0	0
£ 48,668	0	0	0	0	0
£ 146,003	0	0	0	0	0
£ 151,800	0	0	0	0	0
£ 151,800	0	0	0	0	0
£ 297,803	0	0	0	0	0
£ 15,178,553	0	0	0	0	0
£ -					
£ 2,752,339	172,021	172,021	172,021	172,021	172,021
£ 227,903	0	0	0	0	0
-£ 598,721	688,085	688,085	688,085	688,085	688,085
	-6,171,271	-5,584,118	-4,987,363	-4,380,847	-3,764,411
-£ 1,943,316	-100,932	-91,329	-81,569	-71,649	-61,567
-£ 2,542,036	587,153	596,756	606,516	616,435	626,517

-£ 1,735,500

-£ 1,735,500
-£ 100,659
-£ 1,634,841

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

CIL Test - 30% AH, Social Rent, CSH4, SV drop

Site type T1 - 4 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	20
Area 2	#N/A	#N/A	#N/A	210
Area 3	#N/A	#N/A	#N/A	250
Area 4	#N/A	#N/A	50	250
Area 5	#N/A	#N/A	100	250
Area 6	#N/A	#N/A	250	250
Area 7	#N/A	20	250	250
Area 8	#N/A	240	250	250

Site type T2 - 8 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	40
Area 7	#N/A	#N/A	20	150
Area 8	#N/A	100	250	250

Site type T3 - 12 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	20
Area 2	#N/A	#N/A	#N/A	200
Area 3	#N/A	#N/A	40	250
Area 4	#N/A	#N/A	120	250
Area 5	#N/A	#N/A	150	250
Area 6	#N/A	20	250	250
Area 7	#N/A	150	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	100
Area 8	#N/A	20	180	250

Site type T5 - 20 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	120
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	#N/A	180	250
Area 5	#N/A	0	230	250
Area 6	#N/A	220	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	150
Area 4	#N/A	#N/A	20	250
Area 5	#N/A	#N/A	50	250
Area 6	#N/A	0	250	250
Area 7	#N/A	140	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	100
Area 8	#N/A	#N/A	100	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	50
Area 5	#N/A	#N/A	#N/A	80
Area 6	#N/A	#N/A	50	250
Area 7	#N/A	#N/A	180	250
Area 8	#N/A	100	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	1
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	43,584	359,567	-3,743,433	-1,432,433	-652,433	53,567
20	39,410	325,129	-3,777,871	-1,466,871	-686,871	19,129
40	35,235	290,691	-3,812,309	-1,501,309	-721,309	-15,309
50	33,148	273,468	-3,829,532	-1,518,532	-738,532	-32,532
80	28,887	221,814	-3,881,186	-1,570,186	-790,186	-84,186
100	22,712	187,376	-3,915,624	-1,604,624	-824,624	-118,624
120	18,538	152,938	-3,950,062	-1,639,062	-859,062	-153,062
140	14,364	118,499	-3,984,501	-1,673,501	-893,501	-187,501
150	12,276	101,276	-4,001,724	-1,690,724	-910,724	-204,724
180	6,015	49,623	-4,053,377	-1,742,377	-962,377	-256,377
200	1,841	15,184	-4,087,816	-1,776,816	-996,816	-290,816
210	-251	-2,074	-4,105,074	-1,794,074	-1,014,074	-308,074
220	-2,372	-19,572	-4,122,572	-1,811,572	-1,031,572	-325,572
230	-4,493	-37,069	-4,140,069	-1,829,069	-1,049,069	-343,069
240	-6,615	-54,575	-4,157,575	-1,846,575	-1,066,575	-360,575
250	-8,736	-72,073	-4,175,073	-1,864,073	-1,084,073	-378,073

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£81,041	668,589	-3,434,411	-1,123,411	-343,411	362,589
20	76,867	634,150	-3,468,850	-1,157,850	-377,850	328,150
40	72,692	599,712	-3,503,288	-1,192,288	-412,288	293,712
50	70,606	582,497	-3,520,503	-1,209,503	-429,503	276,497
80	64,344	530,835	-3,572,165	-1,261,165	-481,165	224,835
100	60,169	496,397	-3,606,603	-1,295,603	-515,603	190,397
120	56,995	461,959	-3,641,041	-1,330,041	-550,041	155,959
140	51,821	427,521	-3,675,479	-1,364,479	-584,479	121,521
150	49,734	410,305	-3,692,695	-1,381,695	-601,695	104,305
180	43,472	358,644	-3,744,356	-1,433,356	-653,356	52,644
200	39,298	324,206	-3,778,794	-1,467,794	-687,794	18,206
210	37,211	306,991	-3,796,009	-1,485,009	-705,009	991
220	35,123	289,767	-3,813,233	-1,502,233	-722,233	-16,233
230	33,037	272,552	-3,830,448	-1,519,448	-739,448	-33,448
240	30,949	255,329	-3,847,671	-1,536,671	-756,671	-50,671
250	28,862	238,114	-3,864,886	-1,553,886	-773,886	-67,886

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£210

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	118,673	979,053	-3,123,947	-812,947	-32,947	673,053
20	114,499	944,615	-3,158,385	-847,385	-67,385	638,615
40	110,324	910,177	-3,192,823	-881,823	-101,823	604,177
50	108,238	892,962	-3,210,038	-899,038	-119,038	586,962
80	101,976	841,300	-3,261,700	-950,700	-170,700	535,300
100	97,801	806,862	-3,296,138	-985,138	-205,138	500,862
120	93,627	772,423	-3,330,577	-1,019,577	-239,577	466,423
140	89,453	737,985	-3,365,015	-1,054,015	-274,015	431,985
150	87,366	720,770	-3,382,230	-1,071,230	-291,230	414,770
180	81,104	669,108	-3,433,892	-1,122,892	-342,892	363,108
200	76,930	634,670	-3,468,330	-1,157,330	-377,330	328,670
210	74,843	617,455	-3,485,545	-1,174,545	-394,545	311,455
220	72,755	600,232	-3,502,768	-1,191,768	-411,768	294,232
230	70,669	583,017	-3,519,983	-1,208,983	-428,983	277,017
240	68,581	565,794	-3,537,206	-1,226,206	-446,206	259,794
250	66,494	548,578	-3,554,422	-1,243,422	-463,422	242,578

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,315	1,132,846	-2,970,154	-659,154	120,846	826,846
20	133,140	1,098,408	-3,004,592	-693,592	86,408	792,408
40	128,966	1,063,970	-3,039,030	-728,030	51,970	757,970
50	126,879	1,046,755	-3,056,245	-745,245	34,755	740,755
80	120,617	995,093	-3,107,907	-796,907	-16,907	689,093
100	116,443	960,655	-3,142,345	-831,345	-51,345	654,655
120	112,269	926,216	-3,176,784	-865,784	-85,784	620,216
140	108,094	891,778	-3,211,222	-900,222	-120,222	585,778
150	106,008	874,563	-3,228,437	-917,437	-137,437	568,563
180	99,747	822,910	-3,280,090	-969,090	-189,090	516,910
200	95,572	788,471	-3,314,529	-1,003,529	-223,529	482,471
210	93,485	771,248	-3,331,752	-1,020,752	-240,752	465,248
220	91,398	754,033	-3,348,967	-1,037,967	-257,967	448,033
230	89,310	736,810	-3,366,190	-1,055,190	-275,190	430,810
240	87,224	719,595	-3,383,405	-1,072,405	-292,405	413,595
250	85,136	702,372	-3,400,628	-1,089,628	-309,628	396,372

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	146,723	1,210,465	-2,892,535	-581,535	198,465	904,465
20	142,549	1,176,026	-2,926,974	-615,974	164,026	870,026
40	138,374	1,141,588	-2,961,412	-650,412	129,588	835,588
50	136,288	1,124,373	-2,978,627	-667,627	112,373	818,373
80	130,026	1,072,711	-3,030,289	-719,289	60,711	766,711
100	125,851	1,038,273	-3,064,727	-753,727	26,273	732,273
120	121,677	1,003,835	-3,099,165	-788,165	-8,165	697,835
140	117,503	969,396	-3,133,604	-822,604	-42,604	663,396
150	115,416	952,181	-3,150,819	-839,819	-59,819	646,181
180	109,154	900,520	-3,202,480	-891,480	-111,480	594,520
200	104,980	866,081	-3,236,919	-925,919	-145,919	560,081
210	102,893	848,866	-3,254,134	-943,134	-163,134	542,866
220	100,805	831,643	-3,271,357	-960,357	-180,357	525,643
230	98,719	814,428	-3,288,572	-977,572	-197,572	508,428
240	96,631	797,205	-3,305,795	-994,795	-214,795	491,205
250	94,544	779,990	-3,323,010	-1,012,010	-232,010	473,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	193,589	1,597,112	-2,505,888	-194,888	585,112	1,291,112
20	189,415	1,562,674	-2,540,326	-229,326	550,674	1,256,674
40	185,241	1,528,236	-2,574,764	-263,764	516,236	1,222,236
50	183,153	1,511,012	-2,591,988	-280,988	499,012	1,205,012
80	176,892	1,459,359	-2,643,641	-332,641	447,359	1,153,359
100	172,718	1,424,921	-2,678,079	-367,079	412,921	1,118,921
120	168,543	1,390,482	-2,712,518	-401,518	378,482	1,084,482
140	164,369	1,356,044	-2,746,956	-435,956	344,044	1,050,044
150	162,281	1,338,821	-2,764,179	-453,179	326,821	1,032,821
180	156,020	1,287,167	-2,815,833	-504,833	275,167	981,167
200	151,846	1,252,729	-2,850,271	-539,271	240,729	946,729
210	149,758	1,235,506	-2,867,494	-556,494	223,506	929,506
220	147,672	1,218,291	-2,884,709	-573,709	206,291	912,291
230	145,584	1,201,068	-2,901,932	-590,932	189,068	895,068
240	143,497	1,183,853	-2,919,147	-608,147	171,853	877,853
250	141,410	1,166,629	-2,936,371	-625,371	154,629	860,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,638	1,828,515	-2,274,485	36,515	816,515	1,522,515
20	217,464	1,794,077	-2,308,923	2,077	782,077	1,488,077
40	213,290	1,759,639	-2,343,361	-32,361	747,639	1,453,639
50	211,203	1,742,424	-2,360,576	-49,576	730,424	1,436,424
80	204,942	1,690,770	-2,412,230	-101,230	678,770	1,384,770
100	200,768	1,656,332	-2,446,668	-135,668	644,332	1,350,332
120	196,593	1,621,894	-2,481,106	-170,106	609,894	1,315,894
140	192,419	1,587,455	-2,515,545	-204,545	575,455	1,281,455
150	190,331	1,570,232	-2,532,768	-221,768	558,232	1,264,232
180	184,070	1,518,579	-2,584,421	-273,421	506,579	1,212,579
200	179,896	1,484,140	-2,618,860	-307,860	472,140	1,178,140
210	177,808	1,466,917	-2,636,083	-325,083	454,917	1,160,917
220	175,721	1,449,702	-2,653,298	-342,298	437,702	1,143,702
230	173,634	1,432,479	-2,670,521	-359,521	420,479	1,126,479
240	171,547	1,415,264	-2,687,736	-376,736	403,264	1,109,264
250	169,459	1,398,041	-2,704,959	-393,959	386,041	1,092,041

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	268,505	2,215,163	-1,887,837	423,163	1,203,163	1,909,163
20	264,330	2,180,725	-1,922,275	388,725	1,168,725	1,874,725
40	260,156	2,146,286	-1,956,714	354,286	1,134,286	1,840,286
50	258,068	2,129,063	-1,973,937	337,063	1,117,063	1,823,063
80	251,807	2,077,410	-2,025,590	285,410	1,065,410	1,771,410
100	247,633	2,042,971	-2,060,029	250,971	1,030,971	1,736,971
120	243,459	2,008,533	-2,094,467	216,533	996,533	1,702,533
140	239,284	1,974,095	-2,128,905	182,095	962,095	1,668,095
150	237,198	1,956,880	-2,146,120	164,880	944,880	1,650,880
180	230,936	1,905,218	-2,197,782	113,218	893,218	1,599,218
200	226,761	1,870,780	-2,232,220	78,780	858,780	1,564,780
210	224,675	1,853,565	-2,249,435	61,565	841,565	1,547,565
220	222,587	1,836,342	-2,266,658	44,342	824,342	1,530,342
230	220,500	1,819,127	-2,283,873	27,127	807,127	1,513,127
240	218,413	1,801,903	-2,301,097	9,903	789,903	1,495,903
250	216,326	1,784,688	-2,318,312	-7,312	772,688	1,478,688

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-158,785	-3,175,704	-7,278,704	-4,967,704	-4,187,704	-3,481,704
20	-164,095	-3,281,894	-7,384,894	-5,073,894	-4,293,894	-3,587,894
40	-169,403	-3,388,065	-7,491,065	-5,180,065	-4,400,065	-3,694,065
50	-172,057	-3,441,140	-7,544,140	-5,233,140	-4,453,140	-3,747,140
80	-180,020	-3,600,406	-7,703,406	-5,392,406	-4,612,406	-3,906,406
100	-185,329	-3,706,577	-7,809,577	-5,498,577	-4,718,577	-4,012,577
120	-190,637	-3,812,747	-7,915,747	-5,604,747	-4,824,747	-4,118,747
140	-195,946	-3,918,918	-8,021,918	-5,710,918	-4,930,918	-4,224,918
150	-198,601	-3,972,013	-8,075,013	-5,764,013	-4,984,013	-4,278,013
180	-206,564	-4,131,279	-8,234,279	-5,923,279	-5,143,279	-4,437,279
200	-211,872	-4,237,450	-8,340,450	-6,029,450	-5,249,450	-4,543,450
210	-214,526	-4,290,525	-8,393,525	-6,082,525	-5,302,525	-4,596,525
220	-217,181	-4,343,620	-8,446,620	-6,135,620	-5,355,620	-4,649,620
230	-219,835	-4,396,696	-8,499,696	-6,188,696	-5,408,696	-4,702,696
240	-222,490	-4,449,791	-8,552,791	-6,241,791	-5,461,791	-4,755,791
250	-225,144	-4,502,886	-8,605,886	-6,294,886	-5,514,886	-4,808,886

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-112,585	-2,251,708	-6,354,708	-4,043,708	-3,263,708	-2,557,708
20	-117,894	-2,357,878	-6,460,878	-4,149,878	-3,369,878	-2,663,878
40	-123,202	-2,464,049	-6,567,049	-4,256,049	-3,476,049	-2,770,049
50	-125,857	-2,517,144	-6,620,144	-4,309,144	-3,529,144	-2,823,144
80	-133,821	-2,676,410	-6,779,410	-4,468,410	-3,688,410	-2,982,410
100	-139,129	-2,782,581	-6,885,581	-4,574,581	-3,794,581	-3,088,581
120	-144,438	-2,888,751	-6,991,751	-4,680,751	-3,900,751	-3,194,751
140	-149,746	-2,994,922	-7,097,922	-4,786,922	-4,006,922	-3,300,922
150	-152,401	-3,048,017	-7,151,017	-4,840,017	-4,060,017	-3,354,017
180	-160,363	-3,207,263	-7,310,263	-4,999,263	-4,219,263	-3,513,263
200	-165,672	-3,313,434	-7,416,434	-5,105,434	-4,325,434	-3,619,434
210	-168,326	-3,366,529	-7,469,529	-5,158,529	-4,378,529	-3,672,529
220	-170,981	-3,419,624	-7,522,624	-5,211,624	-4,431,624	-3,725,624
230	-173,635	-3,472,700	-7,575,700	-5,264,700	-4,484,700	-3,778,700
240	-176,290	-3,525,795	-7,628,795	-5,317,795	-4,537,795	-3,831,795
250	-178,944	-3,578,870	-7,681,870	-5,370,870	-4,590,870	-3,884,870

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-66,170	-1,323,409	-5,426,409	-3,115,409	-2,335,409	-1,629,409
20	-71,479	-1,429,580	-5,532,580	-3,221,580	-2,441,580	-1,735,580
40	-76,788	-1,535,751	-5,638,751	-3,327,751	-2,547,751	-1,841,751
50	-79,442	-1,588,846	-5,691,846	-3,380,846	-2,600,846	-1,894,846
80	-87,405	-1,748,092	-5,851,092	-3,540,092	-2,760,092	-2,054,092
100	-92,714	-1,854,282	-5,957,282	-3,646,282	-2,866,282	-2,160,282
120	-98,023	-1,960,453	-6,063,453	-3,752,453	-2,972,453	-2,266,453
140	-103,331	-2,066,624	-6,169,624	-3,858,624	-3,078,624	-2,372,624
150	-105,985	-2,119,699	-6,222,699	-3,911,699	-3,131,699	-2,425,699
180	-113,948	-2,278,965	-6,381,965	-4,070,965	-3,290,965	-2,584,965
200	-119,257	-2,385,135	-6,488,135	-4,177,135	-3,397,135	-2,691,135
210	-121,912	-2,438,231	-6,541,231	-4,230,231	-3,450,231	-2,744,231
220	-124,566	-2,491,306	-6,594,306	-4,283,306	-3,503,306	-2,797,306
230	-127,220	-2,544,401	-6,647,401	-4,336,401	-3,556,401	-2,850,401
240	-129,874	-2,597,476	-6,700,476	-4,389,476	-3,609,476	-2,903,476
250	-132,529	-2,650,572	-6,753,572	-4,442,572	-3,662,572	-2,956,572

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	43,178	863,562	-4,966,562	-2,655,562	-1,875,562	-1,169,562
20	48,487	969,733	-5,072,733	-2,761,733	-1,981,733	-1,275,733
40	53,795	1,075,904	-5,178,904	-2,867,904	-2,087,904	-1,381,904
50	56,449	1,128,979	-5,231,979	-2,920,979	-2,140,979	-1,434,979
80	64,412	1,288,245	-5,391,245	-3,080,245	-2,300,245	-1,594,245
100	69,721	1,394,415	-5,497,415	-3,186,415	-2,406,415	-1,700,415
120	75,029	1,500,586	-5,603,586	-3,292,586	-2,512,586	-1,806,586
140	80,338	1,606,757	-5,709,757	-3,398,757	-2,618,757	-1,912,757
150	82,993	1,659,852	-5,762,852	-3,451,852	-2,671,852	-1,965,852
180	90,956	1,819,118	-5,922,118	-3,611,118	-2,831,118	-2,125,118
200	96,264	1,925,288	-6,028,288	-3,717,288	-2,937,288	-2,231,288
210	98,918	1,978,364	-6,081,364	-3,770,364	-2,990,364	-2,284,364
220	101,573	2,031,459	-6,134,459	-3,823,459	-3,043,459	-2,337,459
230	104,228	2,084,554	-6,187,554	-3,876,554	-3,096,554	-2,390,554
240	106,881	2,137,630	-6,240,630	-3,929,630	-3,149,630	-2,443,630
250	109,536	2,190,725	-6,293,725	-3,982,725	-3,202,725	-2,496,725

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,574	-631,478	-4,734,478	-2,423,478	-1,643,478	-937,478
20	-36,882	-737,648	-4,840,648	-2,529,648	-1,749,648	-1,043,648
40	-42,191	-843,819	-4,946,819	-2,635,819	-1,855,819	-1,149,819
50	-44,846	-896,914	-4,999,914	-2,688,914	-1,908,914	-1,202,914
80	-52,809	-1,056,180	-5,159,180	-2,848,180	-2,068,180	-1,362,180
100	-58,118	-1,162,351	-5,265,351	-2,954,351	-2,174,351	-1,468,351
120	-63,426	-1,268,521	-5,371,521	-3,060,521	-2,280,521	-1,574,521
140	-68,735	-1,374,692	-5,477,692	-3,166,692	-2,386,692	-1,680,692
150	-71,389	-1,427,787	-5,530,787	-3,219,787	-2,439,787	-1,733,787
180	-79,352	-1,587,033	-5,690,033	-3,379,033	-2,599,033	-1,893,033
200	-84,660	-1,693,204	-5,796,204	-3,485,204	-2,705,204	-1,999,204
210	-87,315	-1,746,299	-5,849,299	-3,538,299	-2,758,299	-2,052,299
220	-89,969	-1,799,374	-5,902,374	-3,591,374	-2,811,374	-2,105,374
230	-92,623	-1,852,470	-5,955,470	-3,644,470	-2,864,470	-2,158,470
240	-95,278	-1,905,565	-6,008,565	-3,697,565	-2,917,565	-2,211,565
250	-97,932	-1,958,640	-6,061,640	-3,750,640	-2,970,640	-2,264,640

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,808	516,161	-3,586,839	-1,275,839	-495,839	210,161
20	20,585	411,704	-3,691,296	-1,380,296	-600,296	105,704
40	15,361	307,227	-3,795,773	-1,484,773	-704,773	1,227
50	12,750	254,999	-3,848,001	-1,537,001	-757,001	-51,001
80	4,915	98,294	-4,004,706	-1,693,706	-913,706	-207,706
100	-314	-6,270	-4,109,270	-1,798,270	-1,018,270	-312,270
120	-5,622	-112,441	-4,215,441	-1,904,441	-1,124,441	-418,441
140	-10,931	-218,611	-4,321,611	-2,010,611	-1,230,611	-524,611
150	-13,585	-271,707	-4,374,707	-2,063,707	-1,283,707	-577,707
180	-21,548	-430,952	-4,533,952	-2,222,952	-1,442,952	-736,952
200	-26,856	-537,123	-4,640,123	-2,329,123	-1,549,123	-843,123
210	-29,511	-590,218	-4,693,218	-2,382,218	-1,602,218	-896,218
220	-32,166	-643,314	-4,746,314	-2,435,314	-1,655,314	-949,314
230	-34,819	-696,389	-4,799,389	-2,488,389	-1,708,389	-1,002,389
240	-37,474	-749,484	-4,852,484	-2,541,484	-1,761,484	-1,055,484
250	-40,128	-802,560	-4,905,560	-2,594,560	-1,814,560	-1,108,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,848	1,196,953	-2,906,047	-695,047	184,953	890,953
20	54,625	1,092,496	-3,010,504	-699,504	80,496	786,496
40	49,401	988,019	-3,114,961	-803,961	-23,961	682,019
50	46,790	935,791	-3,167,209	-856,209	-76,209	629,791
80	38,955	779,105	-3,323,895	-1,012,895	-232,895	473,105
100	33,731	674,628	-3,428,372	-1,117,372	-337,372	368,628
120	28,509	570,172	-3,532,828	-1,221,828	-441,828	264,172
140	23,285	465,695	-3,637,305	-1,326,305	-546,305	159,695
150	20,673	413,466	-3,689,534	-1,378,534	-598,534	107,466
180	12,839	256,781	-3,846,219	-1,535,219	-755,219	-49,219
200	7,615	152,304	-3,950,696	-1,639,696	-859,696	-153,696
210	5,004	100,076	-4,002,924	-1,691,924	-911,924	-205,924
220	2,392	47,847	-4,055,153	-1,744,153	-964,153	-258,153
230	-223	-4,457	-4,107,457	-1,796,457	-1,016,457	-310,457
240	-2,878	-57,553	-4,160,553	-1,849,553	-1,069,553	-363,553
250	-5,531	-110,628	-4,213,628	-1,902,628	-1,122,628	-416,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£150

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	116,721	2,334,424	-1,768,576	542,424	1,322,424	2,028,424
20	111,498	2,229,967	-1,873,033	437,967	1,217,967	1,923,967
40	106,276	2,125,511	-1,977,489	333,511	1,113,511	1,819,511
50	103,663	2,073,262	-2,029,738	281,262	1,061,262	1,767,262
80	95,829	1,916,577	-2,186,423	124,577	904,577	1,610,577
100	90,605	1,812,100	-2,290,900	20,100	800,100	1,506,100
120	85,382	1,707,643	-2,395,357	-84,357	695,643	1,401,643
140	80,159	1,603,186	-2,499,814	-188,814	591,186	1,297,186
150	77,547	1,550,938	-2,552,062	-241,062	538,938	1,244,938
180	69,713	1,394,253	-2,708,747	-397,747	382,253	1,088,253
200	64,489	1,289,776	-2,813,224	-502,224	277,776	983,776
210	61,877	1,237,547	-2,865,453	-554,453	225,547	931,547
220	59,266	1,185,319	-2,917,681	-606,681	173,319	879,319
230	56,655	1,133,090	-2,969,910	-658,910	121,090	827,090
240	54,043	1,080,862	-3,022,138	-711,138	68,862	774,862
250	51,431	1,028,614	-3,074,386	-763,386	16,614	722,614

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	129,930	368,134	-3,734,866	-1,423,866	-643,866	62,134
20	114,959	325,717	-3,777,283	-1,466,283	-686,283	19,717
40	99,988	283,299	-3,819,701	-1,508,701	-728,701	-22,701
50	92,502	262,090	-3,840,910	-1,529,910	-749,910	-43,910
80	70,045	198,460	-3,904,540	-1,593,540	-813,540	-107,540
100	55,074	156,042	-3,946,958	-1,635,958	-855,958	-149,958
120	40,103	113,624	-3,989,376	-1,678,376	-898,376	-192,376
140	25,132	71,206	-4,031,794	-1,720,794	-940,794	-234,794
150	17,646	49,997	-4,053,003	-1,742,003	-962,003	-256,003
180	-4,890	-13,855	-4,116,855	-1,805,855	-1,025,855	-319,855
200	-20,106	-56,967	-4,159,967	-1,848,967	-1,068,967	-362,967
210	-27,714	-78,524	-4,181,524	-1,870,524	-1,090,524	-384,524
220	-35,322	-100,079	-4,203,079	-1,892,079	-1,112,079	-406,079
230	-42,930	-121,636	-4,224,636	-1,913,636	-1,133,636	-427,636
240	-50,538	-143,191	-4,246,191	-1,935,191	-1,155,191	-449,191
250	-58,146	-164,748	-4,267,748	-1,956,748	-1,176,748	-470,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	259,274	734,610	-3,368,390	-1,057,390	-277,390	428,610
20	244,303	692,192	-3,410,808	-1,099,808	-319,808	386,192
40	229,332	649,774	-3,453,226	-1,142,226	-362,226	343,774
50	221,847	628,565	-3,474,435	-1,163,435	-383,435	322,565
80	199,389	564,935	-3,538,065	-1,227,065	-447,065	258,935
100	184,418	522,518	-3,580,482	-1,269,482	-489,482	216,518
120	169,447	480,100	-3,622,900	-1,311,900	-531,900	174,100
140	154,476	437,682	-3,665,318	-1,354,318	-574,318	131,682
150	146,990	416,473	-3,686,527	-1,375,527	-595,527	110,473
180	124,533	352,843	-3,750,157	-1,439,157	-659,157	46,843
200	109,562	310,425	-3,792,575	-1,481,575	-701,575	4,425
210	102,076	289,216	-3,813,784	-1,502,784	-722,784	-16,784
220	94,591	268,007	-3,834,993	-1,523,993	-743,993	-37,993
230	87,105	246,798	-3,856,202	-1,545,202	-765,202	-59,202
240	79,620	225,589	-3,877,411	-1,566,411	-786,411	-80,411
250	72,134	204,380	-3,898,620	-1,587,620	-807,620	-101,620

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	389,220	1,102,790	-3,000,210	-689,210	90,790	796,790
20	374,249	1,060,372	-3,042,628	-731,628	48,372	754,372
40	359,278	1,017,954	-3,085,046	-774,046	5,954	711,954
50	351,792	996,745	-3,106,255	-795,255	-15,255	690,745
80	329,335	933,116	-3,169,884	-858,884	-78,884	627,116
100	314,364	890,698	-3,212,302	-901,302	-121,302	584,698
120	299,393	848,280	-3,254,720	-943,720	-163,720	542,280
140	284,422	805,862	-3,297,138	-986,138	-206,138	499,862
150	276,936	784,653	-3,318,347	-1,007,347	-227,347	478,653
180	254,479	721,023	-3,381,977	-1,070,977	-290,977	415,023
200	239,508	678,605	-3,424,395	-1,113,395	-333,395	372,605
210	232,022	657,396	-3,445,604	-1,134,604	-354,604	351,396
220	224,537	636,187	-3,466,813	-1,155,813	-375,813	330,187
230	217,051	614,978	-3,488,022	-1,177,022	-397,022	308,978
240	209,566	593,769	-3,509,231	-1,198,231	-418,231	287,769
250	202,080	572,560	-3,530,440	-1,219,440	-439,440	266,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	453,592	1,295,177	-2,817,823	-506,823	273,177	979,177
20	438,621	1,242,759	-2,860,241	-549,241	230,759	936,759
40	423,649	1,200,338	-2,902,662	-591,662	188,338	894,338
50	416,163	1,179,129	-2,923,871	-612,871	167,129	873,129
80	393,707	1,115,503	-2,987,497	-676,497	103,503	809,503
100	378,736	1,073,085	-3,029,915	-718,915	61,085	767,085
120	363,765	1,030,667	-3,072,333	-761,333	18,667	724,667
140	348,793	988,246	-3,114,754	-803,754	-23,754	682,246
150	341,307	967,037	-3,135,963	-824,963	-44,963	661,037
180	318,851	903,410	-3,199,590	-888,590	-108,590	597,410
200	303,880	860,992	-3,242,008	-931,008	-151,008	554,992
210	296,394	839,783	-3,263,217	-952,217	-172,217	533,783
220	288,909	818,574	-3,284,426	-973,426	-193,426	512,574
230	281,422	797,362	-3,305,638	-994,638	-214,638	491,362
240	273,937	776,153	-3,326,847	-1,015,847	-235,847	470,153
250	266,451	754,944	-3,348,056	-1,037,056	-257,056	448,944

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	486,079	1,377,223	-2,725,777	-414,777	365,223	1,071,223
20	471,107	1,334,802	-2,768,198	-457,198	322,802	1,028,802
40	456,136	1,292,384	-2,810,616	-499,616	280,384	986,384
50	448,650	1,271,175	-2,831,825	-520,825	259,175	965,175
80	426,194	1,207,548	-2,895,452	-584,452	195,548	901,548
100	411,222	1,165,130	-2,937,870	-626,870	153,130	859,130
120	396,250	1,122,710	-2,980,290	-669,290	110,710	816,710
140	381,279	1,080,292	-3,022,708	-711,708	68,292	774,292
150	373,794	1,059,083	-3,043,917	-732,917	47,083	753,083
180	351,337	995,456	-3,107,544	-796,544	-16,544	689,456
200	336,366	953,038	-3,149,962	-838,962	-58,962	647,038
210	328,880	931,826	-3,171,174	-860,174	-80,174	625,826
220	321,394	910,617	-3,192,383	-881,383	-101,383	604,617
230	313,909	889,408	-3,213,592	-902,592	-122,592	583,408
240	306,423	868,199	-3,234,801	-923,801	-143,801	562,199
250	298,938	846,990	-3,256,010	-945,010	-165,010	540,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	647,910	1,835,744	-2,267,256	43,744	823,744	1,529,744
20	632,938	1,793,323	-2,309,677	1,323	781,323	1,487,323
40	617,967	1,750,905	-2,352,095	-41,095	738,905	1,444,905
50	610,481	1,729,696	-2,373,304	-62,304	717,696	1,423,696
80	588,025	1,666,070	-2,436,930	-125,930	654,070	1,360,070
100	573,053	1,623,649	-2,479,351	-168,351	611,649	1,317,649
120	558,081	1,581,231	-2,521,769	-210,769	569,231	1,275,231
140	543,110	1,538,813	-2,564,187	-253,187	526,813	1,232,813
150	536,625	1,517,604	-2,585,396	-274,396	505,604	1,211,604
180	513,168	1,453,977	-2,649,023	-338,023	441,977	1,147,977
200	490,196	1,411,556	-2,691,444	-380,444	399,556	1,105,556
210	490,711	1,390,347	-2,712,653	-401,653	378,347	1,084,347
220	483,225	1,369,138	-2,733,862	-422,862	357,138	1,063,138
230	475,740	1,347,929	-2,755,071	-444,071	335,929	1,041,929
240	468,254	1,326,721	-2,776,279	-465,279	314,721	1,020,721
250	460,769	1,305,512	-2,797,488	-486,488	293,512	999,512

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	744,767	2,110,174	-1,992,826	318,174	1,098,174	1,804,174
20	729,796	2,067,756	-2,035,244	275,756	1,055,756	1,761,756
40	714,824	2,025,335	-2,077,665	233,335	1,013,335	1,719,335
50	707,339	2,004,126	-2,098,874	212,126	992,126	1,698,126
80	684,882	1,940,499	-2,162,501	148,499	928,499	1,634,499
100	669,911	1,898,081	-2,204,919	106,081	886,081	1,592,081
120	654,940	1,855,664	-2,247,336	63,664	843,664	1,549,664
140	639,968	1,813,243	-2,289,757	21,243	801,243	1,507,243
150	632,483	1,792,034	-2,310,966	34	780,034	1,486,034
180	610,026	1,728,407	-2,374,593	-63,593	716,407	1,422,407
200	595,055	1,685,989	-2,417,011	-106,011	673,989	1,379,989
210	587,569	1,664,780	-2,438,220	-127,220	652,780	1,358,780
220	580,084	1,643,571	-2,459,429	-148,429	631,571	1,337,571
230	572,598	1,622,362	-2,480,638	-169,638	610,362	1,316,362
240	565,112	1,601,150	-2,501,850	-190,850	589,150	1,295,150
250	557,626	1,579,941	-2,523,059	-212,059	567,941	1,273,941

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	906,003	2,567,008	-1,535,992	775,008	1,555,008	2,261,008
20	891,273	2,525,273	-1,577,727	733,273	1,513,273	2,219,273
40	876,542	2,483,537	-1,619,463	691,537	1,471,537	2,177,537
50	866,170	2,462,648	-1,640,352	670,648	1,450,648	2,156,648
80	846,713	2,399,021	-1,703,979	607,021	1,387,021	2,093,021
100	831,742	2,356,603	-1,746,397	564,603	1,344,603	2,050,603
120	816,771	2,314,185	-1,788,815	522,185	1,302,185	2,008,185
140	801,799	2,271,764	-1,831,236	479,764	1,259,764	1,965,764
150	794,314	2,250,555	-1,852,445	458,555	1,238,555	1,944,555
180	771,857	2,186,928	-1,916,072	394,928	1,174,928	1,880,928
200	756,886	2,144,510	-1,958,490	352,510	1,132,510	1,838,510
210	749,400	2,123,301	-1,979,699	331,301	1,111,301	1,817,301
220	741,914	2,102,090	-2,000,910	310,090	1,090,090	1,796,090
230	734,428	2,080,881	-2,022,119	288,881	1,068,881	1,774,881
240	726,943	2,059,672	-2,043,328	267,672	1,047,672	1,753,672
250	719,457	2,038,463	-2,064,537	246,463	1,026,463	1,732,463

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 4

Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-405,082	-3,367,246	-7,470,246	-5,159,246	-4,379,246	-3,673,246
20	-417,679	-3,471,955	-7,574,955	-5,263,955	-4,483,955	-3,777,955
40	-430,275	-3,576,664	-7,679,664	-5,368,664	-4,588,664	-3,882,664
50	-436,575	-3,629,027	-7,732,027	-5,421,027	-4,641,027	-3,935,027
80	-455,469	-3,786,090	-7,889,090	-5,578,090	-4,798,090	-4,092,090
100	-468,067	-3,890,807	-7,993,807	-5,682,807	-4,902,807	-4,196,807
120	-480,664	-3,995,516	-8,098,516	-5,787,516	-5,007,516	-4,301,516
140	-493,260	-4,100,225	-8,203,225	-5,892,225	-5,112,225	-4,406,225
150	-499,559	-4,152,588	-8,255,588	-5,944,588	-5,164,588	-4,458,588
180	-518,454	-4,309,651	-8,412,651	-6,101,651	-5,321,651	-4,615,651
200	-531,052	-4,414,369	-8,517,369	-6,206,369	-5,426,369	-4,720,369
210	-537,350	-4,466,723	-8,569,723	-6,258,723	-5,478,723	-4,772,723
220	-543,648	-4,519,077	-8,622,077	-6,311,077	-5,531,077	-4,825,077
230	-549,947	-4,571,432	-8,674,432	-6,363,432	-5,583,432	-4,877,432
240	-556,245	-4,623,786	-8,726,786	-6,415,786	-5,635,786	-4,929,786
250	-562,544	-4,676,149	-8,779,149	-6,468,149	-5,688,149	-4,982,149

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-297,256	-2,470,942	-6,573,942	-4,262,942	-3,482,942	-2,776,942
20	-309,853	-2,575,651	-6,678,651	-4,367,651	-3,587,651	-2,881,651
40	-322,449	-2,680,360	-6,783,360	-4,472,360	-3,692,360	-2,986,360
50	-328,749	-2,732,722	-6,835,722	-4,524,722	-3,744,722	-3,038,722
80	-347,643	-2,889,786	-6,992,786	-4,681,786	-3,901,786	-3,195,786
100	-360,241	-2,994,503	-7,097,503	-4,786,503	-4,006,503	-3,300,503
120	-372,838	-3,099,212	-7,202,212	-4,891,212	-4,111,212	-3,405,212
140	-385,434	-3,203,921	-7,306,921	-4,995,921	-4,215,921	-3,509,921
150	-391,733	-3,256,284	-7,359,284	-5,048,284	-4,268,284	-3,562,284
180	-410,628	-3,413,347	-7,516,347	-5,205,347	-4,425,347	-3,719,347
200	-423,226	-3,518,064	-7,621,064	-5,310,064	-4,530,064	-3,824,064
210	-429,524	-3,570,419	-7,673,419	-5,362,419	-4,582,419	-3,876,419
220	-435,822	-3,622,773	-7,725,773	-5,414,773	-4,634,773	-3,928,773
230	-442,121	-3,675,128	-7,778,128	-5,467,128	-4,687,128	-3,981,128
240	-448,419	-3,727,482	-7,830,482	-5,519,482	-4,739,482	-4,033,482
250	-454,718	-3,779,845	-7,882,845	-5,571,845	-4,791,845	-4,085,845

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,928	-1,570,461	-5,673,461	-3,362,461	-2,582,461	-1,876,461
20	-201,525	-1,675,179	-5,778,179	-3,467,179	-2,687,179	-1,981,179
40	-214,122	-1,779,887	-5,882,887	-3,571,887	-2,791,887	-2,085,887
50	-220,420	-1,832,242	-5,935,242	-3,624,242	-2,844,242	-2,138,242
80	-239,316	-1,989,314	-6,092,314	-3,781,314	-3,001,314	-2,295,314
100	-251,912	-2,094,023	-6,197,023	-3,886,023	-3,106,023	-2,400,023
120	-264,510	-2,198,740	-6,301,740	-3,990,740	-3,210,740	-2,504,740
140	-277,107	-2,303,449	-6,406,449	-4,095,449	-3,315,449	-2,609,449
150	-283,405	-2,355,803	-6,458,803	-4,147,803	-3,367,803	-2,661,803
180	-302,301	-2,512,875	-6,615,875	-4,304,875	-3,524,875	-2,818,875
200	-314,897	-2,617,584	-6,720,584	-4,409,584	-3,629,584	-2,923,584
210	-321,197	-2,669,946	-6,772,946	-4,461,946	-3,681,946	-2,975,946
220	-327,495	-2,722,301	-6,825,301	-4,514,301	-3,734,301	-3,028,301
230	-333,793	-2,774,655	-6,877,655	-4,566,655	-3,786,655	-3,080,655
240	-340,091	-2,827,010	-6,930,010	-4,619,010	-3,839,010	-3,133,010
250	-346,390	-2,879,364	-6,982,364	-4,671,364	-3,891,364	-3,185,364

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-135,266	-1,124,401	-5,227,401	-2,916,401	-2,136,401	-1,430,401
20	-147,863	-1,229,110	-5,332,110	-3,021,110	-2,241,110	-1,535,110
40	-160,459	-1,333,819	-5,436,819	-3,125,819	-2,345,819	-1,639,819
50	-166,759	-1,386,182	-5,489,182	-3,178,182	-2,398,182	-1,692,182
80	-185,654	-1,543,245	-5,646,245	-3,335,245	-2,555,245	-1,849,245
100	-198,250	-1,647,954	-5,750,954	-3,439,954	-2,659,954	-1,953,954
120	-210,848	-1,752,672	-5,855,672	-3,544,672	-2,764,672	-2,058,672
140	-223,444	-1,857,380	-5,960,380	-3,649,380	-2,869,380	-2,163,380
150	-229,743	-1,909,735	-6,012,735	-3,701,735	-2,921,735	-2,215,735
180	-248,638	-2,066,807	-6,169,807	-3,858,807	-3,078,807	-2,372,807
200	-261,235	-2,171,515	-6,274,515	-3,963,515	-3,183,515	-2,477,515
210	-267,534	-2,223,878	-6,326,878	-4,015,878	-3,235,878	-2,529,878
220	-273,833	-2,276,233	-6,379,233	-4,068,233	-3,288,233	-2,582,233
230	-280,131	-2,328,587	-6,431,587	-4,120,587	-3,340,587	-2,634,587
240	-286,429	-2,380,942	-6,483,942	-4,172,942	-3,392,942	-2,686,942
250	-292,727	-2,433,296	-6,536,296	-4,225,296	-3,445,296	-2,739,296

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-108,184	-899,279	-5,002,279	-2,691,279	-1,911,279	-1,205,279
20	-120,781	-1,003,988	-5,106,988	-2,795,988	-2,015,988	-1,309,988
40	-133,378	-1,108,705	-5,211,705	-2,900,705	-2,120,705	-1,414,705
50	-139,676	-1,161,060	-5,264,060	-2,953,060	-2,173,060	-1,467,060
80	-158,572	-1,318,131	-5,421,131	-3,110,131	-2,330,131	-1,624,131
100	-171,169	-1,422,840	-5,525,840	-3,214,840	-2,434,840	-1,728,840
120	-183,765	-1,527,549	-5,630,549	-3,319,549	-2,539,549	-1,833,549
140	-196,363	-1,632,267	-5,735,267	-3,424,267	-2,644,267	-1,938,267
150	-202,661	-1,684,621	-5,787,621	-3,476,621	-2,696,621	-1,990,621
180	-221,557	-1,841,693	-5,944,693	-3,633,693	-2,853,693	-2,147,693
200	-234,154	-1,946,402	-6,049,402	-3,738,402	-2,958,402	-2,252,402
210	-240,452	-1,998,756	-6,101,756	-3,790,756	-3,010,756	-2,304,756
220	-246,750	-2,051,110	-6,154,110	-3,843,110	-3,063,110	-2,357,110
230	-253,048	-2,103,465	-6,206,465	-3,895,465	-3,115,465	-2,409,465
240	-259,346	-2,155,828	-6,258,828	-3,947,828	-3,167,828	-2,461,828
250	-265,646	-2,208,182	-6,311,182	-4,000,182	-3,220,182	-2,514,182

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,294	218,569	-3,884,431	-1,573,431	-793,431	-87,431
20	13,900	115,540	-3,987,460	-1,676,460	-896,460	-190,460
40	1,505	12,512	-4,090,488	-1,779,488	-999,488	-293,488
50	-4,768	-39,633	-4,142,633	-1,831,633	-1,051,633	-345,633
80	-23,664	-196,705	-4,299,705	-1,988,705	-1,208,705	-502,705
100	-36,260	-301,414	-4,404,414	-2,093,414	-1,313,414	-607,414
120	-48,858	-406,131	-4,509,131	-2,198,131	-1,418,131	-712,131
140	-61,454	-510,840	-4,613,840	-2,302,840	-1,522,840	-816,840
150	-67,753	-563,194	-4,666,194	-2,355,194	-1,575,194	-869,194
180	-86,649	-720,266	-4,823,266	-2,512,266	-1,732,266	-1,026,266
200	-99,245	-824,975	-4,927,975	-2,616,975	-1,836,975	-1,130,975
210	-105,544	-877,338	-4,980,338	-2,669,338	-1,889,338	-1,183,338
220	-111,843	-929,692	-5,032,692	-2,721,692	-1,941,692	-1,235,692
230	-118,141	-982,047	-5,085,047	-2,774,047	-1,994,047	-1,288,047
240	-124,439	-1,034,401	-5,137,401	-2,826,401	-2,046,401	-1,340,401
250	-130,738	-1,086,756	-5,189,756	-2,878,756	-2,098,756	-1,392,756

Maximum CIL rates (per square metre)

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

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	105,739	878,958	-3,224,042	-913,042	-133,042	572,958
20	93,345	775,930	-3,327,070	-1,016,070	-236,070	469,930
40	80,951	672,902	-3,430,098	-1,119,098	-339,098	366,902
50	74,753	621,384	-3,481,616	-1,170,616	-390,616	315,384
80	56,162	466,846	-3,636,154	-1,325,154	-545,154	160,846
100	43,767	363,817	-3,739,183	-1,428,183	-648,183	57,817
120	31,373	260,789	-3,842,211	-1,531,211	-751,211	-45,211
140	18,979	157,761	-3,945,239	-1,634,239	-854,239	-148,239
150	12,782	106,251	-3,996,749	-1,685,749	-905,749	-199,749
180	-5,904	-49,076	-4,152,076	-1,841,076	-1,061,076	-355,076
200	-18,501	-153,793	-4,256,793	-1,945,793	-1,165,793	-459,793
210	-24,800	-206,147	-4,309,147	-1,998,147	-1,218,147	-512,147
220	-31,098	-258,502	-4,361,502	-2,050,502	-1,270,502	-564,502
230	-37,396	-310,856	-4,413,856	-2,102,856	-1,322,856	-616,856
240	-43,696	-363,219	-4,466,219	-2,155,219	-1,375,219	-669,219
250	-49,994	-415,574	-4,518,574	-2,207,574	-1,427,574	-721,574

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	238,476	1,982,333	-2,120,667	190,333	970,333	1,676,333
20	226,082	1,879,305	-2,223,695	87,305	867,305	1,573,305
40	213,687	1,776,277	-2,326,723	-15,723	764,277	1,470,277
50	207,491	1,724,767	-2,378,233	-67,233	712,767	1,418,767
80	188,899	1,570,221	-2,532,779	-221,779	558,221	1,264,221
100	176,504	1,467,192	-2,635,808	-324,808	455,192	1,161,192
120	164,111	1,364,173	-2,738,827	-427,827	352,173	1,058,173
140	151,717	1,261,144	-2,841,856	-530,856	249,144	955,144
150	145,519	1,209,626	-2,893,374	-582,374	197,626	903,626
180	126,928	1,055,088	-3,047,912	-736,912	43,088	749,088
200	114,534	952,060	-3,150,940	-839,940	-59,940	646,060
210	108,337	900,550	-3,202,450	-891,450	-111,450	594,550
220	102,139	849,032	-3,253,968	-942,968	-162,968	543,032
230	95,942	797,522	-3,305,478	-994,478	-214,478	491,522
240	89,745	746,003	-3,356,997	-1,045,997	-265,997	440,003
250	83,548	694,493	-3,408,507	-1,097,507	-317,507	388,493

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£180	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,221	151,000	-3,952,000	-1,641,000	-861,000	-155,000
20	20,354	78,365	-4,024,635	-1,713,635	-933,635	-227,635
40	1,487	5,726	-4,097,274	-1,786,274	-1,006,274	-300,274
50	-8,076	-31,092	-4,134,092	-1,823,092	-1,043,092	-337,092
80	-36,838	-141,828	-4,244,828	-1,933,828	-1,153,828	-447,828
100	-56,013	-215,650	-4,318,650	-2,007,650	-1,227,650	-521,650
120	-75,189	-289,477	-4,392,477	-2,081,477	-1,301,477	-595,477
140	-94,364	-363,300	-4,466,300	-2,155,300	-1,375,300	-669,300
150	-103,951	-400,213	-4,503,213	-2,192,213	-1,412,213	-706,213
180	-132,714	-510,949	-4,613,949	-2,302,949	-1,522,949	-816,949
200	-151,889	-584,772	-4,687,772	-2,376,772	-1,596,772	-890,772
210	-161,477	-621,685	-4,724,685	-2,413,685	-1,633,685	-927,685
220	-171,063	-658,594	-4,761,594	-2,450,594	-1,670,594	-964,594
230	-180,651	-695,508	-4,798,508	-2,487,508	-1,707,508	-1,001,508
240	-190,239	-732,421	-4,835,421	-2,524,421	-1,744,421	-1,038,421
250	-199,826	-769,330	-4,872,330	-2,561,330	-1,781,330	-1,075,330

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	199,418	767,759	-3,335,241	-1,024,241	-244,241	461,759
20	180,551	695,120	-3,407,880	-1,096,880	-316,880	389,120
40	161,685	622,486	-3,480,514	-1,169,514	-389,514	316,486
50	152,251	586,168	-3,516,832	-1,205,832	-425,832	280,168
80	123,951	477,212	-3,625,788	-1,314,788	-534,788	171,212
100	105,085	404,577	-3,698,423	-1,387,423	-607,423	98,577
120	86,218	331,939	-3,771,061	-1,460,061	-680,061	25,939
140	67,352	259,304	-3,843,696	-1,532,696	-752,696	-46,696
150	57,919	222,987	-3,880,013	-1,569,013	-789,013	-83,013
180	29,618	114,031	-3,988,969	-1,677,969	-897,969	-191,969
200	10,752	41,396	-4,061,604	-1,750,604	-970,604	-264,604
210	1,319	5,078	-4,097,922	-1,786,922	-1,006,922	-300,922
220	-8,247	-31,751	-4,134,751	-1,823,751	-1,043,751	-337,751
230	-17,835	-68,664	-4,171,664	-1,860,664	-1,080,664	-374,664
240	-27,423	-105,577	-4,208,577	-1,897,577	-1,117,577	-411,577
250	-37,010	-142,487	-4,245,487	-1,934,487	-1,154,487	-448,487

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	360,359	1,387,383	-2,715,617	-404,617	375,383	1,081,383
20	341,493	1,314,748	-2,788,252	-477,252	302,748	1,008,748
40	322,627	1,242,113	-2,860,887	-549,887	230,113	936,113
50	313,193	1,205,792	-2,897,208	-586,208	193,792	899,792
80	284,893	1,096,840	-3,006,160	-695,160	84,840	790,840
100	266,026	1,024,201	-3,078,799	-767,799	12,201	718,201
120	247,160	951,566	-3,151,434	-840,434	-60,434	645,566
140	228,294	878,931	-3,224,069	-913,069	-133,069	572,931
150	218,861	842,614	-3,260,386	-949,386	-169,386	536,614
180	190,561	733,658	-3,369,342	-1,058,342	-278,342	427,658
200	171,694	661,023	-3,441,977	-1,130,977	-350,977	355,023
210	162,260	624,702	-3,478,298	-1,167,298	-387,298	318,702
220	152,827	588,385	-3,514,615	-1,203,615	-423,615	282,385
230	143,394	552,067	-3,550,933	-1,239,933	-459,933	246,067
240	133,961	515,750	-3,587,250	-1,276,250	-496,250	209,750
250	124,528	479,433	-3,623,567	-1,312,567	-532,567	173,433

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,085	1,694,326	-2,408,674	-97,674	682,326	1,388,326
20	421,219	1,621,691	-2,481,309	-170,309	609,691	1,315,691
40	402,352	1,549,057	-2,553,943	-242,943	537,057	1,243,057
50	392,919	1,512,739	-2,590,261	-279,261	500,739	1,206,739
80	364,619	1,403,783	-2,699,217	-388,217	391,783	1,097,783
100	345,753	1,331,149	-2,771,851	-460,851	319,149	1,025,149
120	326,886	1,258,510	-2,844,490	-533,490	246,510	952,510
140	308,020	1,185,875	-2,917,125	-606,125	173,875	879,875
150	298,586	1,149,558	-2,953,442	-642,442	137,558	843,558
180	270,286	1,040,602	-3,062,398	-751,398	28,602	734,602
200	251,420	967,967	-3,135,033	-824,033	-44,033	661,967
210	241,987	931,650	-3,171,350	-860,350	-80,350	625,650
220	232,553	895,328	-3,207,672	-896,672	-116,672	589,328
230	223,120	859,011	-3,243,989	-932,989	-152,989	553,011
240	213,687	822,694	-3,280,306	-969,306	-189,306	516,694
250	204,254	786,376	-3,316,624	-1,005,624	-225,624	480,376

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	480,321	1,849,234	-2,253,766	57,234	837,234	1,543,234
20	461,454	1,776,599	-2,326,401	-15,401	764,599	1,470,599
40	442,587	1,703,961	-2,399,039	-88,039	691,961	1,397,961
50	433,154	1,667,643	-2,435,357	-124,357	655,643	1,361,643
80	404,855	1,558,691	-2,544,309	-233,309	546,691	1,252,691
100	385,988	1,486,053	-2,616,947	-305,947	474,053	1,180,053
120	367,121	1,413,418	-2,689,582	-378,582	401,418	1,107,418
140	348,255	1,340,783	-2,762,217	-451,217	328,783	1,034,783
150	338,821	1,304,462	-2,798,538	-487,538	292,462	998,462
180	310,522	1,195,510	-2,907,490	-596,490	183,510	889,510
200	291,655	1,122,871	-2,980,129	-669,129	110,871	816,871
210	282,222	1,086,554	-3,016,446	-705,446	74,554	780,554
220	272,789	1,050,236	-3,052,764	-741,764	38,236	744,236
230	263,356	1,013,919	-3,089,081	-778,081	1,919	707,919
240	253,922	977,601	-3,125,399	-814,399	-34,399	671,601
250	244,489	941,284	-3,161,716	-850,716	-70,716	635,284

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£230	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	679,742	2,617,009	-1,485,991	825,009	1,605,009	2,311,009
20	661,180	2,545,541	-1,557,459	753,541	1,533,541	2,239,541
40	642,617	2,474,074	-1,628,926	682,074	1,462,074	2,168,074
50	633,336	2,438,343	-1,664,657	646,343	1,426,343	2,132,343
80	605,287	2,330,354	-1,772,646	538,354	1,318,354	2,024,354
100	586,420	2,257,716	-1,845,284	465,716	1,245,716	1,951,716
120	567,554	2,185,081	-1,917,919	393,081	1,173,081	1,879,081
140	548,687	2,112,446	-1,990,554	320,446	1,100,446	1,806,446
150	539,254	2,076,129	-2,026,871	284,129	1,064,129	1,770,129
180	510,954	1,967,173	-2,135,827	175,173	955,173	1,661,173
200	492,088	1,894,538	-2,208,462	102,538	882,538	1,588,538
210	482,654	1,858,217	-2,244,783	66,217	846,217	1,552,217
220	473,221	1,821,900	-2,281,100	29,900	809,900	1,515,900
230	463,788	1,785,582	-2,317,418	-6,418	773,582	1,479,582
240	454,354	1,749,265	-2,353,735	-42,735	737,265	1,443,265
250	444,921	1,712,947	-2,390,053	-79,053	700,947	1,406,947

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	798,344	3,073,626	-1,029,374	1,281,626	2,061,626	2,767,626
20	779,781	3,002,158	-1,100,842	1,210,158	1,990,158	2,696,158
40	761,219	2,930,691	-1,172,309	1,138,691	1,918,691	2,624,691
50	751,937	2,894,956	-1,208,044	1,102,956	1,882,956	2,588,956
80	724,093	2,787,757	-1,315,243	995,757	1,775,757	2,481,757
100	705,530	2,716,290	-1,386,710	924,290	1,704,290	2,410,290
120	686,967	2,644,823	-1,458,177	852,823	1,632,823	2,338,823
140	668,404	2,573,356	-1,529,644	781,356	1,561,356	2,267,356
150	659,122	2,537,620	-1,565,380	745,620	1,525,620	2,231,620
180	630,915	2,429,024	-1,673,976	637,024	1,417,024	2,123,024
200	612,048	2,356,386	-1,746,614	564,386	1,344,386	2,050,386
210	602,615	2,320,068	-1,782,932	528,068	1,308,068	2,014,068
220	593,182	2,283,751	-1,819,249	491,751	1,271,751	1,977,751
230	583,749	2,247,434	-1,855,566	455,434	1,235,434	1,941,434
240	574,316	2,211,116	-1,891,884	419,116	1,199,116	1,905,116
250	564,883	2,174,799	-1,928,201	382,799	1,162,799	1,868,799

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	996,504	3,836,542	-266,458	2,044,542	2,824,542	3,530,542
20	977,941	3,765,075	-337,925	1,973,075	2,753,075	3,459,075
40	959,379	3,693,608	-409,392	1,901,608	2,681,608	3,387,608
50	950,293	3,657,872	-445,128	1,865,872	2,645,872	3,351,872
80	922,253	3,550,673	-552,327	1,758,673	2,538,673	3,244,673
100	903,690	3,479,206	-623,794	1,687,206	2,467,206	3,173,206
120	885,127	3,407,739	-695,261	1,615,739	2,395,739	3,101,739
140	866,564	3,336,272	-766,728	1,544,272	2,324,272	3,030,272
150	857,282	3,300,537	-802,463	1,508,537	2,288,537	2,994,537
180	829,438	3,193,338	-909,662	1,401,338	2,181,338	2,887,338
200	810,876	3,121,871	-981,129	1,329,871	2,109,871	2,815,871
210	801,594	3,086,135	-1,016,865	1,294,135	2,074,135	2,780,135
220	792,312	3,050,400	-1,052,600	1,258,400	2,038,400	2,744,400
230	783,031	3,014,668	-1,088,332	1,222,668	2,002,668	2,708,668
240	773,749	2,978,933	-1,124,067	1,186,933	1,966,933	2,672,933
250	764,468	2,943,201	-1,159,799	1,151,201	1,931,201	2,637,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-149,971	-219,957	-4,322,957	-2,011,957	-1,231,957	-525,957
20	-192,547	-282,402	-4,385,402	-2,074,402	-1,294,402	-588,402
40	-235,122	-344,845	-4,447,845	-2,136,845	-1,356,845	-650,845
50	-256,410	-376,069	-4,479,069	-2,168,069	-1,388,069	-682,069
80	-320,273	-469,734	-4,572,734	-2,261,734	-1,481,734	-775,734
100	-362,849	-532,179	-4,635,179	-2,324,179	-1,544,179	-838,179
120	-405,425	-594,624	-4,697,624	-2,386,624	-1,606,624	-900,624
140	-448,000	-657,067	-4,760,067	-2,449,067	-1,669,067	-963,067
150	-469,288	-688,289	-4,791,289	-2,480,289	-1,700,289	-994,289
180	-533,152	-781,956	-4,884,956	-2,573,956	-1,793,956	-1,087,956
200	-575,728	-844,401	-4,947,401	-2,636,401	-1,856,401	-1,150,401
210	-597,015	-875,622	-4,978,622	-2,667,622	-1,887,622	-1,181,622
220	-618,303	-906,844	-5,009,844	-2,698,844	-1,918,844	-1,212,844
230	-639,591	-938,067	-5,041,067	-2,730,067	-1,950,067	-1,244,067
240	-660,879	-969,289	-5,072,289	-2,761,289	-1,981,289	-1,275,289
250	-682,166	-1,000,511	-5,103,511	-2,792,511	-2,012,511	-1,306,511

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,613	300,100	-3,802,900	-1,491,900	-711,900	-5,900
20	162,723	238,660	-3,864,340	-1,553,340	-773,340	-67,340
40	120,832	177,220	-3,925,780	-1,614,780	-834,780	-128,780
50	99,887	146,501	-3,956,499	-1,645,499	-865,499	-159,499
80	37,051	54,342	-4,048,658	-1,737,658	-957,658	-251,658
100	-4,919	-7,214	-4,110,214	-1,799,214	-1,019,214	-313,214
120	-47,495	-69,659	-4,172,659	-1,861,659	-1,081,659	-375,659
140	-90,070	-132,103	-4,235,103	-1,924,103	-1,144,103	-438,103
150	-111,358	-163,326	-4,266,326	-1,955,326	-1,175,326	-469,326
180	-175,221	-256,991	-4,359,991	-2,048,991	-1,268,991	-562,991
200	-217,797	-319,436	-4,422,436	-2,111,436	-1,331,436	-625,436
210	-239,085	-350,658	-4,453,658	-2,142,658	-1,362,658	-656,658
220	-260,373	-381,881	-4,484,881	-2,173,881	-1,393,881	-687,881
230	-281,661	-413,103	-4,516,103	-2,205,103	-1,425,103	-719,103
240	-302,948	-444,324	-4,547,324	-2,236,324	-1,456,324	-750,324
250	-324,236	-475,546	-4,578,546	-2,267,546	-1,487,546	-781,546

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	558,421	819,018	-3,283,982	-972,982	-192,982	513,018
20	516,531	757,579	-3,345,421	-1,034,421	-254,421	451,579
40	474,641	696,139	-3,406,861	-1,095,861	-315,861	390,139
50	453,695	665,419	-3,437,581	-1,126,581	-346,581	359,419
80	390,859	573,260	-3,529,740	-1,218,740	-438,740	267,260
100	348,969	511,821	-3,591,179	-1,280,179	-500,179	205,821
120	307,078	450,382	-3,652,618	-1,341,618	-561,618	144,382
140	265,188	388,942	-3,714,058	-1,403,058	-623,058	82,942
150	244,243	358,223	-3,744,777	-1,433,777	-653,777	52,223
180	181,407	266,064	-3,836,936	-1,525,936	-745,936	-39,936
200	139,516	204,624	-3,898,376	-1,587,376	-807,376	-101,376
210	118,570	173,903	-3,929,097	-1,618,097	-838,097	-132,097
220	97,625	143,184	-3,959,816	-1,648,816	-868,816	-162,816
230	76,680	112,465	-3,990,535	-1,679,535	-899,535	-193,535
240	55,735	81,744	-4,021,256	-1,710,256	-930,256	-224,256
250	34,790	51,025	-4,051,975	-1,740,975	-960,975	-254,975

Maximum CIL rates (per square metre)

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

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	733,304	1,075,512	-3,027,488	-716,488	63,512	769,512
20	691,797	1,014,635	-3,088,365	-777,365	2,635	708,635
40	649,907	953,197	-3,149,803	-838,803	-58,803	647,197
50	628,961	922,476	-3,180,524	-869,524	-89,524	616,476
80	566,126	830,317	-3,272,683	-961,683	-181,683	524,317
100	524,235	768,878	-3,334,122	-1,023,122	-243,122	462,878
120	482,345	707,439	-3,395,561	-1,084,561	-304,561	401,439
140	440,454	645,999	-3,457,001	-1,146,001	-366,001	339,999
150	419,508	615,279	-3,487,721	-1,176,721	-396,721	309,279
180	356,673	523,120	-3,579,880	-1,268,880	-488,880	217,120
200	314,783	461,681	-3,641,319	-1,330,319	-550,319	155,681
210	293,837	430,961	-3,672,039	-1,361,039	-581,039	124,961
220	272,892	400,242	-3,702,758	-1,391,758	-611,758	94,242
230	251,946	369,521	-3,733,479	-1,422,479	-642,479	63,521
240	231,001	338,802	-3,764,198	-1,453,198	-673,198	32,802
250	210,056	308,083	-3,794,917	-1,483,917	-703,917	2,083

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	820,580	1,203,518	-2,899,482	-588,482	191,518	897,518
20	778,364	1,143,068	-2,959,932	-648,932	131,068	837,068
40	736,147	1,082,616	-3,020,384	-709,384	70,616	776,616
50	717,413	1,052,206	-3,050,794	-739,794	40,206	746,206
80	654,578	960,047	-3,142,953	-831,953	-51,953	654,047
100	612,687	898,608	-3,204,392	-893,392	-113,392	592,608
120	570,796	837,168	-3,265,832	-954,832	-174,832	531,168
140	528,906	775,729	-3,327,271	-1,016,271	-236,271	469,729
150	507,960	745,009	-3,357,991	-1,046,991	-266,991	439,009
180	445,125	652,850	-3,450,150	-1,139,150	-359,150	346,850
200	403,234	591,410	-3,511,590	-1,200,590	-420,590	285,410
210	382,289	560,691	-3,542,309	-1,231,309	-451,309	254,691
220	361,344	529,971	-3,573,029	-1,262,029	-482,029	223,971
230	340,398	499,251	-3,603,749	-1,292,749	-512,749	193,251
240	319,453	468,532	-3,634,468	-1,323,468	-543,468	162,532
250	298,508	437,812	-3,665,188	-1,354,188	-574,188	131,812

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,255,349	1,841,178	-2,261,822	49,178	829,178	1,535,178
20	1,214,132	1,780,728	-2,322,272	-11,272	768,728	1,474,728
40	1,172,915	1,720,276	-2,382,724	-71,724	708,276	1,414,276
50	1,152,307	1,690,050	-2,412,950	-101,950	678,050	1,384,050
80	1,090,483	1,599,375	-2,503,625	-192,625	587,375	1,293,375
100	1,049,267	1,538,924	-2,564,076	-253,076	526,924	1,232,924
120	1,008,049	1,478,473	-2,624,527	-313,527	466,473	1,172,473
140	966,833	1,418,022	-2,684,978	-373,978	406,022	1,112,022
150	946,225	1,387,797	-2,715,203	-404,203	375,797	1,081,797
180	884,400	1,297,120	-2,805,880	-494,880	285,120	991,120
200	843,184	1,236,669	-2,866,331	-555,331	224,669	930,669
210	822,576	1,206,444	-2,896,556	-585,556	194,444	900,444
220	801,966	1,176,217	-2,926,783	-615,783	164,217	870,217
230	781,021	1,145,998	-2,957,502	-646,502	133,998	839,998
240	760,076	1,114,778	-2,988,222	-677,222	102,778	808,778
250	739,131	1,084,058	-3,018,942	-707,942	72,058	778,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,515,563	2,222,825	-1,880,175	430,825	1,210,825	1,916,825
20	1,474,346	2,162,375	-1,940,625	370,375	1,150,375	1,856,375
40	1,433,130	2,101,924	-2,001,076	309,924	1,089,924	1,795,924
50	1,412,521	2,071,698	-2,031,302	279,698	1,059,698	1,765,698
80	1,350,697	1,981,022	-2,121,978	189,022	969,022	1,675,022
100	1,309,481	1,920,572	-2,182,428	128,572	908,572	1,614,572
120	1,268,264	1,860,121	-2,242,879	68,121	848,121	1,554,121
140	1,227,047	1,799,669	-2,303,331	7,669	787,669	1,493,669
150	1,206,439	1,769,444	-2,333,556	-22,556	757,444	1,463,444
180	1,144,615	1,678,769	-2,424,231	-113,231	666,769	1,372,769
200	1,103,399	1,618,318	-2,484,682	-173,682	606,318	1,312,318
210	1,082,790	1,588,091	-2,514,909	-203,909	576,091	1,282,091
220	1,062,182	1,557,866	-2,545,134	-234,134	545,866	1,251,866
230	1,041,573	1,527,641	-2,575,359	-264,359	515,641	1,221,641
240	1,020,965	1,497,416	-2,605,584	-294,584	485,416	1,191,416
250	1,000,357	1,467,191	-2,635,809	-324,809	455,191	1,161,191

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,948,710	2,858,108	-1,244,892	1,066,108	1,846,108	2,552,108
20	1,907,157	2,798,630	-1,304,370	1,006,630	1,786,630	2,492,630
40	1,867,604	2,739,153	-1,363,847	947,153	1,727,153	2,433,153
50	1,847,289	2,709,358	-1,393,642	917,358	1,697,358	2,403,358
80	1,785,465	2,618,682	-1,484,318	826,682	1,606,682	2,312,682
100	1,744,249	2,558,232	-1,544,768	766,232	1,546,232	2,252,232
120	1,703,032	2,497,780	-1,605,220	705,780	1,485,780	2,191,780
140	1,661,815	2,437,329	-1,665,671	645,329	1,425,329	2,131,329
150	1,641,207	2,407,104	-1,695,896	615,104	1,395,104	2,101,104
180	1,579,383	2,316,429	-1,786,571	524,429	1,304,429	2,010,429
200	1,538,166	2,255,977	-1,847,023	463,977	1,243,977	1,949,977
210	1,517,558	2,225,751	-1,877,249	433,751	1,213,751	1,919,751
220	1,496,950	2,195,526	-1,907,474	403,526	1,183,526	1,889,526
230	1,476,342	2,165,301	-1,937,699	373,301	1,153,301	1,859,301
240	1,455,733	2,135,076	-1,967,924	343,076	1,123,076	1,829,076
250	1,435,125	2,104,851	-1,998,149	312,851	1,092,851	1,798,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 7

Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,308,663	-11,028,878	-15,131,878	-12,820,878	-12,040,878	-11,334,878
20	-3,348,875	-11,162,915	-15,265,915	-12,954,915	-12,174,915	-11,468,915
40	-3,389,086	-11,296,953	-15,399,953	-13,088,953	-12,308,953	-11,602,953
50	-3,409,192	-11,363,972	-15,466,972	-13,155,972	-12,375,972	-11,669,972
80	-3,469,509	-11,565,029	-15,668,029	-13,357,029	-12,577,029	-11,871,029
100	-3,509,721	-11,699,070	-15,802,070	-13,491,070	-12,711,070	-12,005,070
120	-3,549,932	-11,833,107	-15,936,107	-13,625,107	-12,845,107	-12,139,107
140	-3,590,144	-11,967,145	-16,070,145	-13,759,145	-12,979,145	-12,273,145
150	-3,610,249	-12,034,164	-16,137,164	-13,826,164	-13,046,164	-12,340,164
180	-3,670,566	-12,235,221	-16,338,221	-14,027,221	-13,247,221	-12,541,221
200	-3,710,778	-12,369,258	-16,472,258	-14,161,258	-13,381,258	-12,675,258
210	-3,730,883	-12,436,277	-16,539,277	-14,228,277	-13,448,277	-12,742,277
220	-3,750,989	-12,503,296	-16,606,296	-14,295,296	-13,515,296	-12,809,296
230	-3,771,095	-12,570,315	-16,673,315	-14,362,315	-13,582,315	-12,876,315
240	-3,791,201	-12,637,337	-16,740,337	-14,429,337	-13,649,337	-12,943,337
250	-3,811,307	-12,704,356	-16,807,356	-14,496,356	-13,716,356	-13,010,356

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,977,891	-9,926,305	-14,029,305	-11,718,305	-10,938,305	-10,232,305
20	-3,018,103	-10,060,343	-14,163,343	-11,852,343	-11,072,343	-10,366,343
40	-3,058,314	-10,194,380	-14,297,380	-11,986,380	-11,206,380	-10,500,380
50	-3,078,420	-10,261,399	-14,364,399	-12,053,399	-11,273,399	-10,567,399
80	-3,138,737	-10,462,456	-14,565,456	-12,254,456	-11,474,456	-10,768,456
100	-3,178,949	-10,596,497	-14,699,497	-12,388,497	-11,608,497	-10,902,497
120	-3,219,160	-10,730,535	-14,833,535	-12,522,535	-11,742,535	-11,036,535
140	-3,259,372	-10,864,572	-14,967,572	-12,656,572	-11,876,572	-11,170,572
150	-3,279,477	-10,931,591	-15,034,591	-12,723,591	-11,943,591	-11,237,591
180	-3,339,794	-11,132,648	-15,235,648	-12,924,648	-12,144,648	-11,438,648
200	-3,380,006	-11,266,686	-15,369,686	-13,058,686	-12,278,686	-11,572,686
210	-3,400,111	-11,333,705	-15,436,705	-13,125,705	-12,345,705	-11,639,705
220	-3,420,217	-11,400,723	-15,503,723	-13,192,723	-12,412,723	-11,706,723
230	-3,440,323	-11,467,742	-15,570,742	-13,259,742	-12,479,742	-11,773,742
240	-3,460,429	-11,534,765	-15,637,765	-13,326,765	-12,546,765	-11,840,765
250	-3,480,535	-11,601,783	-15,704,783	-13,393,783	-12,613,783	-11,907,783

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,645,581	-8,818,605	-12,921,605	-10,610,605	-9,830,605	-9,124,605
20	-2,685,793	-8,952,643	-13,055,643	-10,744,643	-9,964,643	-9,258,643
40	-2,726,004	-9,086,680	-13,189,680	-10,878,680	-10,098,680	-9,392,680
50	-2,746,110	-9,153,699	-13,256,699	-10,945,699	-10,165,699	-9,459,699
80	-2,806,427	-9,354,756	-13,457,756	-11,146,756	-10,366,756	-9,660,756
100	-2,846,638	-9,488,794	-13,591,794	-11,280,794	-10,500,794	-9,794,794
120	-2,886,849	-9,622,831	-13,725,831	-11,414,831	-10,634,831	-9,928,831
140	-2,927,062	-9,756,872	-13,859,872	-11,548,872	-10,768,872	-10,062,872
150	-2,947,167	-9,823,891	-13,926,891	-11,615,891	-10,835,891	-10,129,891
180	-3,007,484	-10,024,948	-14,127,948	-11,816,948	-11,036,948	-10,330,948
200	-3,047,696	-10,158,986	-14,261,986	-11,950,986	-11,170,986	-10,464,986
210	-3,067,801	-10,226,005	-14,329,005	-12,018,005	-11,238,005	-10,532,005
220	-3,087,907	-10,293,023	-14,396,023	-12,085,023	-11,305,023	-10,599,023
230	-3,108,013	-10,360,042	-14,463,042	-12,152,042	-11,372,042	-10,666,042
240	-3,128,118	-10,427,061	-14,530,061	-12,219,061	-11,439,061	-10,733,061
250	-3,148,224	-10,494,080	-14,597,080	-12,286,080	-11,506,080	-10,800,080

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,480,964	-8,269,881	-12,372,881	-10,061,881	-9,281,881	-8,575,881
20	-2,521,175	-8,403,918	-12,506,918	-10,195,918	-9,415,918	-8,709,918
40	-2,561,388	-8,537,959	-12,640,959	-10,329,959	-9,549,959	-8,843,959
50	-2,581,493	-8,604,978	-12,707,978	-10,396,978	-9,616,978	-8,910,978
80	-2,641,810	-8,806,035	-12,909,035	-10,598,035	-9,818,035	-9,112,035
100	-2,682,022	-8,940,073	-13,043,073	-10,732,073	-9,952,073	-9,246,073
120	-2,722,233	-9,074,110	-13,177,110	-10,866,110	-10,086,110	-9,380,110
140	-2,762,444	-9,208,148	-13,311,148	-11,000,148	-10,220,148	-9,514,148
150	-2,782,550	-9,275,167	-13,378,167	-11,067,167	-10,287,167	-9,581,167
180	-2,842,867	-9,476,224	-13,579,224	-11,268,224	-10,488,224	-9,782,224
200	-2,883,079	-9,610,265	-13,713,265	-11,402,265	-10,622,265	-9,916,265
210	-2,903,185	-9,677,283	-13,780,283	-11,469,283	-10,689,283	-9,983,283
220	-2,923,291	-9,744,302	-13,847,302	-11,536,302	-10,756,302	-10,050,302
230	-2,943,396	-9,811,321	-13,914,321	-11,603,321	-10,823,321	-10,117,321
240	-2,963,502	-9,878,340	-13,981,340	-11,670,340	-10,890,340	-10,184,340
250	-2,983,608	-9,945,359	-14,048,359	-11,737,359	-10,957,359	-10,251,359

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,397,866	-7,992,955	-12,095,955	-9,784,955	-9,004,955	-8,298,955
20	-2,438,099	-8,126,996	-12,229,996	-9,918,996	-9,138,996	-8,432,996
40	-2,478,310	-8,261,034	-12,364,034	-10,053,034	-9,273,034	-8,567,034
50	-2,498,416	-8,328,052	-12,431,052	-10,120,052	-9,340,052	-8,634,052
80	-2,558,733	-8,529,109	-12,632,109	-10,321,109	-9,541,109	-8,835,109
100	-2,598,944	-8,663,147	-12,766,147	-10,455,147	-9,675,147	-8,969,147
120	-2,639,155	-8,797,184	-12,900,184	-10,589,184	-9,809,184	-9,103,184
140	-2,679,367	-8,931,222	-13,034,222	-10,723,222	-9,943,222	-9,237,222
150	-2,699,472	-8,998,241	-13,101,241	-10,790,241	-10,010,241	-9,304,241
180	-2,759,790	-9,199,301	-13,302,301	-10,991,301	-10,211,301	-9,505,301
200	-2,800,002	-9,333,339	-13,436,339	-11,125,339	-10,345,339	-9,639,339
210	-2,820,107	-9,400,358	-13,503,358	-11,192,358	-10,412,358	-9,706,358
220	-2,840,213	-9,467,377	-13,570,377	-11,259,377	-10,479,377	-9,773,377
230	-2,860,319	-9,534,395	-13,637,395	-11,326,395	-10,546,395	-9,840,395
240	-2,880,424	-9,601,414	-13,704,414	-11,393,414	-10,613,414	-9,907,414
250	-2,900,530	-9,668,433	-13,771,433	-11,460,433	-10,680,433	-9,974,433

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,984,038	-6,613,459	-10,716,459	-8,405,459	-7,625,459	-6,919,459
20	-2,024,249	-6,747,497	-10,850,497	-8,539,497	-7,759,497	-7,053,497
40	-2,064,460	-6,881,535	-10,984,535	-8,673,535	-7,893,535	-7,187,535
50	-2,084,566	-6,948,554	-11,051,554	-8,740,554	-7,960,554	-7,254,554
80	-2,144,883	-7,149,610	-11,252,610	-8,941,610	-8,161,610	-7,455,610
100	-2,185,094	-7,283,648	-11,386,648	-9,075,648	-8,295,648	-7,589,648
120	-2,225,306	-7,417,686	-11,520,686	-9,209,686	-8,429,686	-7,723,686
140	-2,265,518	-7,551,727	-11,654,727	-9,343,727	-8,563,727	-7,857,727
150	-2,285,624	-7,618,746	-11,721,746	-9,410,746	-8,630,746	-7,924,746
180	-2,345,941	-7,819,802	-11,922,802	-9,611,802	-8,831,802	-8,125,802
200	-2,386,152	-7,953,840	-12,056,840	-9,745,840	-8,965,840	-8,259,840
210	-2,406,258	-8,020,859	-12,123,859	-9,812,859	-9,032,859	-8,326,859
220	-2,426,363	-8,087,878	-12,190,878	-9,879,878	-9,099,878	-8,393,878
230	-2,446,469	-8,154,897	-12,257,897	-9,946,897	-9,166,897	-8,460,897
240	-2,466,575	-8,221,916	-12,324,916	-10,013,916	-9,233,916	-8,527,916
250	-2,486,680	-8,288,935	-12,391,935	-10,080,935	-9,300,935	-8,594,935

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,736,343	-5,797,809	-9,890,809	-7,679,809	-6,799,809	-6,093,809
20	-1,776,555	-5,921,850	-10,024,850	-7,713,850	-6,933,850	-6,227,850
40	-1,816,766	-6,055,888	-10,158,888	-7,847,888	-7,067,888	-6,361,888
50	-1,836,872	-6,122,907	-10,225,907	-7,914,907	-7,134,907	-6,428,907
80	-1,897,189	-6,323,964	-10,426,964	-8,115,964	-7,335,964	-6,629,964
100	-1,937,400	-6,458,001	-10,561,001	-8,250,001	-7,470,001	-6,764,001
120	-1,977,612	-6,592,039	-10,695,039	-8,384,039	-7,604,039	-6,898,039
140	-2,017,823	-6,726,077	-10,829,077	-8,518,077	-7,738,077	-7,032,077
150	-2,037,929	-6,793,096	-10,896,096	-8,585,096	-7,805,096	-7,099,096
180	-2,098,247	-6,994,156	-11,097,156	-8,786,156	-8,006,156	-7,300,156
200	-2,138,458	-7,128,193	-11,231,193	-8,920,193	-8,140,193	-7,434,193
210	-2,158,564	-7,195,212	-11,298,212	-8,987,212	-8,207,212	-7,501,212
220	-2,178,669	-7,262,231	-11,365,231	-9,054,231	-8,274,231	-7,568,231
230	-2,198,775	-7,329,250	-11,432,250	-9,121,250	-8,341,250	-7,635,250
240	-2,218,881	-7,396,269	-11,499,269	-9,188,269	-8,408,269	-7,702,269
250	-2,238,986	-7,463,288	-11,566,288	-9,255,288	-8,475,288	-7,769,288

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,322,494	-4,408,314	-8,511,314	-6,200,314	-5,420,314	-4,714,314
20	-1,362,706	-4,542,352	-8,645,352	-6,334,352	-5,554,352	-4,848,352
40	-1,402,917	-4,676,389	-8,779,389	-6,468,389	-5,688,389	-4,982,389
50	-1,423,023	-4,743,408	-8,846,408	-6,535,408	-5,755,408	-5,049,408
80	-1,483,339	-4,944,465	-9,047,465	-6,736,465	-5,956,465	-5,250,465
100	-1,523,551	-5,078,503	-9,181,503	-6,870,503	-6,090,503	-5,384,503
120	-1,563,762	-5,212,540	-9,315,540	-7,004,540	-6,224,540	-5,518,540
140	-1,603,974	-5,346,582	-9,449,582	-7,138,582	-6,358,582	-5,652,582
150	-1,624,080	-5,413,600	-9,516,600	-7,205,600	-6,425,600	-5,719,600
180	-1,684,397	-5,614,657	-9,717,657	-7,406,657	-6,626,657	-5,920,657
200	-1,724,608	-5,748,695	-9,851,695	-7,540,695	-6,760,695	-6,054,695
210	-1,744,714	-5,815,714	-9,918,714	-7,607,714	-6,827,714	-6,121,714
220	-1,764,820	-5,882,732	-9,985,732	-7,674,732	-6,894,732	-6,188,732
230	-1,784,925	-5,949,751	-10,052,751	-7,741,751	-6,961,751	-6,255,751
240	-1,805,031	-6,016,770	-10,119,770	-7,808,770	-7,028,770	-6,322,770
250	-1,825,137	-6,083,789	-10,186,789	-7,875,789	-7,095,789	-6,389,789

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 8

Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,029,343	-2,029,343	-6,132,343	-3,821,343	-3,041,343	-2,335,343
20	-2,100,472	-2,100,472	-6,203,472	-3,892,472	-3,112,472	-2,406,472
40	-2,171,600	-2,171,600	-6,274,600	-3,963,600	-3,183,600	-2,477,600
50	-2,207,164	-2,207,164	-6,310,164	-3,999,164	-3,219,164	-2,513,164
80	-2,313,857	-2,313,857	-6,416,857	-4,105,857	-3,325,857	-2,619,857
100	-2,384,986	-2,384,986	-6,487,986	-4,176,986	-3,396,986	-2,690,986
120	-2,456,114	-2,456,114	-6,559,114	-4,248,114	-3,468,114	-2,762,114
140	-2,527,243	-2,527,243	-6,630,243	-4,319,243	-3,539,243	-2,833,243
150	-2,562,807	-2,562,807	-6,665,807	-4,354,807	-3,574,807	-2,868,807
180	-2,669,500	-2,669,500	-6,772,500	-4,461,500	-3,681,500	-2,975,500
200	-2,740,628	-2,740,628	-6,843,628	-4,532,628	-3,752,628	-3,046,628
210	-2,776,193	-2,776,193	-6,879,193	-4,568,193	-3,788,193	-3,082,193
220	-2,811,757	-2,811,757	-6,914,757	-4,603,757	-3,823,757	-3,117,757
230	-2,847,321	-2,847,321	-6,950,321	-4,639,321	-3,859,321	-3,153,321
240	-2,882,885	-2,882,885	-6,985,885	-4,674,885	-3,894,885	-3,188,885
250	-2,918,450	-2,918,450	-7,021,450	-4,710,450	-3,930,450	-3,224,450

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,453,489	-1,453,489	-5,556,489	-3,245,489	-2,465,489	-1,759,489
20	-1,524,618	-1,524,618	-5,627,618	-3,316,618	-2,536,618	-1,830,618
40	-1,595,746	-1,595,746	-5,698,746	-3,387,746	-2,607,746	-1,901,746
50	-1,631,310	-1,631,310	-5,734,310	-3,423,310	-2,643,310	-1,937,310
80	-1,738,003	-1,738,003	-5,841,003	-3,530,003	-2,750,003	-2,044,003
100	-1,809,132	-1,809,132	-5,912,132	-3,601,132	-2,821,132	-2,115,132
120	-1,880,260	-1,880,260	-5,983,260	-3,672,260	-2,892,260	-2,186,260
140	-1,951,389	-1,951,389	-6,054,389	-3,743,389	-2,963,389	-2,257,389
150	-1,986,953	-1,986,953	-6,089,953	-3,778,953	-2,998,953	-2,292,953
180	-2,093,646	-2,093,646	-6,196,646	-3,885,646	-3,105,646	-2,399,646
200	-2,164,774	-2,164,774	-6,267,774	-3,956,774	-3,176,774	-2,470,774
210	-2,200,339	-2,200,339	-6,303,339	-3,992,339	-3,212,339	-2,506,339
220	-2,235,903	-2,235,903	-6,338,903	-4,027,903	-3,247,903	-2,541,903
230	-2,271,467	-2,271,467	-6,374,467	-4,063,467	-3,283,467	-2,577,467
240	-2,307,031	-2,307,031	-6,410,031	-4,099,031	-3,319,031	-2,613,031
250	-2,342,596	-2,342,596	-6,445,596	-4,134,596	-3,354,596	-2,648,596

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-874,957	-874,957	-4,977,957	-2,666,957	-1,886,957	-1,180,957
20	-946,085	-946,085	-5,049,085	-2,738,085	-1,958,085	-1,252,085
40	-1,017,214	-1,017,214	-5,120,214	-2,809,214	-2,029,214	-1,323,214
50	-1,052,778	-1,052,778	-5,155,778	-2,844,778	-2,064,778	-1,358,778
80	-1,159,471	-1,159,471	-5,262,471	-2,951,471	-2,171,471	-1,465,471
100	-1,230,600	-1,230,600	-5,333,600	-3,022,600	-2,242,600	-1,536,600
120	-1,301,728	-1,301,728	-5,404,728	-3,093,728	-2,313,728	-1,607,728
140	-1,372,857	-1,372,857	-5,475,857	-3,164,857	-2,384,857	-1,678,857
150	-1,408,421	-1,408,421	-5,511,421	-3,200,421	-2,420,421	-1,714,421
180	-1,515,114	-1,515,114	-5,618,114	-3,307,114	-2,527,114	-1,821,114
200	-1,586,242	-1,586,242	-5,689,242	-3,378,242	-2,598,242	-1,892,242
210	-1,621,807	-1,621,807	-5,724,807	-3,413,807	-2,633,807	-1,927,807
220	-1,657,371	-1,657,371	-5,760,371	-3,449,371	-2,669,371	-1,963,371
230	-1,692,935	-1,692,935	-5,795,935	-3,484,935	-2,704,935	-1,998,935
240	-1,728,499	-1,728,499	-5,831,499	-3,520,499	-2,740,499	-2,034,499
250	-1,764,064	-1,764,064	-5,867,064	-3,556,064	-2,776,064	-2,070,064

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-588,369	-588,369	-4,691,369	-2,380,369	-1,600,369	-894,369
20	-659,498	-659,498	-4,762,498	-2,451,498	-1,671,498	-965,498
40	-730,627	-730,627	-4,833,627	-2,522,627	-1,742,627	-1,036,627
50	-766,191	-766,191	-4,869,191	-2,558,191	-1,778,191	-1,072,191
80	-872,884	-872,884	-4,975,884	-2,664,884	-1,884,884	-1,178,884
100	-944,012	-944,012	-5,047,012	-2,736,012	-1,956,012	-1,250,012
120	-1,015,141	-1,015,141	-5,118,141	-2,807,141	-2,027,141	-1,321,141
140	-1,086,269	-1,086,269	-5,189,269	-2,878,269	-2,098,269	-1,392,269
150	-1,121,833	-1,121,833	-5,224,833	-2,913,833	-2,133,833	-1,427,833
180	-1,228,526	-1,228,526	-5,331,526	-3,020,526	-2,240,526	-1,534,526
200	-1,299,655	-1,299,655	-5,402,655	-3,091,655	-2,311,655	-1,605,655
210	-1,335,219	-1,335,219	-5,438,219	-3,127,219	-2,347,219	-1,641,219
220	-1,370,783	-1,370,783	-5,473,783	-3,162,783	-2,382,783	-1,676,783
230	-1,406,348	-1,406,348	-5,509,348	-3,198,348	-2,418,348	-1,712,348
240	-1,441,912	-1,441,912	-5,544,912	-3,233,912	-2,453,912	-1,747,912
250	-1,477,476	-1,477,476	-5,580,476	-3,269,476	-2,489,476	-1,783,476

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-443,737	-443,737	-4,546,737	-2,235,737	-1,455,737	-749,737
20	-514,865	-514,865	-4,617,865	-2,306,865	-1,526,865	-820,865
40	-585,994	-585,994	-4,688,994	-2,377,994	-1,597,994	-891,994
50	-621,558	-621,558	-4,724,558	-2,413,558	-1,633,558	-927,558
80	-728,251	-728,251	-4,831,251	-2,520,251	-1,740,251	-1,034,251
100	-799,379	-799,379	-4,902,379	-2,591,379	-1,811,379	-1,105,379
120	-870,508	-870,508	-4,973,508	-2,662,508	-1,882,508	-1,176,508
140	-941,635	-941,635	-5,044,635	-2,733,635	-1,953,635	-1,247,635
150	-977,200	-977,200	-5,080,200	-2,769,200	-1,989,200	-1,283,200
180	-1,083,892	-1,083,892	-5,186,892	-2,875,892	-2,095,892	-1,389,892
200	-1,155,021	-1,155,021	-5,258,021	-2,947,021	-2,167,021	-1,461,021
210	-1,190,585	-1,190,585	-5,293,585	-2,982,585	-2,202,585	-1,496,585
220	-1,226,150	-1,226,150	-5,329,150	-3,018,150	-2,238,150	-1,532,150
230	-1,261,714	-1,261,714	-5,364,714	-3,053,714	-2,273,714	-1,567,714
240	-1,297,278	-1,297,278	-5,400,278	-3,089,278	-2,309,278	-1,603,278
250	-1,332,842	-1,332,842	-5,435,842	-3,124,842	-2,344,842	-1,638,842

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	272,297	272,297	-3,830,703	-1,519,703	-739,703	-33,703
20	202,313	202,313	-3,900,687	-1,589,687	-809,687	-103,687
40	132,329	132,329	-3,970,671	-1,659,671	-879,671	-173,671
50	97,338	97,338	-4,005,662	-1,694,662	-914,662	-208,662
80	-7,763	-7,763	-4,110,763	-1,799,763	-1,019,763	-313,763
100	-78,892	-78,892	-4,181,892	-1,870,892	-1,090,892	-384,892
120	-150,020	-150,020	-4,253,020	-1,942,020	-1,162,020	-456,020
140	-221,149	-221,149	-4,324,149	-2,013,149	-1,233,149	-527,149
150	-256,713	-256,713	-4,359,713	-2,048,713	-1,268,713	-562,713
180	-363,406	-363,406	-4,466,406	-2,155,406	-1,375,406	-669,406
200	-434,534	-434,534	-4,537,534	-2,226,534	-1,446,534	-740,534
210	-470,098	-470,098	-4,573,098	-2,262,098	-1,482,098	-776,098
220	-505,663	-505,663	-4,608,663	-2,297,663	-1,517,663	-811,663
230	-541,227	-541,227	-4,644,227	-2,333,227	-1,553,227	-847,227
240	-576,791	-576,791	-4,679,791	-2,368,791	-1,588,791	-882,791
250	-612,356	-612,356	-4,715,356	-2,404,356	-1,624,356	-918,356

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	694,907	694,907	-3,408,093	-1,097,093	-317,093	388,907
20	626,049	626,049	-3,476,951	-1,165,951	-385,951	320,049
40	556,611	556,611	-3,546,389	-1,235,389	-455,389	250,611
50	521,619	521,619	-3,581,381	-1,270,381	-490,381	215,619
80	416,643	416,643	-3,686,357	-1,375,357	-595,357	110,643
100	346,659	346,659	-3,756,341	-1,445,341	-665,341	40,659
120	276,676	276,676	-3,826,324	-1,515,324	-735,324	-29,324
140	206,692	206,692	-3,896,308	-1,585,308	-805,308	-99,308
150	171,699	171,699	-3,931,301	-1,620,301	-840,301	-134,301
180	66,724	66,724	-4,036,276	-1,725,276	-945,276	-239,276
200	-3,314	-3,314	-4,106,314	-1,795,314	-1,015,314	-309,314
210	-38,878	-38,878	-4,141,878	-1,830,878	-1,050,878	-344,878
220	-74,443	-74,443	-4,177,443	-1,866,443	-1,086,443	-380,443
230	-110,007	-110,007	-4,213,007	-1,902,007	-1,122,007	-416,007
240	-145,571	-145,571	-4,248,571	-1,937,571	-1,157,571	-451,571
250	-181,135	-181,135	-4,284,135	-1,973,135	-1,193,135	-487,135

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,391,614	1,391,614	-2,711,386	-400,386	379,614	1,085,614
20	1,323,864	1,323,864	-2,779,136	-468,136	311,864	1,017,864
40	1,255,532	1,255,532	-2,847,468	-536,468	243,532	949,532
50	1,221,103	1,221,103	-2,881,897	-570,897	209,103	915,103
80	1,117,817	1,117,817	-2,985,183	-674,183	105,817	811,817
100	1,048,959	1,048,959	-3,054,041	-743,041	36,959	742,959
120	980,102	980,102	-3,122,898	-811,898	-31,898	674,102
140	911,244	911,244	-3,191,756	-880,756	-100,756	605,244
150	876,816	876,816	-3,226,184	-915,184	-135,184	570,816
180	773,528	773,528	-3,329,472	-1,018,472	-238,472	467,528
200	704,671	704,671	-3,398,329	-1,087,329	-307,329	398,671
210	670,241	670,241	-3,432,759	-1,121,759	-341,759	364,241
220	635,648	635,648	-3,467,352	-1,156,352	-376,352	329,648
230	600,657	600,657	-3,502,343	-1,191,343	-411,343	294,657
240	565,664	565,664	-3,537,336	-1,226,336	-446,336	259,664
250	530,673	530,673	-3,572,327	-1,261,327	-481,327	224,673

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,506,280	-753,140	-4,856,140	-2,545,140	-1,765,140	-1,059,140
20	-1,634,841	-817,420	-4,920,420	-2,609,420	-1,829,420	-1,123,420
40	-1,763,401	-881,701	-4,984,701	-2,673,701	-1,893,701	-1,187,701
50	-1,827,683	-913,841	-5,016,841	-2,705,841	-1,925,841	-1,219,841
80	-2,020,523	-1,010,262	-5,113,262	-2,802,262	-2,022,262	-1,316,262
100	-2,149,084	-1,074,542	-5,177,542	-2,866,542	-2,086,542	-1,380,542
120	-2,277,645	-1,138,823	-5,241,823	-2,930,823	-2,150,823	-1,444,823
140	-2,406,206	-1,203,103	-5,306,103	-2,995,103	-2,215,103	-1,509,103
150	-2,470,486	-1,235,243	-5,338,243	-3,027,243	-2,247,243	-1,541,243
180	-2,663,328	-1,331,664	-5,434,664	-3,123,664	-2,343,664	-1,637,664
200	-2,791,888	-1,395,944	-5,498,944	-3,187,944	-2,407,944	-1,701,944
210	-2,856,168	-1,428,084	-5,531,084	-3,220,084	-2,440,084	-1,734,084
220	-2,920,450	-1,460,225	-5,563,225	-3,252,225	-2,472,225	-1,766,225
230	-2,984,730	-1,492,365	-5,595,365	-3,284,365	-2,504,365	-1,798,365
240	-3,049,010	-1,524,505	-5,627,505	-3,316,505	-2,536,505	-1,830,505
250	-3,113,290	-1,556,645	-5,659,645	-3,348,645	-2,568,645	-1,862,645

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-502,900	-251,450	-4,354,450	-2,043,450	-1,263,450	-557,450
20	-631,460	-315,730	-4,418,730	-2,107,730	-1,327,730	-621,730
40	-760,020	-380,011	-4,483,011	-2,172,011	-1,392,011	-686,011
50	-824,302	-412,151	-4,515,151	-2,204,151	-1,424,151	-718,151
80	-1,017,143	-508,571	-4,611,571	-2,300,571	-1,520,571	-814,571
100	-1,145,704	-572,852	-4,675,852	-2,364,852	-1,584,852	-878,852
120	-1,274,264	-637,132	-4,740,132	-2,429,132	-1,649,132	-943,132
140	-1,402,825	-701,412	-4,804,412	-2,493,412	-1,713,412	-1,007,412
150	-1,467,106	-733,553	-4,836,553	-2,525,553	-1,745,553	-1,039,553
180	-1,659,947	-829,973	-4,932,973	-2,621,973	-1,841,973	-1,135,973
200	-1,798,508	-894,254	-4,997,254	-2,686,254	-1,906,254	-1,200,254
210	-1,862,789	-926,394	-5,029,394	-2,718,394	-1,938,394	-1,232,394
220	-1,917,069	-958,534	-5,061,534	-2,750,534	-1,970,534	-1,264,534
230	-1,981,349	-990,675	-5,093,675	-2,782,675	-2,002,675	-1,296,675
240	-2,045,629	-1,022,815	-5,125,815	-2,814,815	-2,034,815	-1,328,815
250	-2,109,910	-1,054,955	-5,157,955	-2,846,955	-2,066,955	-1,360,955

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	497,019	248,509	-3,854,491	-1,543,491	-763,491	-57,491
20	370,527	185,263	-3,917,737	-1,606,737	-826,737	-120,737
40	244,035	122,018	-3,980,982	-1,669,982	-889,982	-183,982
50	180,789	90,395	-4,012,605	-1,701,605	-921,605	-215,605
80	-9,096	-4,548	-4,107,548	-1,796,548	-1,016,548	-310,548
100	-137,656	-68,828	-4,171,828	-1,860,828	-1,080,828	-374,828
120	-266,218	-133,109	-4,236,109	-1,925,109	-1,145,109	-439,109
140	-394,778	-197,389	-4,300,389	-1,989,389	-1,209,389	-503,389
150	-459,058	-229,529	-4,332,529	-2,021,529	-1,241,529	-535,529
180	-651,900	-325,950	-4,428,950	-2,117,950	-1,337,950	-631,950
200	-780,460	-390,230	-4,493,230	-2,182,230	-1,402,230	-696,230
210	-844,741	-422,370	-4,525,370	-2,214,370	-1,434,370	-728,370
220	-909,022	-454,511	-4,557,511	-2,246,511	-1,466,511	-760,511
230	-973,302	-486,651	-4,589,651	-2,278,651	-1,498,651	-792,651
240	-1,037,582	-518,791	-4,621,791	-2,310,791	-1,530,791	-824,791
250	-1,101,863	-550,931	-4,653,931	-2,342,931	-1,562,931	-856,931

Maximum CIL rates (per square metre)

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

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	981,518	490,759	-3,612,241	-1,301,241	-521,241	184,759
20	857,062	428,531	-3,674,469	-1,363,469	-583,469	122,531
40	732,605	366,303	-3,736,697	-1,425,697	-645,697	60,303
50	670,376	335,188	-3,767,812	-1,456,812	-676,812	29,188
80	482,372	241,186	-3,861,814	-1,550,814	-770,814	-64,814
100	355,880	177,940	-3,925,060	-1,614,060	-834,060	-128,060
120	229,388	114,694	-3,988,306	-1,677,306	-897,306	-191,306
140	102,896	51,448	-4,051,552	-1,740,552	-960,552	-254,552
150	39,650	19,825	-4,083,175	-1,772,175	-992,175	-286,175
180	-152,543	-76,272	-4,179,272	-1,868,272	-1,088,272	-382,272
200	-281,104	-140,552	-4,243,552	-1,932,552	-1,152,552	-446,552
210	-345,384	-172,692	-4,275,692	-1,964,692	-1,184,692	-478,692
220	-409,664	-204,832	-4,307,832	-1,996,832	-1,216,832	-510,832
230	-473,945	-236,973	-4,339,973	-2,028,973	-1,248,973	-542,973
240	-538,226	-269,113	-4,372,113	-2,061,113	-1,281,113	-575,113
250	-602,506	-301,253	-4,404,253	-2,093,253	-1,313,253	-607,253

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,224,515	612,258	-3,490,742	-1,179,742	-399,742	306,258
20	1,101,224	550,612	-3,552,388	-1,241,388	-461,388	244,612
40	976,768	488,384	-3,614,616	-1,303,616	-523,616	182,384
50	914,540	457,270	-3,645,730	-1,334,730	-554,730	151,270
80	727,855	363,927	-3,739,073	-1,428,073	-648,073	57,927
100	603,398	301,699	-3,801,301	-1,490,301	-710,301	-4,301
120	477,344	238,672	-3,864,328	-1,553,328	-773,328	-67,328
140	350,853	175,426	-3,927,574	-1,616,574	-836,574	-130,574
150	287,606	143,803	-3,959,197	-1,648,197	-868,197	-162,197
180	97,868	48,934	-4,054,066	-1,743,066	-963,066	-257,066
200	-29,092	-14,546	-4,117,546	-1,806,546	-1,026,546	-320,546
210	-93,372	-46,686	-4,149,686	-1,838,686	-1,058,686	-352,686
220	-157,653	-78,826	-4,181,826	-1,870,826	-1,090,826	-384,826
230	-221,933	-110,966	-4,213,966	-1,902,966	-1,122,966	-416,966
240	-286,214	-143,107	-4,246,107	-1,935,107	-1,155,107	-449,107
250	-350,494	-175,247	-4,278,247	-1,967,247	-1,187,247	-481,247

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,414,984	1,207,492	-2,895,508	-584,508	195,492	901,492
20	2,294,500	1,147,250	-2,955,750	-644,750	135,250	841,250
40	2,174,017	1,087,008	-3,015,992	-704,992	75,008	781,008
50	2,113,775	1,056,888	-3,046,112	-735,112	44,888	750,888
80	1,933,051	966,525	-3,136,475	-825,475	-45,475	660,525
100	1,810,930	905,465	-3,197,535	-886,535	-106,535	599,465
120	1,688,476	844,238	-3,258,762	-947,762	-167,762	538,238
140	1,566,022	783,011	-3,319,989	-1,008,989	-228,989	477,011
150	1,504,795	752,398	-3,350,602	-1,039,602	-259,602	446,398
180	1,321,114	660,557	-3,442,443	-1,131,443	-351,443	354,557
200	1,197,410	598,705	-3,504,295	-1,193,295	-413,295	292,705
210	1,135,182	567,591	-3,535,409	-1,224,409	-444,409	261,591
220	1,072,954	536,477	-3,566,523	-1,255,523	-475,523	230,477
230	1,010,725	505,363	-3,597,637	-1,286,637	-506,637	199,363
240	948,497	474,249	-3,628,751	-1,317,751	-537,751	168,249
250	886,269	443,134	-3,659,866	-1,348,866	-568,866	137,134

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,115,764	1,557,882	-2,845,118	-234,118	545,882	1,251,882
20	2,997,220	1,498,610	-2,604,390	-293,390	486,610	1,192,610
40	2,878,675	1,439,338	-2,563,662	-352,662	427,338	1,133,338
50	2,819,403	1,409,701	-2,693,299	-382,299	397,701	1,103,701
80	2,640,694	1,320,347	-2,782,653	-471,653	308,347	1,014,347
100	2,520,211	1,260,105	-2,842,895	-531,895	248,105	954,105
120	2,399,727	1,199,864	-2,903,136	-592,136	187,864	893,864
140	2,279,244	1,139,622	-2,963,378	-652,378	127,622	833,622
150	2,219,003	1,109,501	-2,993,499	-682,499	97,501	803,501
180	2,038,278	1,019,139	-3,083,861	-772,861	7,139	713,139
200	1,916,088	958,044	-3,144,956	-833,956	-53,956	652,044
210	1,854,861	927,431	-3,175,569	-864,569	-84,569	621,431
220	1,793,635	896,817	-3,206,183	-895,183	-115,183	590,817
230	1,732,408	866,204	-3,236,796	-925,796	-145,796	560,204
240	1,671,181	835,591	-3,267,409	-956,409	-176,409	529,591
250	1,609,954	804,977	-3,298,023	-987,023	-207,023	498,977

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,273,210	2,136,605	-1,966,395	344,605	1,124,605	1,830,605
20	4,156,573	2,078,286	-2,024,714	286,286	1,066,286	1,772,286
40	4,039,936	2,019,968	-2,083,032	227,968	1,007,968	1,713,968
50	3,981,617	1,990,809	-2,112,191	198,809	978,809	1,684,809
80	3,806,663	1,903,331	-2,199,669	111,331	891,331	1,597,331
100	3,690,025	1,845,013	-2,257,987	53,013	833,013	1,539,013
120	3,571,729	1,785,865	-2,317,135	-6,135	773,865	1,479,865
140	3,453,185	1,726,593	-2,376,407	-65,407	714,593	1,420,593
150	3,393,912	1,696,956	-2,406,044	-95,044	684,956	1,390,956
180	3,216,095	1,608,048	-2,494,952	-183,952	596,048	1,302,048
200	3,097,551	1,548,776	-2,554,224	-243,224	536,776	1,242,776
210	3,038,279	1,519,140	-2,583,860	-272,860	507,140	1,213,140
220	2,979,007	1,489,503	-2,613,497	-302,497	477,503	1,183,503
230	2,919,405	1,459,703	-2,643,297	-332,297	447,703	1,153,703
240	2,859,163	1,429,582	-2,673,418	-362,418	417,582	1,123,582
250	2,798,922	1,399,461	-2,703,539	-392,539	387,461	1,093,461

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordbale Rent, CSH4

Local Plan Test

Values:

Sales values **9 (vlookup)** 1,938 psm

Affordable housing percentage	30% 1 (vlookup)
of which social rented	70%
of which intermediate	30%

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs) **Level 4 (vlookup)**

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£40	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	£86,748	4	332	232	83	0.9%
T2 - 8 Flats	-£115,880	8	409	286	51	0.9%
T3 - 12 Houses	£282,632	12	1,174	822	98	0.9%
T4 - 16 Flats	-£302,619	16	978	685	61	0.9%
T5 - 20 Flats and Houses	£225,665	20	1,491	1,044	75	0.9%
T6 - 45 Flats and Houses	£253,887	45	3,336	2,335	74	0.9%
T7 - 60 Flats	-£3,088,303	60	3,158	2,210	53	1.0%
T8 - 100 Flats and Houses	-£1,427,459	100	5,738	4,016	57	1.0%
T9 - 150 Flats and Houses	-£313,084	150	10,429	7,300	70	0.9%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

Growth **1 (vlookup)**

Value growth	0.00%
Cost growth	0.00%

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

DESCRIPTION

(for results sheet)

Houses
Flats
Houses
Flats
Flats and Houses
Flats and Houses
Flats
Flats and Houses
Flats and Houses

DENSITY AND NET SITE AREA

	Units per ha	Gross to net
Houses	33	100%
Flats	160	100%
Houses	34	100%
Flats	133	100%
Flats and Houses	77	100%
Flats and Houses	66	100%
Flats	200	100%
Flats and Houses	100	100%
Flats and Houses	75	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£5,760	6.00%	£96,001	£0	£96,001	£72,675	30%	£21,802.50	2.75%	£1,399	5.25%	£26,647.50
Two bed flats	£7,200	6.00%	£119,999	£0	£119,999	£110,466	30%	£33,140	2.75%	£2,126	5.25%	£40,504
Three bed flats	£9,600	6.00%	£160,004	£0	£160,004	£129,846	30%	£38,954	2.75%	£2,500	5.25%	£47,610
Four bed flats	£11,940	6.00%	£199,004	£0	£199,004	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£7,200	6.00%	£119,999	£0	£119,999	£160,854	30%	£48,256	2.75%	£3,096	5.25%	£58,980
Three bed house	£9,600	6.00%	£160,004	£0	£160,004	£186,048	30%	£55,814	2.75%	£3,581	5.25%	£68,218
Four bed house	£11,940	6.00%	£199,004	£0	£199,004	£218,994	30%	£65,698	2.75%	£4,216	5.25%	£80,298

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferrers
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

BUILD COSTS

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS for cash flow				PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				
					Quarters	Quarters	Quarters	Quarters from start on sale	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid		Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1	£20	1	2	2	10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£20	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£20	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£20	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£20	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£20	1	2	4	10%
T7 - 60 Flats	£1,200	£858	£312	75.0%	2	6	6	7	£1,012	1	£20	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£20	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£220	80.0%	2	10	16	7	£1,012	1	£20	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%
	Affordable	6.00%
Code for Sustainable Homes	All tenures	6%
Contingency		5%
Marketing costs % of sales values		3.00%
Legal Fees % of GDV		0.50%
Site acquisition costs % land value		5.80%
Development Finance		7.00%

Variables common to residential and commercial:
Private profit

Contingency
Development finance
Timing of S106
Timing of CIL
Fees

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs

units	LH per sq m	SUDs per sq m
T1 - 4 Houses	£7.23	£9.04
T2 - 8 Flats	£9.38	£11.73
T3 - 12 Houses	£6.13	£7.66
T4 - 16 Flats	£9.12	£11.40
T5 - 20 Flats and Houses	£7.76	£9.69
T6 - 45 Flats and Houses	£7.61	£9.51
T7 - 60 Flats	£9.69	£12.11
T8 - 100 Flats and Houses	£8.68	£10.85
T9 - 150 Flats and Houses	£7.04	£9.95

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area	Southend-on-Sea Borough
Author	Simon Woodhouse
Date	17 February 2014
Reference	DLT-14-001-AH_AltHabitat_Pact_CSH

DEVELOPMENT PERIOD CASHFLOW

GDV hecharge	0.00%
GDV storage	0.00%
Revenue per Ctr	
Revenue	450,391
T1 - 4 Houses	£ 450,391
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Costs of Sale	2,500%
Marketing costs	£ 12,512
Legal fees	£ 2,252
Sub Total	£ -113,764
Net commercial investment value	£ -
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	£ 0
Total commercial value	£ 0
Speculative NDV	£ 434,628
Affordable Housing Revenue	Revenue per Ctr
No fees on sale	£ 200,647
T1 - 4 Houses	£ 200,647
NDV	Total
Standard Costs	Cost per Ctr
T1 - 4 Houses	£ 370,017
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 18,501
Sub Total	£ 388,518
Other Costs	£ 98,852
Professional fees	£ 10,000%
Sub Total	£ 38,852
CIL	£ 1,549
CIL Payment 1	£ 1,549
Payment 2	£ 1,549
Payment 3	£ 1,549
Sub Total	£ 4,648
Section 106 Costs	£ 4,048
T1 - 4 Houses	£ 4,048
Sub Total	£ 4,048
Total Other Costs	£ 8,696
Sub Total	£ 5,997
Total Costs	£ 436,066
Developer's profit on GDV	20.00%
% of GDV	£ 89,508
% of GDV affordable	£ 12,039
Residual Sum before interest	£ 100,244
Cumulative residual balance for interest calculation	£ -5,597
Interest	£ 1,537
Residual Sum for quarter after interest	£ 98,707

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
Revenue	0	0	450,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	12,512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	15,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	434,628	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	66,882	66,882	66,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	66,882	501,510	66,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	0	123,339	123,339	123,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	12,951	12,951	12,951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	1,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	5,997	145,555	142,457	142,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	89,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV	0	0	4,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	4,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	-5,597	-82,686	268,115	-79,587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	-5,597	88,075	178,284	98,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	-82	-1,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	-5,680	-84,131	268,115	-79,587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land Value	£ 92,089
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	£ 92,089
Site acquisition costs	£ 5,341
MV (Residual Sum available to offer for Development Opportunity)	£ 86,748

£ 92,089
£ 5,341
£ 86,748

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	1,910
	Payment 2	£	1,910
	Payment 3	£	1,910
	Sub Total		
	Section 106 Costs T2 - 8 Flats	£	8,096
	Sub Total		
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 1,910	1,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,910	0	1,910	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,910	0	1,910	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,729	1,910	3,819	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,096	8,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,096	8,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 13,825	10,006	3,819	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 789,304	10,006	197,689	193,870	193,870	193,870	0	0	0	0	0	0	0	0	0	0
£ -															
£ 109,791	0	0	0	0	109,791	0	0	0	0	0	0	0	0	0	0
£ 14,838	0	3,710	3,710	3,710	3,710	0	0	0	0	0	0	0	0	0	0
-£ 117,674	-10,006	-139,573	-135,754	-135,754	303,411	0	0	0	0	0	0	0	0	0	0
	-10,006	-149,742	-287,945	-428,407	-132,003	0	0	0	0	0	0	0	0	0	0
-£ 16,488	-164	-2,449	-4,709	-7,007	-2,159	0	0	0	0	0	0	0	0	0	0
-£ 134,162	-10,169	-142,022	-140,463	-142,760	301,252	0	0	0	0	0	0	0	0	0	0

-£ 123,015

-£ 123,015

-£ 7,135

-£ 115,880

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	1,910
	Payment 2	£	1,910
	Payment 3	£	1,910
	Sub Total		
	Section 106 Costs T2 - 8 Flats	£	8,096
	Sub Total		
Total Other Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
Residual Sum before interest	% of GDV affordable		6%
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	1,910	0	0	0	0
£	5,729	0	0	0	0
£	8,096	0	0	0	0
£	8,096	0	0	0	0
£	13,825	0	0	0	0
£	789,304	0	0	0	0
£	-				
£	109,791	0	0	0	0
£	14,838	0	0	0	0
-£	117,674	0	0	0	0
	0	0	0	0	0
-£	16,488	0	0	0	0
-£	134,162	0	0	0	0

-£ 123,015

-£	123,015
-£	7,135
-£	115,880

		Revenue per Qtr	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
		Sub Total	
	Section 106 Costs T3 - 12 Houses	£	12,144
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 5,480	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,439	5,480	10,959	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 26,583	17,624	10,959	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,536,719	17,624	387,993	377,034	377,034	377,034	0	0	0	0	0	0	0	0	0	0
£ -															
£ 307,434	0	0	0	0	153,717	153,717	0	0	0	0	0	0	0	0	0
£ 42,578	0	10,645	10,645	10,645	10,645	0	0	0	0	0	0	0	0	0	0
£ 360,073	-17,624	-221,229	-210,270	-210,270	404,597	614,867	0	0	0	0	0	0	0	0	0
	-17,624	-239,141	-453,321	-671,005	-277,382	332,948	0	0	0	0	0	0	0	0	0
£ 27,125	-288	-3,911	-7,414	-10,974	-4,537	0	0	0	0	0	0	0	0	0	0
£ 332,948	-17,912	-225,140	-217,684	-221,244	400,061	614,867	0	0	0	0	0	0	0	0	0

£ 300,034

£ 300,034

£ 17,402

£ 282,632

		Revenue per Qtr	
CIL			
	CIL T3 - 12 Houses	£	5,480
		£	5,480
		£	5,480
		Sub Total	
	Section 106 Costs T3 - 12 Houses	£	12,144
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	5,480	0	0	0	0
£	16,439	0	0	0	0
£	12,144	0	0	0	0
£	12,144	0	0	0	0
£	26,583	0	0	0	0
£	1,536,719	0	0	0	0
£	-				
£	307,434	0	0	0	0
£	42,578	0	0	0	0
£	360,073	0	0	0	0
	0	0	0	0	0
-£	27,125	0	0	0	0
£	332,948	0	0	0	0

£ 300,034

£	300,034
£	17,402
£	282,632

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,566	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 4,566	0	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 13,698	4,566	4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 29,890	20,758	4,566	4,566	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,883,231	20,758	467,901	467,901	463,335	463,335	0	0	0	0	0	0	0	0	0	0
£ -															
£ 260,211	0	0	0	0	0	130,105	130,105	0	0	0	0	0	0	0	0
£ 35,478	0	8,870	8,870	8,870	8,870	0	0	0	0	0	0	0	0	0	0
-£ 286,563	-20,758	-328,945	-328,945	-324,379	-324,379	520,422	520,422	0	0	0	0	0	0	0	0
	-20,758	-350,042	-684,713	-1,020,290	-1,361,357	-863,200	-356,896	0	0	0	0	0	0	0	0
-£ 76,170	-339	-5,725	-11,199	-16,687	-22,265	-14,118	-5,837	0	0	0	0	0	0	0	0
-£ 362,733	-21,097	-334,670	-340,144	-341,066	-346,644	506,304	514,585	0	0	0	0	0	0	0	0

-£ 321,252

-£ 321,252

-£ 18,633

-£ 302,619

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T4 - 16 Flats	£ 1,327,297	£	683,649
Investment value of ground rents	£ 20,945	£	10,473
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T4 - 16 Flats	£ 591,303	£	147,826
NDV	Total		
Standard Costs			
T4 - 16 Flats	£ 1,604,625	£	401,156
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 1,327,297	0	0	0	0	0
£ 20,945	0	0	0	0	0
£1,348,243	0	0	0	0	0
£40,447	0	0	0	0	0
£6,741	0	0	0	0	0
-£47,189	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 1,301,054	0	0	0	0	0
£ -					
£ 591,303	0	0	0	0	0
£ -					
£ 1,892,357	0	0	0	0	0
£ 1,604,625	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 80,231	0	0	0	0	0
£ 1,684,856	0	0	0	0	0
£ 168,486	0	0	0	0	0
£ 168,486	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T4 - 16 Flats	£	4,566
		£	4,566
		£	4,566
		Sub Total	
	Section 106 Costs T4 - 16 Flats	£	16,192
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	4,566	0	0	0	0
£	13,698	0	0	0	0
£	16,192	0	0	0	0
£	16,192	0	0	0	0
£	29,890	0	0	0	0
£	1,883,231	0	0	0	0
£	-				
£	260,211	0	0	0	0
£	35,478	0	0	0	0
-£	286,563	0	0	0	0
	0	0	0	0	0
-£	76,170	0	0	0	0
-£	362,733	0	0	0	0

-£ 321,252

-£	321,252
-£	18,633
-£	302,619

			Revenue per Qtr
CIL			
	CIL T5 - 20 Flats and Houses	£	6,958
		£	6,958
		£	6,958
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£	20,240
	Sub Total		
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,958	0	0	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,874	6,958	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,240	20,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 41,114	27,198	6,958	6,958	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,080,171	27,198	414,769	414,769	407,811	407,811	407,811	0	0	0	0	0	0	0	0	0
£ -															
£ 391,853	0	0	0	0	0	130,618	130,618	130,618	0	0	0	0	0	0	0
£ 54,066	0	10,813	10,813	10,813	10,813	10,813	0	0	0	0	0	0	0	0	0
£ 334,272	-27,198	-245,363	-245,363	-238,405	-238,405	284,066	522,471	522,471	0	0	0	0	0	0	0
	-27,198	-273,006	-522,834	-769,791	-1,020,786	-753,415	-243,267	275,225	0	0	0	0	0	0	0
£ 59,047	-445	-4,465	-8,551	-12,590	-16,695	-12,322	-3,979	0	0	0	0	0	0	0	0
£ 275,225	-27,643	-249,828	-253,914	-250,995	-255,100	271,743	518,492	522,471	0	0	0	0	0	0	0

£ 239,559

£ 239,559

£ 13,894

£ 225,665

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T5 - 20 Flats and Houses	£ 2,022,691	£	674,230
Investment value of ground rents	£ 7,636	£	2,545
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T5 - 20 Flats and Houses	£ 901,096	£	180,219
NDV	Total		
Standard Costs			
T5 - 20 Flats and Houses	£ 1,765,417	£	353,083
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 2,022,691	0	0	0	0	0
£ 7,636	0	0	0	0	0
£2,030,327	0	0	0	0	0
£60,910	0	0	0	0	0
£10,152	0	0	0	0	0
-£71,061	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 1,959,266	0	0	0	0	0
£ -					
£ 901,096	0	0	0	0	0
£ -					
£ 2,860,362	0	0	0	0	0
£ 1,765,417	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 88,271	0	0	0	0	0
£ 1,853,688	0	0	0	0	0
£ 185,369	0	0	0	0	0
£ 185,369	0	0	0	0	0

		<i>Revenue per Qtr</i>	
CIL			
	CIL T5 - 20 Flats and Houses	£ 6,958	
		£ 6,958	
		£ 6,958	
	Sub Total		
	Section 106 Costs T5 - 20 Flats and Houses	£ 20,240	
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 6,958	0	0	0	0	0
£ 20,674	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 20,240	0	0	0	0	0
£ 41,114	0	0	0	0	0
£ 2,080,171	0	0	0	0	0
£ -					
£ 391,853	0	0	0	0	0
£ 54,066	0	0	0	0	0
£ 334,272	0	0	0	0	0
	0	0	0	0	0
-£ 59,047	0	0	0	0	0
£ 275,225	0	0	0	0	0

£ 239,559

£ 239,559
£ 13,694
£ 225,665

		Revenue per Qtr	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
		Sub Total	
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
		£	45,540
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 15,566	15,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 15,566	0	0	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 46,699	15,566	15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 45,540	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 45,540	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 92,239	61,106	15,566	0	15,566	0	0	0	0	0	0	0	0	0	0	0
£ 4,914,862	61,106	819,337	803,771	819,337	803,771	803,771	803,771	0	0	0	0	0	0	0	0
£ -															
£ 877,886	0	0	0	0	0	175,577	175,577	175,577	175,577	175,577	0	0	0	0	0
£ 120,955	0	20,159	20,159	20,159	20,159	20,159	20,159	0	0	0	0	0	0	0	0
£ 491,635	-61,106	-503,511	-487,945	-503,511	-487,945	214,364	214,364	702,309	702,309	702,309	0	0	0	0	0
	-61,106	-565,617	-1,062,812	-1,583,706	-2,097,553	-1,917,495	-1,734,492	-1,060,551	-375,588	320,578	0	0	0	0	0
£ 171,057	-999	-9,251	-17,382	-25,902	-34,306	-31,361	-28,368	-17,345	-6,143	0	0	0	0	0	0
£ 320,578	-62,106	-512,762	-505,327	-529,413	-522,251	183,003	185,996	684,963	696,166	702,309	0	0	0	0	0

£ 269,519

£ 269,519

£ 15,632

£ 253,887

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

Revenue				Revenue per Qtr
T6 - 45 Flats and Houses	£ 4,525,109	£	905,022	
Investment value of ground rents	£ 23,523	£	4,705	
GDV before costs of sale	Sub Total			
Costs of Sale				
Marketing costs	3.00%			
Legal fees	0.50%			
	Sub Total			
Net commercial investment value				
B1 office	£ -	£	-	
Retail A1-A5	£ -	£	-	
B1 office	£ -	£	-	
B2 industrial	£ -	£	-	
B8 storage	£ -	£	-	
C1 Hotel	£ -	£	-	
C2 resi institution	£ -	£	-	
D1	£ -	£	-	
D2	£ -	£	-	
Total commercial value	Sub Total			
Speculative NDV				
Affordable Housing Revenue				
No fees on sale				Revenue per Qtr
T6 - 45 Flats and Houses	£ 2,015,908	£	335,985	
NDV	Total			
Standard Costs				
T6 - 45 Flats and Houses	£ 4,175,432	£	695,905	Cost per Qtr
B1 office	£ -	£	-	
Retail A1-A5	£ -	£	-	
B1 office	£ -	£	-	
B2 industrial	£ -	£	-	
B8 storage	£ -	£	-	
C1 Hotel	£ -	£	-	
C2 resi institution	£ -	£	-	
D1	£ -	£	-	
D2	£ -	£	-	
Contingency				
	Sub Total			
Other Costs				
Professional fees	10.00%			
	Sub Total			

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 4,525,109	0	0	0	0	0
£ 23,523	0	0	0	0	0
£4,548,632	0	0	0	0	0
£136,459	0	0	0	0	0
£22,743	0	0	0	0	0
-£159,202	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,389,429	0	0	0	0	0
£ -					
£ 2,015,908	0	0	0	0	0
£ -					
£ 6,405,338	0	0	0	0	0
£ 4,175,432	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 208,772	0	0	0	0	0
£ 4,384,203	0	0	0	0	0
£ 438,420	0	0	0	0	0
£ 438,420	0	0	0	0	0

		<i>Revenue per Qtr</i>	
CIL			
	CIL T6 - 45 Flats and Houses	£	15,566
		£	15,566
		£	15,566
		Sub Total	
	Section 106 Costs T6 - 45 Flats and Houses	£	45,540
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 15,566	0	0	0	0	0
£ 46,699	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 45,540	0	0	0	0	0
£ 92,239	0	0	0	0	0
£ 4,914,862	0	0	0	0	0
£ -					
£ 877,886	0	0	0	0	0
£ 120,955	0	0	0	0	0
£ 491,635	0	0	0	0	0
	0	0	0	0	0
-£ 171,057	0	0	0	0	0
£ 320,578	0	0	0	0	0

£ 269,519

£ 269,519
£ 15,632
£ 253,887

		Revenue per Qtr	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
	Sub Total		
	Section 106 Costs T7 - 60 Flats	£	60,720
	Sub Total		
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 14,735	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 14,735	0	0	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 44,205	14,735	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 104,925	75,455	14,735	0	14,735	0	0	0	0	0	0	0	0	0	0	0
£ 8,426,693	75,455	1,401,696	1,386,961	1,401,696	1,386,961	1,386,961	1,386,961	0	0	0	0	0	0	0	0
£ -															
£ 846,500	0	0	0	0	0	0	141,083	141,083	141,083	141,083	141,083	141,083	141,083	0	0
£ 114,495	0	19,083	19,083	19,083	19,083	19,083	19,083	0	0	0	0	0	0	0	0
-£ 3,246,931	-75,455	-1,102,736	-1,088,001	-1,102,736	-1,088,001	-1,088,001	-523,668	564,333	564,333	564,333	564,333	564,333	564,333	0	0
	-75,455	-1,179,425	-2,286,716	-3,426,851	-4,570,899	-5,733,658	-6,351,100	-5,890,640	-5,422,649	-4,947,004	-4,463,580	-3,972,249		0	0
-£ 790,284	-1,234	-19,290	-37,400	-56,047	-74,758	-93,775	-103,873	-96,342	-88,688	-80,909	-73,002	-64,967		0	0
-£ 4,037,216	-76,689	-1,122,026	-1,125,401	-1,158,783	-1,162,759	-1,161,776	-627,541	467,991	475,645	483,424	491,331	499,367		0	0

-£ 3,278,453

-£ 3,278,453
-£ 190,150
-£ 3,088,303

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T7 - 60 Flats	£ 4,283,465	£	713,911
Investment value of ground rents	£ 102,545	£	17,091
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value			
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T7 - 60 Flats	£ 1,908,257	£	318,043
NDV	Total		
Standard Costs			
T7 - 60 Flats	£ 7,204,994	£	1,200,832
B1 office	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr: 16	Qtr: 17	Qtr: 18	Qtr: 19	Qtr: 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 4,283,465	0	0	0	0	0
£ 102,545	0	0	0	0	0
£4,386,010	0	0	0	0	0
£131,580	0	0	0	0	0
£21,930	0	0	0	0	0
-£153,510	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 4,232,500	0	0	0	0	0
£ -					
£ 1,908,257	0	0	0	0	0
£ -					
£ 6,140,757	0	0	0	0	0
£ 7,204,994	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 360,250	0	0	0	0	0
£ 7,565,244	0	0	0	0	0
£ 756,524	0	0	0	0	0
£ 756,524	0	0	0	0	0

		<i>Revenue per Qtr</i>	
CIL			
	CIL T7 - 60 Flats	£	14,735
		£	14,735
		£	14,735
		Sub Total	
	Section 106 Costs T7 - 60 Flats	£	60,720
		Sub Total	
	Total Other Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	14,735	0	0	0	0
£	14,735	0	0	0	0
£	14,735	0	0	0	0
£	44,205	0	0	0	0
£	60,720	0	0	0	0
£	60,720	0	0	0	0
£	104,925	0	0	0	0
£	8,426,693	0	0	0	0
£	-				
£	846,500	0	0	0	0
£	114,495	0	0	0	0
-£	3,246,931	0	0	0	0
	0	0	0	0	0
-£	790,284	0	0	0	0
-£	4,037,216	0	0	0	0

-£ 3,278,453

-£	3,278,453
-£	190,150
-£	3,088,303

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£	26,775
		£	26,775
		£	26,775
			Sub Total
	Section 106 Costs T8 - 100 Flats and Houses	£	101,200
			Sub Total
Total Other Costs			Sub Total
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
	% of GDV affordable		6%
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 26,775	26,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	26,775	0	0	0	0	0	0	0	0	0	0	0
£ 26,775	0	0	0	0	0	26,775	0	0	0	0	0	0	0	0	0
£ 80,325	26,775	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 101,200	101,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 181,525	127,975	0	0	26,775	0	26,775	0	0	0	0	0	0	0	0	0
£ 10,426,323	127,975	1,280,600	1,280,600	1,307,375	1,280,600	1,307,375	1,280,600	1,280,600	1,280,600	0	0	0	0	0	0
£ -															
£ 1,531,515	0	0	0	0	0	0	139,229	139,229	139,229	139,229	139,229	139,229	139,229	139,229	139,229
£ 208,050	0	26,006	26,006	26,006	26,006	26,006	26,006	26,006	26,006	0	0	0	0	0	0
-£ 1,040,815	-127,975	-873,169	-873,169	-899,944	-873,169	-899,944	-316,254	-316,254	-316,254	556,915	556,915	556,915	556,915	556,915	556,915
	-127,975	-1,003,237	-1,892,814	-2,823,714	-3,743,065	-4,704,227	-5,097,420	-5,497,043	-5,903,202	-5,442,835	-4,974,939	-4,499,390	-4,016,064	-3,524,833	-3,025,567
-£ 994,341	-2,093	-16,408	-30,957	-46,182	-61,218	-76,938	-83,369	-89,905	-96,548	-89,018	-81,366	-73,588	-65,683	-57,649	-49,484
-£ 2,035,156	-130,068	-889,577	-904,126	-946,126	-934,387	-976,882	-399,623	-406,159	-412,802	467,896	475,549	483,326	491,231	499,265	507,431

-£ 1,515,349

-£ 1,515,349

-£ 87,890

-£ 1,427,459

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

Revenue			
T8 - 100 Flats and Houses	£ 7,783,493	£	707,590
Investment value of ground rents	£ 151,818	£	13,802
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
Sub Total			
Net commercial investment value			
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
T8 - 100 Flats and Houses	£ 3,467,499	£	433,437
NDV	Total		
Standard Costs			
T8 - 100 Flats and Houses	£ 8,869,955	£	1,108,744
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency	£ -	£	-
Sub Total			
Other Costs			
Professional fees	10.00%		
Sub Total			

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 7,783,493	707,590	707,590	0	0	0
£ 151,818	13,802	13,802	0	0	0
£7,935,311	721,392	721,392	0	0	0
£238,059	21,642	21,642	0	0	0
£39,677	3,607	3,607	0	0	0
-£277,736	25,249	25,249	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£0	0	0	0	0	0
£ 7,657,575	696,143	696,143	0	0	0
£ -					
£ 3,467,499	0	0	0	0	0
£ -					
£ 11,125,073	696,143	696,143	0	0	0
£ 8,869,955	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ -	0	0	0	0	0
£ 443,498	0	0	0	0	0
£ 9,313,453	0	0	0	0	0
£ 931,345	0	0	0	0	0
£ 931,345	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL T8 - 100 Flats and Houses	£	26,775
		£	26,775
		£	26,775
		Sub Total	
	Section 106 Costs T8 - 100 Flats and Houses	£	101,200
		Sub Total	
	Total Other Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	26,775	0	0	0	0
£	26,775	0	0	0	0
£	26,775	0	0	0	0
£	80,325	0	0	0	0
£	101,200	0	0	0	0
£	101,200	0	0	0	0
£	181,525	0	0	0	0
£	10,426,323	0	0	0	0
£	-				
£	1,531,515	139,229	139,229	0	0
£	208,050	0	0	0	0
-£	1,040,815	556,915	556,915	0	0
-£	994,341	-41,184	-32,750	0	0
-£	2,035,156	515,730	524,165	0	0

-£ 1,515,349

-£	1,515,349
-£	87,890
-£	1,427,459

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 30% AH, Affordable Rent, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
T9 - 150 Flats and Houses	£ 14,147,642	£	884,228
Investment value of ground rents	£ 113,182	£	7,074
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Net commercial investment value		£	-
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Total commercial value	Sub Total		
Speculative NDV		£	13,761,695
Affordable Housing Revenue			
No fees on sale			
T9 - 150 Flats and Houses	£ 6,302,689	£	630,269
NDV	Total	£	20,064,384
Standard Costs			
T9 - 150 Flats and Houses	£ 13,561,859	£	1,356,186
Retail A1-A5	£ -	£	-
Retail A1-A5	£ -	£	-
B1 office	£ -	£	-
B2 industrial	£ -	£	-
B8 storage	£ -	£	-
C1 Hotel	£ -	£	-
C2 resi institution	£ -	£	-
D1	£ -	£	-
D2	£ -	£	-
Contingency		£	678,093
Sub Total		£	14,239,952
Other Costs			
Professional fees	10.00%	£	1,423,995
Sub Total		£	1,423,995

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
£ 14,147,642	0	0	0	0	0	0	884,228	884,228	884,228	884,228	884,228	884,228	884,228	884,228	884,228
£ 113,182	0	0	0	0	0	0	7,074	7,074	7,074	7,074	7,074	7,074	7,074	7,074	7,074
£14,260,824	0	0	0	0	0	0	891,302	891,302	891,302	891,302	891,302	891,302	891,302	891,302	891,302
£427,825	0	0	0	0	0	0	26,739	26,739	26,739	26,739	26,739	26,739	26,739	26,739	26,739
£71,304	0	0	0	0	0	0	4,457	4,457	4,457	4,457	4,457	4,457	4,457	4,457	4,457
-£499,129	0	0	0	0	0	0	31,196	31,196	31,196	31,196	31,196	31,196	31,196	31,196	31,196
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 13,761,695	0	0	0	0	0	0	860,106	860,106	860,106	860,106	860,106	860,106	860,106	860,106	860,106
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,302,689	0	630,269	630,269	630,269	630,269	630,269	630,269	630,269	630,269	630,269	630,269	630,269	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 20,064,384	0	630,269	630,269	630,269	630,269	630,269	1,490,375	1,490,375	1,490,375	1,490,375	1,490,375	860,106	860,106	860,106	860,106
£ 13,561,859	0	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 678,093	0	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	0	0	0
£ 14,239,952	0	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	0	0	0	0
£ 1,423,995	0	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	0	0	0	0
£ 1,423,995	0	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	0	0	0	0

		Revenue per Qtr
CIL		
	CIL T9 - 150 Flats and Houses	£ 48,668
		£ 48,668
		£ 48,668
	Sub Total	
	Section 106 Costs T9 - 150 Flats and Houses	£ 151,800
		£ 151,800
	Sub Total	
Total Other Costs	Sub Total	
Total Costs		
Developer's profit on GDV	% of GDV	20.00%
	% of GDV affordable	6%
Residual Sum before interest		
Cumulative residual balance for interest calculation		
Interest		7.00%
Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 48,668	48,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 48,668	0	0	0	48,668	0	0	0	0	0	0	0	0	0	0	0
£ 48,668	0	0	0	0	0	48,668	0	0	0	0	0	0	0	0	0
£ 146,003	48,668	0	0	48,668	0	48,668	0	0	0	0	0	0	0	0	0
£ 151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 297,803	200,468	0	0	48,668	0	48,668	0	0	0	0	0	0	0	0	0
£ 15,961,750	200,468	1,566,395	1,566,395	1,615,062	1,566,395	1,615,062	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	0	0	0
£ -															
£ 2,752,339	0	0	0	0	0	0	172,021	172,021	172,021	172,021	172,021	172,021	172,021	172,021	172,021
£ 378,161	0	37,816	37,816	37,816	37,816	37,816	37,816	37,816	37,816	37,816	37,816	37,816	0	0	0
£ 972,133	-200,468	-973,942	-973,942	-1,022,610	-973,942	-1,022,610	-285,857	-285,857	-285,857	-285,857	-285,857	-285,857	688,085	688,085	688,085
	-200,468	-1,177,688	-2,170,892	-3,229,006	-4,255,759	-5,347,972	-5,721,296	-6,100,726	-6,486,362	-6,878,304	-7,276,657	-6,707,583	-6,129,202	-5,541,361	-4,943,906
£ 1,458,952	-3,279	-19,261	-35,505	-52,811	-69,604	-87,467	-93,573	-99,778	-106,085	-112,496	-119,011	-109,703	-100,244	-90,630	-80,858
£ 486,619	-203,746	-993,203	-1,009,447	-1,075,420	-1,043,546	-1,110,076	-379,430	-385,636	-391,943	-398,353	-404,868	578,361	587,841	597,455	607,226

£ 332,361

£ 332,361

£ 19,277

£ 313,084

		<i>Revenue per Qtr</i>	
CIL			
		£	48,668
		£	48,668
		£	48,668
		Sub Total	
		£	151,800
		Sub Total	
		Total Other Costs	
		Sub Total	
		Total Costs	
		Sub Total	
		Developer's profit on GDV	
	% of GDV		20.00%
	% of GDV affordable		6%
		Residual Sum before interest	
		Cumulative residual balance for interest calculation	
		Interest	
		Residual Sum for quarter after interest	

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 48,668	0	0	0	0	0
£ 48,668	0	0	0	0	0
£ 48,668	0	0	0	0	0
£ 146,003	0	0	0	0	0
£ 151,800	0	0	0	0	0
£ 151,800	0	0	0	0	0
£ 297,803	0	0	0	0	0
£ 15,961,750	0	0	0	0	0
£ -					
£ 2,752,339	172,021	172,021	172,021	172,021	172,021
£ 378,161	0	0	0	0	0
£ 972,133	688,085	688,085	688,085	688,085	688,085
	-4,336,680	-3,719,522	-3,092,270	-2,454,760	-1,806,823
-£ 1,458,952	-70,927	-60,833	-50,575	-40,148	-29,551
-£ 486,819	617,158	627,251	637,510	647,937	658,534

-£ 332,361

-£ 332,361
-£ 19,277
-£ 313,084

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 30% AH, Affordable Rent, CSH4

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	250
Area 2	#N/A	#N/A	20	250
Area 3	#N/A	#N/A	200	250
Area 4	#N/A	#N/A	250	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	100	250	250
Area 7	#N/A	240	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	0
Area 6	#N/A	#N/A	80	220
Area 7	#N/A	50	210	250
Area 8	#N/A	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	250
Area 2	#N/A	#N/A	80	250
Area 3	#N/A	#N/A	250	250
Area 4	#N/A	#N/A	250	250
Area 5	#N/A	20	250	250
Area 6	#N/A	240	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	20	150
Area 7	#N/A	0	150	250
Area 8	#N/A	210	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	150
Area 2	#N/A	#N/A	150	250
Area 3	#N/A	100	250	250
Area 4	#N/A	180	250	250
Area 5	#N/A	230	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	140	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	40
Area 2	#N/A	#N/A	#N/A	200
Area 3	#N/A	#N/A	140	250
Area 4	#N/A	#N/A	230	250
Area 5	#N/A	0	250	250
Area 6	#N/A	220	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	150
Area 7	#N/A	#N/A	80	250
Area 8	#N/A	50	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	20
Area 3	#N/A	#N/A	#N/A	180
Area 4	#N/A	#N/A	20	250
Area 5	#N/A	#N/A	50	250
Area 6	#N/A	0	250	250
Area 7	#N/A	120	250	250
Area 8	#N/A	250	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Cmnty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	1
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	90,923	750,112	-3,352,888	-1,041,888	-261,888	444,112
20	86,748	715,674	-3,387,326	-1,076,326	-296,326	409,674
40	82,574	681,236	-3,421,764	-1,110,764	-330,764	375,236
50	80,486	664,012	-3,438,988	-1,127,988	-347,988	358,012
80	74,225	612,359	-3,490,641	-1,179,641	-399,641	306,359
100	70,051	577,921	-3,525,079	-1,214,079	-434,079	271,921
120	66,877	543,482	-3,559,518	-1,248,518	-468,518	237,482
140	61,702	509,044	-3,593,956	-1,282,956	-502,956	203,044
150	59,615	491,821	-3,611,179	-1,300,179	-520,179	185,821
180	53,354	440,168	-3,662,832	-1,351,832	-571,832	134,168
200	49,179	405,729	-3,697,271	-1,386,271	-606,271	99,729
210	47,092	388,506	-3,714,494	-1,403,494	-623,494	82,506
220	45,005	371,291	-3,731,709	-1,420,709	-640,709	65,291
230	42,918	354,076	-3,748,924	-1,437,924	-657,924	48,076
240	40,831	336,853	-3,766,147	-1,455,147	-675,147	30,853
250	38,744	319,638	-3,783,362	-1,472,362	-692,362	13,638

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£128,380	1,059,134	-3,043,866	-732,866	47,134	753,134
20	124,205	1,024,695	-3,078,305	-767,305	12,695	718,695
40	120,032	990,265	-3,112,735	-801,735	-21,735	684,265
50	117,944	973,042	-3,129,958	-818,958	-38,958	667,042
80	111,683	921,389	-3,181,611	-870,611	-90,611	615,389
100	107,509	886,950	-3,216,050	-905,050	-125,050	580,950
120	103,335	852,512	-3,250,488	-939,488	-159,488	546,512
140	99,160	818,074	-3,284,926	-973,926	-193,926	512,074
150	97,073	800,850	-3,302,150	-991,150	-211,150	494,850
180	90,812	749,197	-3,353,803	-1,042,803	-262,803	443,197
200	86,637	714,759	-3,388,241	-1,077,241	-297,241	408,759
210	84,550	697,535	-3,405,465	-1,094,465	-314,465	391,535
220	82,463	680,320	-3,422,689	-1,111,689	-331,689	374,320
230	80,375	663,097	-3,439,903	-1,128,903	-348,903	357,097
240	78,289	645,882	-3,457,118	-1,146,118	-366,118	339,882
250	76,201	628,659	-3,474,341	-1,163,341	-383,341	322,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	166,012	1,369,598	-2,733,402	-422,402	357,598	1,063,598
20	161,838	1,335,160	-2,767,840	-456,840	323,160	1,029,160
40	157,663	1,300,722	-2,802,278	-491,278	288,722	994,722
50	155,577	1,283,506	-2,819,494	-508,494	271,506	977,506
80	149,316	1,231,853	-2,871,147	-560,147	219,853	925,853
100	145,141	1,197,415	-2,905,585	-594,585	185,415	891,415
120	140,967	1,162,977	-2,940,023	-629,023	150,977	856,977
140	136,793	1,128,538	-2,974,462	-663,462	116,538	822,538
150	134,705	1,111,315	-2,991,685	-680,685	99,315	805,315
180	128,444	1,059,662	-3,043,338	-732,338	47,662	753,662
200	124,269	1,025,223	-3,077,777	-766,777	13,223	719,223
210	122,182	1,008,000	-3,095,000	-784,000	-4,000	702,000
220	120,095	990,785	-3,112,215	-801,215	-21,215	684,785
230	118,007	973,562	-3,129,438	-818,438	-38,438	667,562
240	115,921	956,347	-3,146,653	-835,653	-55,653	650,347
250	113,833	939,123	-3,163,877	-852,877	-72,877	633,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	184,654	1,523,399	-2,579,601	-268,601	511,399	1,217,399
20	180,480	1,488,961	-2,614,039	-303,039	476,961	1,182,961
40	176,306	1,454,523	-2,648,477	-337,477	442,523	1,148,523
50	174,218	1,437,300	-2,665,700	-354,700	425,300	1,131,300
80	167,957	1,385,646	-2,717,354	-406,354	373,646	1,079,646
100	163,783	1,351,208	-2,751,792	-440,792	339,208	1,045,208
120	159,608	1,316,770	-2,786,230	-475,230	304,770	1,010,770
140	155,434	1,282,331	-2,820,669	-509,669	270,331	976,331
150	153,346	1,265,108	-2,837,892	-526,892	253,108	959,108
180	147,085	1,213,455	-2,889,545	-578,545	201,455	907,455
200	142,911	1,179,016	-2,923,984	-612,984	167,016	873,016
210	140,823	1,161,793	-2,941,207	-630,207	149,793	855,793
220	138,737	1,144,578	-2,958,422	-647,422	132,578	838,578
230	136,649	1,127,355	-2,975,645	-664,645	115,355	821,355
240	134,562	1,110,140	-2,992,860	-681,860	98,140	804,140
250	132,475	1,092,916	-3,010,084	-699,084	80,916	786,916

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,062	1,601,009	-2,501,991	-190,991	589,009	1,295,009
20	188,887	1,566,571	-2,536,429	-225,429	554,571	1,260,571
40	188,713	1,532,133	-2,570,867	-259,867	520,133	1,226,133
50	188,626	1,514,918	-2,588,082	-277,082	502,918	1,208,918
80	177,364	1,463,256	-2,639,744	-328,744	451,256	1,157,256
100	173,190	1,428,818	-2,674,182	-363,182	416,818	1,122,818
120	169,016	1,394,380	-2,708,620	-397,620	382,380	1,088,380
140	164,842	1,359,950	-2,743,050	-432,050	347,950	1,053,950
150	162,755	1,342,726	-2,760,274	-449,274	330,726	1,036,726
180	156,494	1,291,073	-2,811,927	-500,927	279,073	985,073
200	152,319	1,256,635	-2,846,365	-535,365	244,635	950,635
210	150,232	1,239,411	-2,863,589	-552,589	227,411	933,411
220	148,145	1,222,196	-2,880,804	-569,804	210,196	916,196
230	146,057	1,204,973	-2,898,027	-587,027	192,973	898,973
240	143,971	1,187,758	-2,915,242	-604,242	175,758	881,758
250	141,883	1,170,535	-2,932,465	-621,465	158,535	864,535

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	240,928	1,987,657	-2,115,343	195,657	975,657	1,681,657
20	236,754	1,953,219	-2,149,781	161,219	941,219	1,647,219
40	232,579	1,918,781	-2,184,219	126,781	906,781	1,612,781
50	230,492	1,901,557	-2,201,443	109,557	889,557	1,595,557
80	224,231	1,849,904	-2,253,096	57,904	837,904	1,543,904
100	220,056	1,815,466	-2,287,534	23,466	803,466	1,509,466
120	215,882	1,781,027	-2,321,973	-10,973	769,027	1,475,027
140	211,708	1,746,589	-2,356,411	-45,411	734,589	1,440,589
150	209,620	1,729,366	-2,373,634	-62,634	717,366	1,423,366
180	203,359	1,677,712	-2,425,288	-114,288	665,712	1,371,712
200	199,185	1,643,274	-2,459,726	-148,726	631,274	1,337,274
210	197,097	1,626,051	-2,476,949	-165,949	614,051	1,320,051
220	195,010	1,608,836	-2,494,164	-183,164	596,836	1,302,836
230	192,924	1,591,621	-2,511,379	-200,379	579,621	1,285,621
240	190,836	1,574,397	-2,528,603	-217,603	562,397	1,268,397
250	188,749	1,557,182	-2,545,818	-234,818	545,182	1,251,182

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	268,978	2,219,068	-1,883,932	427,068	1,207,068	1,913,068
20	264,804	2,184,630	-1,918,370	392,630	1,172,630	1,878,630
40	260,629	2,150,192	-1,952,808	358,192	1,138,192	1,844,192
50	258,542	2,132,969	-1,970,031	340,969	1,120,969	1,826,969
80	252,281	2,081,315	-2,021,685	289,315	1,069,315	1,775,315
100	248,106	2,046,877	-2,056,123	254,877	1,034,877	1,740,877
120	243,932	2,012,439	-2,090,561	220,439	1,000,439	1,706,439
140	239,758	1,978,000	-2,125,000	186,000	966,000	1,672,000
150	237,670	1,960,777	-2,142,223	168,777	948,777	1,654,777
180	231,409	1,909,124	-2,193,876	117,124	897,124	1,603,124
200	227,235	1,874,685	-2,228,315	82,685	862,685	1,568,685
210	225,147	1,857,462	-2,245,538	65,462	845,462	1,551,462
220	223,060	1,840,247	-2,262,753	48,247	828,247	1,534,247
230	220,973	1,823,024	-2,279,976	31,024	811,024	1,517,024
240	218,886	1,805,809	-2,297,191	13,809	793,809	1,499,809
250	216,798	1,788,585	-2,314,415	-3,415	776,585	1,482,585

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	315,843	2,605,708	-1,497,292	813,708	1,593,708	2,299,708
20	311,669	2,571,270	-1,531,730	779,270	1,559,270	2,265,270
40	307,495	2,536,831	-1,566,169	744,831	1,524,831	2,230,831
50	305,408	2,519,616	-1,583,384	727,616	1,507,616	2,213,616
80	299,146	2,467,955	-1,635,045	675,955	1,455,955	2,161,955
100	294,972	2,433,516	-1,669,484	641,516	1,421,516	2,127,516
120	290,797	2,399,078	-1,703,922	607,078	1,387,078	2,093,078
140	286,623	2,364,640	-1,738,360	572,640	1,352,640	2,058,640
150	284,536	2,347,425	-1,755,575	555,425	1,335,425	2,041,425
180	278,274	2,295,763	-1,807,237	503,763	1,283,763	1,989,763
200	274,100	2,261,325	-1,841,675	469,325	1,249,325	1,955,325
210	272,013	2,244,110	-1,858,890	452,110	1,232,110	1,938,110
220	269,926	2,226,886	-1,876,114	434,886	1,214,886	1,920,886
230	267,839	2,209,671	-1,893,329	417,671	1,197,671	1,903,671
240	265,751	2,192,448	-1,910,552	400,448	1,180,448	1,886,448
250	263,665	2,175,233	-1,927,767	383,233	1,163,233	1,869,233

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-110,571	-2,211,424	-6,314,424	-4,003,424	-3,223,424	-2,517,424
20	-115,880	-2,317,594	-6,420,594	-4,109,594	-3,329,594	-2,623,594
40	-121,188	-2,423,765	-6,526,765	-4,215,765	-3,435,765	-2,729,765
50	-123,843	-2,476,860	-6,579,860	-4,268,860	-3,488,860	-2,782,860
80	-131,806	-2,636,126	-6,739,126	-4,428,126	-3,648,126	-2,942,126
100	-137,115	-2,742,296	-6,845,296	-4,534,296	-3,754,296	-3,048,296
120	-142,423	-2,848,467	-6,951,467	-4,640,467	-3,860,467	-3,154,467
140	-147,732	-2,954,638	-7,057,638	-4,746,638	-3,966,638	-3,260,638
150	-150,387	-3,007,733	-7,110,733	-4,799,733	-4,019,733	-3,313,733
180	-158,349	-3,166,979	-7,269,979	-4,958,979	-4,178,979	-3,472,979
200	-163,657	-3,273,149	-7,376,149	-5,065,149	-4,285,149	-3,579,149
210	-166,312	-3,326,245	-7,429,245	-5,118,245	-4,338,245	-3,632,245
220	-168,967	-3,379,340	-7,482,340	-5,171,340	-4,391,340	-3,685,340
230	-171,621	-3,432,435	-7,535,435	-5,224,435	-4,444,435	-3,738,435
240	-174,276	-3,485,531	-7,588,531	-5,277,531	-4,497,531	-3,791,531
250	-176,929	-3,538,586	-7,641,586	-5,330,586	-4,550,586	-3,844,586

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-64,371	-1,287,427	-5,390,427	-3,079,427	-2,299,427	-1,593,427
20	-69,680	-1,393,598	-5,496,598	-3,185,598	-2,405,598	-1,699,598
40	-74,988	-1,499,769	-5,602,769	-3,291,769	-2,511,769	-1,805,769
50	-77,642	-1,552,844	-5,655,844	-3,344,844	-2,564,844	-1,858,844
80	-85,605	-1,712,110	-5,815,110	-3,504,110	-2,724,110	-2,018,110
100	-90,914	-1,818,280	-5,921,280	-3,610,280	-2,830,280	-2,124,280
120	-96,223	-1,924,451	-6,027,451	-3,716,451	-2,936,451	-2,230,451
140	-101,532	-2,030,622	-6,133,622	-3,822,622	-3,042,622	-2,336,622
150	-104,186	-2,083,717	-6,186,717	-3,875,717	-3,095,717	-2,389,717
180	-112,149	-2,242,983	-6,345,983	-4,034,983	-3,254,983	-2,548,983
200	-117,458	-2,349,153	-6,452,153	-4,141,153	-3,361,153	-2,655,153
210	-120,112	-2,402,249	-6,505,249	-4,194,249	-3,414,249	-2,708,249
220	-122,766	-2,455,324	-6,558,324	-4,247,324	-3,467,324	-2,761,324
230	-125,421	-2,508,419	-6,611,419	-4,300,419	-3,520,419	-2,814,419
240	-128,075	-2,561,495	-6,664,495	-4,353,495	-3,573,495	-2,867,495
250	-130,729	-2,614,590	-6,717,590	-4,406,590	-3,626,590	-2,920,590

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,955	-359,109	-4,462,109	-2,151,109	-1,371,109	-665,109
20	-23,265	-465,300	-4,568,300	-2,257,300	-1,477,300	-771,300
40	-28,574	-571,470	-4,674,470	-2,363,470	-1,583,470	-877,470
50	-31,227	-624,545	-4,727,545	-2,416,545	-1,636,545	-930,545
80	-39,191	-783,811	-4,886,811	-2,575,811	-1,795,811	-1,089,811
100	-44,499	-889,982	-4,992,982	-2,681,982	-1,901,982	-1,195,982
120	-49,808	-996,153	-5,099,153	-2,788,153	-2,008,153	-1,302,153
140	-55,116	-1,102,323	-5,205,323	-2,894,323	-2,114,323	-1,408,323
150	-57,771	-1,155,418	-5,258,418	-2,947,418	-2,167,418	-1,461,418
180	-65,734	-1,314,684	-5,417,684	-3,106,684	-2,326,684	-1,620,684
200	-71,043	-1,420,855	-5,523,855	-3,212,855	-2,432,855	-1,726,855
210	-73,697	-1,473,930	-5,576,930	-3,265,930	-2,485,930	-1,779,930
220	-76,351	-1,527,026	-5,630,026	-3,319,026	-2,539,026	-1,833,026
230	-79,006	-1,580,121	-5,683,121	-3,372,121	-2,592,121	-1,886,121
240	-81,660	-1,633,196	-5,736,196	-3,425,196	-2,645,196	-1,939,196
250	-84,315	-1,686,291	-5,789,291	-3,478,291	-2,698,291	-1,992,291

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,956	99,117	-4,003,883	-1,692,883	-912,883	-206,883
20	-272	-5,433	-4,108,433	-1,797,433	-1,017,433	-311,433
40	-5,580	-111,603	-4,214,603	-1,903,603	-1,123,603	-417,603
50	-8,235	-164,699	-4,267,699	-1,956,699	-1,176,699	-470,699
80	-16,198	-323,964	-4,426,964	-2,115,964	-1,335,964	-629,964
100	-21,507	-430,135	-4,533,135	-2,222,135	-1,442,135	-736,135
120	-26,815	-536,306	-4,639,306	-2,328,306	-1,548,306	-842,306
140	-32,124	-642,476	-4,745,476	-2,434,476	-1,654,476	-948,476
150	-34,779	-695,572	-4,798,572	-2,487,572	-1,707,572	-1,001,572
180	-42,741	-854,817	-4,957,817	-2,646,817	-1,866,817	-1,160,817
200	-48,050	-961,008	-5,064,008	-2,753,008	-1,973,008	-1,267,008
210	-50,704	-1,014,083	-5,117,083	-2,806,083	-2,026,083	-1,320,083
220	-53,359	-1,067,179	-5,170,179	-2,859,179	-2,079,179	-1,373,179
230	-56,013	-1,120,254	-5,223,254	-2,912,254	-2,132,254	-1,426,254
240	-58,667	-1,173,349	-5,276,349	-2,965,349	-2,185,349	-1,479,349
250	-61,321	-1,226,425	-5,329,425	-3,018,425	-2,238,425	-1,532,425

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,373	327,457	-3,775,543	-1,464,543	-684,543	21,457
20	11,150	223,000	-3,880,000	-1,569,000	-789,000	-83,000
40	5,926	118,523	-3,984,477	-1,673,477	-893,477	-187,477
50	3,315	66,295	-4,036,705	-1,725,705	-945,705	-239,705
80	-4,594	-91,880	-4,194,880	-1,883,880	-1,103,880	-397,880
100	-9,903	-198,050	-4,301,050	-1,990,050	-1,210,050	-504,050
120	-15,211	-304,221	-4,407,221	-2,096,221	-1,316,221	-610,221
140	-20,521	-410,412	-4,513,412	-2,202,412	-1,422,412	-716,412
150	-23,174	-463,487	-4,566,487	-2,255,487	-1,475,487	-769,487
180	-31,138	-622,753	-4,725,753	-2,414,753	-1,634,753	-928,753
200	-36,446	-728,923	-4,831,923	-2,520,923	-1,740,923	-1,034,923
210	-39,101	-782,019	-4,885,019	-2,574,019	-1,794,019	-1,088,019
220	-41,755	-835,094	-4,938,094	-2,627,094	-1,847,094	-1,141,094
230	-44,409	-888,189	-4,991,189	-2,680,189	-1,900,189	-1,194,189
240	-47,063	-941,265	-5,044,265	-2,733,265	-1,953,265	-1,247,265
250	-49,718	-994,360	-5,097,360	-2,786,360	-2,006,360	-1,300,360

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,246	1,464,929	-2,638,071	-327,071	452,929	1,158,929
20	68,024	1,360,472	-2,742,528	-431,528	348,472	1,054,472
40	62,800	1,255,995	-2,847,005	-536,005	243,995	949,995
50	60,188	1,203,767	-2,899,233	-588,233	191,767	897,767
80	52,354	1,047,081	-3,055,919	-744,919	35,081	741,081
100	47,130	942,605	-3,160,395	-849,395	-69,395	636,605
120	41,907	838,148	-3,264,852	-953,852	-173,852	532,148
140	36,684	733,671	-3,369,329	-1,058,329	-278,329	427,671
150	34,072	681,442	-3,421,558	-1,110,558	-330,558	375,442
180	26,238	524,757	-3,578,243	-1,267,243	-487,243	218,757
200	21,014	420,280	-3,682,720	-1,371,720	-591,720	114,280
210	18,403	368,052	-3,734,948	-1,423,948	-643,948	62,052
220	15,791	315,823	-3,787,177	-1,476,177	-696,177	9,823
230	13,180	263,595	-3,839,405	-1,528,405	-748,405	-42,405
240	10,567	211,347	-3,891,653	-1,580,653	-800,653	-94,653
250	7,956	159,118	-3,943,882	-1,632,882	-852,882	-146,882

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£220

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,286	2,145,720	-1,957,280	353,720	1,133,720	1,839,720
20	102,063	2,041,263	-2,061,737	249,263	1,029,263	1,735,263
40	96,839	1,936,787	-2,166,213	144,787	924,787	1,630,787
50	94,228	1,884,558	-2,218,442	92,558	872,558	1,578,558
80	86,394	1,727,873	-2,375,127	-64,127	715,873	1,421,873
100	81,170	1,623,396	-2,479,604	-168,604	611,396	1,317,396
120	75,947	1,518,939	-2,584,061	-273,061	506,939	1,212,939
140	70,723	1,414,462	-2,688,538	-377,538	402,462	1,108,462
150	68,112	1,362,234	-2,740,766	-429,766	350,234	1,056,234
180	60,277	1,205,549	-2,897,451	-586,451	193,549	899,549
200	55,054	1,101,072	-3,001,928	-690,928	89,072	795,072
210	52,442	1,048,843	-3,054,157	-743,157	36,843	742,843
220	49,831	996,615	-3,106,385	-795,385	-15,385	690,615
230	47,219	944,386	-3,158,614	-847,614	-67,614	638,386
240	44,607	892,138	-3,210,862	-899,862	-119,862	586,138
250	41,995	839,910	-3,263,090	-952,090	-172,090	533,910

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£210	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	164,160	3,283,192	-819,808	1,491,192	2,271,192	2,977,192
20	158,937	3,178,735	-924,265	1,386,735	2,166,735	2,872,735
40	153,714	3,074,278	-1,028,722	1,282,278	2,062,278	2,768,278
50	151,101	3,022,030	-1,080,970	1,230,030	2,010,030	2,716,030
80	143,267	2,865,345	-1,237,655	1,073,345	1,853,345	2,559,345
100	138,043	2,760,868	-1,342,132	968,868	1,748,868	2,454,868
120	132,821	2,656,411	-1,446,589	864,411	1,644,411	2,350,411
140	127,598	2,551,954	-1,551,046	759,954	1,539,954	2,245,954
150	124,985	2,499,706	-1,603,294	707,706	1,487,706	2,193,706
180	117,151	2,343,020	-1,759,980	551,020	1,331,020	2,037,020
200	111,927	2,238,543	-1,864,457	446,543	1,226,543	1,932,543
210	109,316	2,186,315	-1,916,685	394,315	1,174,315	1,880,315
220	106,704	2,134,087	-1,968,913	342,087	1,122,087	1,828,087
230	104,093	2,081,858	-2,021,142	289,858	1,069,858	1,775,858
240	101,481	2,029,630	-2,073,370	237,630	1,017,630	1,723,630
250	98,869	1,977,381	-2,125,619	185,381	965,381	1,671,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	297,603	843,208	-3,259,792	-948,792	-168,792	537,208
20	282,632	800,790	-3,302,210	-991,210	-211,210	494,790
40	267,661	758,373	-3,344,627	-1,033,627	-253,627	452,373
50	260,175	737,164	-3,365,836	-1,054,836	-274,836	431,164
80	237,718	673,534	-3,429,466	-1,118,466	-338,466	367,534
100	222,747	631,116	-3,471,884	-1,160,884	-380,884	325,116
120	207,776	588,698	-3,514,302	-1,203,302	-423,302	282,698
140	192,805	546,280	-3,556,720	-1,245,720	-465,720	240,280
150	185,319	525,071	-3,577,929	-1,266,929	-486,929	219,071
180	162,862	461,441	-3,641,559	-1,330,559	-550,559	155,441
200	147,891	419,023	-3,683,977	-1,372,977	-592,977	113,023
210	140,405	397,814	-3,705,186	-1,394,186	-614,186	91,814
220	132,920	376,606	-3,726,394	-1,415,394	-635,394	70,606
230	125,434	355,397	-3,747,603	-1,436,603	-656,603	49,397
240	117,949	334,188	-3,768,812	-1,457,812	-677,812	28,188
250	110,463	312,979	-3,790,021	-1,479,021	-699,021	6,979

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	426,947	1,209,684	-2,893,316	-582,316	197,684	903,684
20	411,976	1,167,266	-2,935,734	-624,734	155,266	861,266
40	397,005	1,124,848	-2,978,152	-667,152	112,848	818,848
50	389,520	1,103,639	-2,999,361	-688,361	91,639	797,639
80	367,063	1,040,012	-3,062,988	-751,988	28,012	734,012
100	352,091	997,591	-3,105,409	-794,409	-14,409	691,591
120	337,120	955,174	-3,147,826	-836,826	-56,826	649,174
140	322,149	912,756	-3,190,244	-879,244	-99,244	606,756
150	314,664	891,547	-3,211,453	-900,453	-120,453	585,547
180	292,207	827,920	-3,275,080	-964,080	-184,080	521,920
200	277,235	785,499	-3,317,501	-1,006,501	-226,501	479,499
210	269,749	764,290	-3,338,710	-1,027,710	-247,710	458,290
220	262,264	743,081	-3,359,919	-1,048,919	-268,919	437,081
230	254,778	721,872	-3,381,128	-1,070,128	-290,128	415,872
240	247,293	700,663	-3,402,337	-1,091,337	-311,337	394,663
250	239,807	679,454	-3,423,546	-1,112,546	-332,546	373,454

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	556,893	1,577,864	-2,525,136	-214,136	565,864	1,271,864
20	541,922	1,535,446	-2,567,554	-256,554	523,446	1,229,446
40	526,951	1,493,028	-2,609,972	-298,972	481,028	1,187,028
50	519,466	1,471,819	-2,631,181	-320,181	459,819	1,165,819
80	497,009	1,408,192	-2,694,808	-383,808	396,192	1,102,192
100	482,037	1,365,772	-2,737,228	-426,228	353,772	1,059,772
120	467,066	1,323,354	-2,779,646	-468,646	311,354	1,017,354
140	452,095	1,280,936	-2,822,064	-511,064	268,936	974,936
150	444,609	1,259,727	-2,843,273	-532,273	247,727	953,727
180	422,153	1,196,100	-2,906,900	-595,900	184,100	890,100
200	407,181	1,153,679	-2,949,321	-638,321	141,679	847,679
210	399,695	1,132,470	-2,970,530	-659,530	120,470	826,470
220	392,210	1,111,261	-2,991,739	-680,739	99,261	805,261
230	384,724	1,090,052	-3,012,948	-701,948	78,052	784,052
240	377,239	1,068,843	-3,034,157	-723,157	56,843	762,843
250	369,753	1,047,634	-3,055,366	-744,366	35,634	741,634

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 3

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	621,265	1,760,251	-2,342,749	-31,749	748,251	1,454,251
20	606,294	1,717,833	-2,385,167	-74,167	705,833	1,411,833
40	591,323	1,675,415	-2,427,585	-116,585	663,415	1,369,415
50	583,837	1,654,206	-2,448,794	-137,794	642,206	1,348,206
80	561,380	1,590,576	-2,512,424	-201,424	578,576	1,284,576
100	546,409	1,548,159	-2,554,841	-243,841	536,159	1,242,159
120	531,438	1,505,741	-2,597,259	-286,259	493,741	1,199,741
140	516,467	1,463,323	-2,639,677	-328,677	451,323	1,157,323
150	508,980	1,442,111	-2,660,889	-349,889	430,111	1,136,111
180	486,524	1,378,484	-2,724,516	-413,516	366,484	1,072,484
200	471,553	1,336,066	-2,766,934	-455,934	324,066	1,030,066
210	464,067	1,314,857	-2,788,143	-477,143	302,857	1,008,857
220	456,582	1,293,648	-2,809,352	-498,352	281,648	987,648
230	449,096	1,272,439	-2,830,561	-519,561	260,439	966,439
240	441,611	1,251,230	-2,851,770	-540,770	239,230	945,230
250	434,124	1,230,018	-2,872,982	-561,982	218,018	924,018

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	653,752	1,852,297	-2,250,703	60,297	840,297	1,546,297
20	638,781	1,809,879	-2,293,121	17,879	797,879	1,503,879
40	623,809	1,767,458	-2,335,542	-24,542	755,458	1,461,458
50	616,323	1,746,249	-2,356,751	-45,751	734,249	1,440,249
80	593,867	1,682,622	-2,420,378	-109,378	670,622	1,376,622
100	578,896	1,640,204	-2,462,796	-151,796	628,204	1,334,204
120	563,925	1,597,786	-2,505,214	-194,214	585,786	1,291,786
140	548,953	1,555,366	-2,547,634	-236,634	543,366	1,249,366
150	541,467	1,534,157	-2,568,843	-257,843	522,157	1,228,157
180	519,010	1,470,530	-2,632,470	-321,470	458,530	1,164,530
200	504,039	1,428,112	-2,674,888	-363,888	416,112	1,122,112
210	496,554	1,406,903	-2,696,097	-385,097	394,903	1,100,903
220	489,068	1,385,694	-2,717,306	-406,306	373,694	1,079,694
230	481,582	1,364,482	-2,738,518	-427,518	352,482	1,058,482
240	474,096	1,343,273	-2,759,727	-448,727	331,273	1,037,273
250	466,611	1,322,064	-2,780,936	-469,936	310,064	1,016,064

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	814,589	2,308,002	-1,794,998	516,002	1,296,002	2,002,002
20	799,859	2,266,266	-1,836,734	474,266	1,254,266	1,960,266
40	785,128	2,224,531	-1,878,469	432,531	1,212,531	1,918,531
50	777,763	2,203,661	-1,899,339	411,661	1,191,661	1,897,661
80	755,668	2,141,059	-1,961,941	349,059	1,129,059	1,835,059
100	740,727	2,098,726	-2,004,274	306,726	1,086,726	1,792,726
120	725,755	2,056,305	-2,046,695	264,305	1,044,305	1,750,305
140	710,784	2,013,887	-2,089,113	221,887	1,001,887	1,707,887
150	703,298	1,992,678	-2,110,322	200,678	980,678	1,686,678
180	680,842	1,929,051	-2,173,949	137,051	917,051	1,623,051
200	665,871	1,886,633	-2,216,367	94,633	874,633	1,580,633
210	658,385	1,865,424	-2,237,576	73,424	853,424	1,559,424
220	650,898	1,844,212	-2,258,788	52,212	832,212	1,538,212
230	643,413	1,823,003	-2,279,997	31,003	811,003	1,517,003
240	635,927	1,801,794	-2,301,206	9,794	789,794	1,495,794
250	628,442	1,780,585	-2,322,415	-11,415	768,585	1,474,585

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	910,586	2,579,993	-1,823,007	787,993	1,567,993	2,273,993
20	895,855	2,538,257	-1,564,743	746,257	1,526,257	2,232,257
40	881,125	2,496,521	-1,606,479	704,521	1,484,521	2,190,521
50	873,760	2,475,655	-1,627,345	683,655	1,463,655	2,169,655
80	851,665	2,413,050	-1,689,950	621,050	1,401,050	2,107,050
100	836,934	2,371,314	-1,731,686	579,314	1,359,314	2,065,314
120	822,204	2,329,578	-1,773,422	537,578	1,317,578	2,023,578
140	807,474	2,287,842	-1,815,158	495,842	1,275,842	1,981,842
150	800,108	2,266,973	-1,836,027	474,973	1,254,973	1,960,973
180	777,699	2,203,481	-1,899,519	411,481	1,191,481	1,897,481
200	762,728	2,161,063	-1,941,937	369,063	1,149,063	1,855,063
210	755,243	2,139,854	-1,963,146	347,854	1,127,854	1,833,854
220	747,757	2,118,645	-1,984,355	326,645	1,106,645	1,812,645
230	740,272	2,097,436	-2,005,564	305,436	1,085,436	1,791,436
240	732,786	2,076,227	-2,026,773	284,227	1,064,227	1,770,227
250	725,300	2,055,015	-2,047,985	263,015	1,043,015	1,749,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,070,979	3,034,440	-1,068,560	1,242,440	2,022,440	2,728,440
20	1,056,249	2,992,704	-1,110,296	1,200,704	1,980,704	2,686,704
40	1,041,518	2,950,968	-1,152,032	1,158,968	1,938,968	2,644,968
50	1,034,153	2,930,099	-1,172,901	1,138,099	1,918,099	2,624,099
80	1,012,058	2,867,497	-1,235,503	1,075,497	1,855,497	2,561,497
100	997,326	2,825,758	-1,277,242	1,033,758	1,813,758	2,519,758
120	982,596	2,784,022	-1,318,978	992,022	1,772,022	2,478,022
140	967,866	2,742,287	-1,360,713	950,287	1,730,287	2,436,287
150	960,501	2,721,420	-1,381,580	929,420	1,709,420	2,415,420
180	938,405	2,658,815	-1,444,185	866,815	1,646,815	2,352,815
200	923,675	2,617,079	-1,485,921	825,079	1,605,079	2,311,079
210	916,310	2,596,213	-1,506,787	804,213	1,584,213	2,290,213
220	908,945	2,575,343	-1,527,657	783,343	1,563,343	2,269,343
230	901,580	2,554,477	-1,548,523	762,477	1,542,477	2,248,477
240	894,214	2,533,608	-1,569,392	741,608	1,521,608	2,227,608
250	886,850	2,512,741	-1,590,259	720,741	1,500,741	2,206,741

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 4

Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-290,023	-2,410,815	-6,513,815	-4,202,815	-3,422,815	-2,716,815
20	-302,619	-2,515,524	-6,618,524	-4,307,524	-3,527,524	-2,821,524
40	-315,217	-2,620,241	-6,723,241	-4,412,241	-3,632,241	-2,926,241
50	-321,515	-2,672,595	-6,775,595	-4,464,595	-3,684,595	-2,978,595
80	-340,411	-2,829,667	-6,932,667	-4,621,667	-3,841,667	-3,135,667
100	-353,008	-2,934,376	-7,037,376	-4,726,376	-3,946,376	-3,240,376
120	-365,604	-3,039,085	-7,142,085	-4,831,085	-4,051,085	-3,345,085
140	-378,202	-3,143,802	-7,246,802	-4,935,802	-4,155,802	-3,449,802
150	-384,500	-3,196,157	-7,299,157	-4,988,157	-4,208,157	-3,502,157
180	-403,395	-3,353,220	-7,456,220	-5,145,220	-4,365,220	-3,659,220
200	-415,992	-3,457,937	-7,560,937	-5,249,937	-4,469,937	-3,763,937
210	-422,291	-3,510,292	-7,613,292	-5,302,292	-4,522,292	-3,816,292
220	-428,589	-3,562,646	-7,665,646	-5,354,646	-4,574,646	-3,868,646
230	-434,887	-3,615,001	-7,718,001	-5,407,001	-4,627,001	-3,921,001
240	-441,187	-3,667,363	-7,770,363	-5,459,363	-4,679,363	-3,973,363
250	-447,485	-3,719,718	-7,822,718	-5,511,718	-4,731,718	-4,025,718

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,197	-1,514,510	-5,617,510	-3,306,510	-2,526,510	-1,820,510
20	-194,793	-1,619,219	-5,722,219	-3,411,219	-2,631,219	-1,925,219
40	-207,391	-1,723,937	-5,826,937	-3,515,937	-2,735,937	-2,029,937
50	-213,689	-1,776,291	-5,879,291	-3,568,291	-2,788,291	-2,082,291
80	-232,585	-1,933,363	-6,036,363	-3,725,363	-2,945,363	-2,239,363
100	-245,182	-2,038,072	-6,141,072	-3,830,072	-3,050,072	-2,344,072
120	-257,778	-2,142,781	-6,245,781	-3,934,781	-3,154,781	-2,448,781
140	-270,376	-2,247,498	-6,350,498	-4,039,498	-3,259,498	-2,553,498
150	-276,674	-2,299,852	-6,402,852	-4,091,852	-3,311,852	-2,605,852
180	-295,569	-2,456,916	-6,559,916	-4,248,916	-3,468,916	-2,762,916
200	-308,166	-2,561,633	-6,664,633	-4,353,633	-3,573,633	-2,867,633
210	-314,465	-2,613,987	-6,716,987	-4,405,987	-3,625,987	-2,919,987
220	-320,763	-2,666,342	-6,769,342	-4,458,342	-3,678,342	-2,972,342
230	-327,061	-2,718,696	-6,821,696	-4,510,696	-3,730,696	-3,024,696
240	-333,360	-2,771,059	-6,874,059	-4,563,059	-3,783,059	-3,077,059
250	-339,659	-2,823,413	-6,926,413	-4,615,413	-3,835,413	-3,129,413

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-73,869	-614,038	-4,717,038	-2,406,038	-1,626,038	-920,038
20	-86,466	-718,747	-4,821,747	-2,510,747	-1,730,747	-1,024,747
40	-99,063	-823,464	-4,926,464	-2,615,464	-1,835,464	-1,129,464
50	-105,362	-875,819	-4,978,819	-2,667,819	-1,887,819	-1,181,819
80	-124,257	-1,032,882	-5,135,882	-2,824,882	-2,044,882	-1,338,882
100	-136,854	-1,137,599	-5,240,599	-2,929,599	-2,149,599	-1,443,599
120	-149,451	-1,242,308	-5,345,308	-3,034,308	-2,254,308	-1,548,308
140	-162,048	-1,347,026	-5,450,026	-3,139,026	-2,359,026	-1,653,026
150	-168,346	-1,399,380	-5,502,380	-3,191,380	-2,411,380	-1,705,380
180	-187,241	-1,556,443	-5,659,443	-3,348,443	-2,568,443	-1,862,443
200	-199,839	-1,661,161	-5,764,161	-3,453,161	-2,673,161	-1,967,161
210	-206,137	-1,713,515	-5,816,515	-3,505,515	-2,725,515	-2,019,515
220	-212,435	-1,765,870	-5,868,870	-3,557,870	-2,777,870	-2,071,870
230	-218,734	-1,818,224	-5,921,224	-3,610,224	-2,830,224	-2,124,224
240	-225,032	-1,870,578	-5,973,578	-3,662,578	-2,882,578	-2,176,578
250	-231,331	-1,922,941	-6,025,941	-3,714,941	-2,934,941	-2,228,941

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,207	-167,970	-4,270,970	-1,959,970	-1,179,970	-473,970
20	-32,803	-272,679	-4,375,679	-2,064,679	-1,284,679	-578,679
40	-45,401	-377,396	-4,480,396	-2,169,396	-1,389,396	-683,396
50	-51,699	-429,751	-4,532,751	-2,221,751	-1,441,751	-735,751
80	-70,594	-586,814	-4,689,814	-2,378,814	-1,598,814	-892,814
100	-83,192	-691,531	-4,794,531	-2,483,531	-1,703,531	-997,531
120	-95,788	-796,240	-4,899,240	-2,588,240	-1,808,240	-1,102,240
140	-108,386	-900,957	-5,003,957	-2,692,957	-1,912,957	-1,206,957
150	-114,684	-953,312	-5,056,312	-2,745,312	-1,965,312	-1,259,312
180	-133,579	-1,110,375	-5,213,375	-2,902,375	-2,122,375	-1,416,375
200	-146,177	-1,215,092	-5,318,092	-3,007,092	-2,227,092	-1,521,092
210	-152,475	-1,267,447	-5,370,447	-3,059,447	-2,279,447	-1,573,447
220	-158,773	-1,319,801	-5,422,801	-3,111,801	-2,331,801	-1,625,801
230	-165,071	-1,372,156	-5,475,156	-3,164,156	-2,384,156	-1,678,156
240	-171,371	-1,424,519	-5,527,519	-3,216,519	-2,436,519	-1,730,519
250	-177,669	-1,476,873	-5,579,873	-3,268,873	-2,488,873	-1,782,873

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,765	56,234	-4,046,766	-1,735,766	-955,766	-249,766
20	-5,722	-47,565	-4,150,565	-1,839,565	-1,059,565	-353,565
40	-18,319	-152,274	-4,255,274	-1,944,274	-1,164,274	-458,274
50	-24,617	-204,628	-4,307,628	-1,996,628	-1,216,628	-510,628
80	-43,513	-361,700	-4,464,700	-2,153,700	-1,373,700	-667,700
100	-56,109	-466,409	-4,569,409	-2,258,409	-1,478,409	-772,409
120	-68,707	-571,126	-4,674,126	-2,363,126	-1,583,126	-877,126
140	-81,303	-675,835	-4,778,835	-2,467,835	-1,687,835	-981,835
150	-87,602	-728,190	-4,831,190	-2,520,190	-1,740,190	-1,034,190
180	-106,498	-895,261	-4,988,261	-2,677,261	-1,897,261	-1,191,261
200	-119,094	-989,970	-5,092,970	-2,781,970	-2,001,970	-1,295,970
210	-125,392	-1,042,325	-5,145,325	-2,834,325	-2,054,325	-1,348,325
220	-131,692	-1,094,687	-5,197,687	-2,886,687	-2,106,687	-1,400,687
230	-137,990	-1,147,042	-5,250,042	-2,939,042	-2,159,042	-1,453,042
240	-144,288	-1,199,396	-5,302,396	-2,991,396	-2,211,396	-1,505,396
250	-150,587	-1,251,751	-5,354,751	-3,043,751	-2,263,751	-1,557,751

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	139,502	1,159,609	-2,943,391	-632,391	147,609	853,609
20	127,107	1,056,581	-3,046,419	-735,419	44,581	750,581
40	114,713	953,553	-3,149,447	-838,447	-58,447	647,553
50	108,516	902,043	-3,200,957	-889,957	-109,957	596,043
80	89,924	747,496	-3,355,504	-1,044,504	-264,504	441,496
100	77,530	644,468	-3,458,532	-1,147,532	-367,532	338,468
120	65,136	541,440	-3,561,560	-1,250,560	-470,560	235,440
140	52,742	438,420	-3,664,580	-1,353,580	-573,580	132,420
150	46,545	386,902	-3,716,098	-1,405,098	-625,098	80,902
180	27,954	232,364	-3,870,636	-1,559,636	-779,636	-73,636
200	15,559	129,335	-3,973,665	-1,662,665	-882,665	-176,665
210	9,362	77,826	-4,025,174	-1,714,174	-934,174	-228,174
220	3,165	26,307	-4,076,693	-1,765,693	-985,693	-279,693
230	-3,082	-25,615	-4,128,615	-1,817,615	-1,037,615	-331,615
240	-9,380	-77,970	-4,180,970	-1,869,970	-1,089,970	-383,970
250	-15,679	-130,333	-4,233,333	-1,922,333	-1,142,333	-436,333

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£150

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	218,946	1,819,991	-2,283,009	27,991	807,991	1,513,991
20	206,552	1,716,962	-2,386,038	-75,038	704,962	1,410,962
40	194,157	1,613,934	-2,489,066	-178,066	601,934	1,307,934
50	187,961	1,562,424	-2,540,576	-229,576	550,424	1,256,424
80	169,370	1,407,886	-2,695,114	-384,114	395,886	1,101,886
100	156,975	1,304,858	-2,798,142	-487,142	292,858	998,858
120	144,581	1,201,830	-2,901,170	-590,170	189,830	895,830
140	132,187	1,098,801	-3,004,199	-693,199	86,801	792,801
150	125,990	1,047,292	-3,055,708	-744,708	35,292	741,292
180	107,398	892,745	-3,210,255	-899,255	-119,255	586,745
200	95,004	789,717	-3,313,283	-1,002,283	-222,283	483,717
210	88,807	738,207	-3,364,793	-1,053,793	-273,793	432,207
220	82,610	686,697	-3,416,303	-1,105,303	-325,303	380,697
230	76,412	635,179	-3,467,821	-1,156,821	-376,821	329,179
240	70,216	583,669	-3,519,331	-1,208,331	-428,331	277,669
250	64,018	532,151	-3,570,849	-1,259,849	-479,849	226,151

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£150	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	351,683	2,923,366	-1,179,634	1,131,366	1,911,366	2,617,366
20	339,290	2,820,346	-1,282,654	1,028,346	1,808,346	2,514,346
40	326,895	2,717,318	-1,385,682	925,318	1,705,318	2,411,318
50	320,698	2,665,799	-1,437,201	873,799	1,653,799	2,359,799
80	302,107	2,511,261	-1,591,739	719,261	1,499,261	2,205,261
100	289,712	2,408,233	-1,694,767	616,233	1,396,233	2,102,233
120	277,318	2,305,205	-1,797,795	513,205	1,293,205	1,999,205
140	264,924	2,202,177	-1,900,823	410,177	1,190,177	1,896,177
150	258,727	2,150,667	-1,952,333	358,667	1,138,667	1,844,667
180	240,136	1,996,129	-2,106,871	204,129	984,129	1,690,129
200	227,741	1,893,100	-2,209,900	101,100	881,100	1,587,100
210	221,544	1,841,582	-2,261,418	49,582	829,582	1,535,582
220	215,347	1,790,072	-2,312,928	-1,928	778,072	1,484,072
230	209,149	1,738,554	-2,364,446	-53,446	726,554	1,432,554
240	202,953	1,687,044	-2,415,956	-104,956	675,044	1,381,044
250	196,756	1,635,534	-2,467,466	-156,466	623,534	1,329,534

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	5
Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,531	941,446	-3,161,554	-850,554	-70,554	635,446
20	225,665	868,811	-3,234,189	-923,189	-143,189	562,811
40	206,798	796,173	-3,306,827	-995,827	-215,827	490,173
50	197,365	759,855	-3,343,145	-1,032,145	-252,145	453,855
80	169,065	650,899	-3,452,101	-1,141,101	-361,101	344,899
100	150,199	578,265	-3,524,735	-1,213,735	-433,735	272,265
120	131,332	505,630	-3,597,370	-1,286,370	-506,370	199,630
140	112,465	432,991	-3,670,009	-1,359,009	-579,009	126,991
150	103,032	396,674	-3,706,326	-1,395,326	-615,326	90,674
180	74,733	287,722	-3,815,278	-1,504,278	-724,278	-16,278
200	55,866	215,083	-3,887,917	-1,576,917	-796,917	-90,917
210	46,433	178,766	-3,924,234	-1,613,234	-833,234	-127,234
220	37,000	142,448	-3,960,552	-1,649,552	-869,552	-163,552
230	27,566	106,131	-3,996,869	-1,685,869	-905,869	-199,869
240	18,133	69,814	-4,033,186	-1,722,186	-942,186	-236,186
250	8,699	33,492	-4,069,508	-1,758,508	-978,508	-272,508

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,728	1,558,202	-2,544,798	-233,798	546,202	1,252,202
20	385,862	1,485,567	-2,617,433	-306,433	473,567	1,179,567
40	366,995	1,412,932	-2,690,068	-379,068	400,932	1,106,932
50	357,562	1,376,615	-2,726,385	-415,385	364,615	1,070,615
80	329,262	1,267,659	-2,835,341	-524,341	255,659	961,659
100	310,396	1,195,024	-2,907,976	-596,976	183,024	889,024
120	291,529	1,122,385	-2,980,615	-669,615	110,385	816,385
140	272,663	1,049,751	-3,053,249	-742,249	37,751	743,751
150	263,229	1,013,433	-3,089,567	-778,567	1,433	707,433
180	234,929	904,477	-3,198,523	-887,523	-107,523	598,477
200	216,063	831,842	-3,271,158	-960,158	-180,158	525,842
210	206,630	795,525	-3,307,475	-996,475	-216,475	489,525
220	197,196	759,204	-3,343,796	-1,032,796	-252,796	453,204
230	187,763	722,886	-3,380,114	-1,069,114	-289,114	416,886
240	178,330	686,569	-3,416,431	-1,105,431	-325,431	380,569
250	168,897	650,252	-3,452,748	-1,141,748	-361,748	344,252

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	564,988	2,175,204	-1,927,796	383,204	1,163,204	1,869,204
20	546,425	2,103,737	-1,999,263	311,737	1,091,737	1,797,737
40	527,862	2,032,270	-2,070,730	240,270	1,020,270	1,726,270
50	518,504	1,996,238	-2,106,762	204,238	984,238	1,690,238
80	490,204	1,887,286	-2,215,714	95,286	875,286	1,581,286
100	471,337	1,814,648	-2,288,352	22,648	802,648	1,508,648
120	452,471	1,742,013	-2,360,987	-49,987	730,013	1,436,013
140	433,605	1,669,378	-2,433,622	-122,622	657,378	1,363,378
150	424,171	1,633,057	-2,469,943	-158,943	621,057	1,327,057
180	395,871	1,524,105	-2,578,895	-267,895	512,105	1,218,105
200	377,004	1,451,466	-2,651,534	-340,534	439,466	1,145,466
210	367,571	1,415,149	-2,687,851	-376,851	403,149	1,109,149
220	358,138	1,378,831	-2,724,169	-413,169	366,831	1,072,831
230	348,705	1,342,514	-2,760,486	-449,486	330,514	1,036,514
240	339,272	1,306,197	-2,796,803	-485,803	294,197	1,000,197
250	329,838	1,269,875	-2,833,125	-522,125	257,875	963,875

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	643,810	2,478,670	-1,824,330	686,670	1,466,670	2,172,670
20	625,247	2,407,203	-1,695,797	615,203	1,395,203	2,101,203
40	606,685	2,335,736	-1,767,264	543,736	1,323,736	2,029,736
50	597,403	2,300,000	-1,803,000	508,000	1,288,000	1,994,000
80	569,559	2,192,802	-1,910,198	400,802	1,180,802	1,886,802
100	550,996	2,121,334	-1,981,666	329,334	1,109,334	1,815,334
120	532,197	2,048,957	-2,054,043	256,957	1,036,957	1,742,957
140	513,330	1,976,322	-2,126,678	184,322	964,322	1,670,322
150	503,897	1,940,004	-2,162,996	148,004	928,004	1,634,004
180	475,597	1,831,048	-2,271,952	39,048	819,048	1,525,048
200	456,731	1,758,414	-2,344,586	-33,586	746,414	1,452,414
210	447,297	1,722,092	-2,380,908	-69,908	710,092	1,416,092
220	437,864	1,685,775	-2,417,225	-106,225	673,775	1,379,775
230	428,431	1,649,458	-2,453,542	-142,542	637,458	1,343,458
240	418,997	1,613,140	-2,489,860	-178,860	601,140	1,307,140
250	409,564	1,576,823	-2,526,177	-215,177	564,823	1,270,823

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	683,590	2,631,821	-1,471,179	839,821	1,619,821	2,325,821
20	666,027	2,560,354	-1,542,646	768,354	1,548,354	2,254,354
40	646,464	2,488,887	-1,614,113	696,887	1,476,887	2,182,887
50	637,182	2,453,152	-1,649,848	661,152	1,441,152	2,147,152
80	609,337	2,345,949	-1,757,051	553,949	1,333,949	2,039,949
100	590,775	2,274,482	-1,828,518	482,482	1,262,482	1,968,482
120	572,212	2,203,015	-1,899,985	411,015	1,191,015	1,897,015
140	553,650	2,131,548	-1,971,774	339,548	1,119,548	1,825,548
150	544,132	2,094,908	-2,008,092	302,908	1,082,908	1,788,908
180	515,833	1,985,956	-2,117,044	193,956	973,956	1,679,956
200	496,966	1,913,318	-2,189,682	121,318	901,318	1,607,318
210	487,533	1,877,000	-2,226,000	85,000	865,000	1,571,000
220	478,099	1,840,683	-2,262,317	48,683	828,683	1,534,683
230	468,666	1,804,365	-2,298,635	12,365	792,365	1,498,365
240	459,233	1,768,048	-2,334,952	-23,952	756,048	1,462,048
250	449,799	1,731,727	-2,371,273	-60,273	719,727	1,425,727

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	881,750	3,394,738	-708,262	1,602,738	2,382,738	3,088,738
20	863,187	3,323,271	-779,729	1,531,271	2,311,271	3,017,271
40	844,624	3,251,803	-851,197	1,459,803	2,239,803	2,945,803
50	835,342	3,216,068	-886,932	1,424,068	2,204,068	2,910,068
80	807,497	3,108,865	-994,135	1,316,865	2,096,865	2,802,865
100	788,935	3,037,398	-1,065,602	1,245,398	2,025,398	2,731,398
120	770,372	2,965,931	-1,137,069	1,173,931	1,953,931	2,659,931
140	751,809	2,894,464	-1,208,536	1,102,464	1,882,464	2,588,464
150	742,528	2,858,732	-1,244,268	1,066,732	1,846,732	2,552,732
180	714,683	2,751,530	-1,351,470	959,530	1,739,530	2,445,530
200	696,120	2,680,063	-1,422,937	888,063	1,668,063	2,374,063
210	686,839	2,644,331	-1,458,669	852,331	1,632,331	2,338,331
220	677,557	2,608,596	-1,494,404	816,596	1,596,596	2,302,596
230	668,276	2,572,864	-1,530,136	780,864	1,560,864	2,266,864
240	658,994	2,537,129	-1,565,871	745,129	1,525,129	2,231,129
250	649,713	2,501,393	-1,601,607	709,393	1,489,393	2,195,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,000,351	3,851,351	-251,649	2,059,351	2,839,351	3,545,351
20	981,788	3,779,884	-323,116	1,987,884	2,767,884	3,473,884
40	963,225	3,708,417	-394,583	1,916,417	2,696,417	3,402,417
50	953,944	3,672,685	-430,315	1,880,685	2,660,685	3,366,685
80	925,099	3,565,482	-537,518	1,773,482	2,553,482	3,259,482
100	907,536	3,494,015	-608,985	1,702,015	2,482,015	3,188,015
120	888,974	3,422,548	-680,452	1,630,548	2,410,548	3,116,548
140	870,411	3,351,081	-751,919	1,559,081	2,339,081	3,045,081
150	861,129	3,315,346	-787,654	1,523,346	2,303,346	3,009,346
180	833,285	3,208,147	-894,853	1,416,147	2,196,147	2,902,147
200	814,722	3,136,680	-966,320	1,344,680	2,124,680	2,830,680
210	805,440	3,100,944	-1,002,056	1,308,944	2,088,944	2,794,944
220	796,159	3,065,213	-1,037,787	1,273,213	2,053,213	2,759,213
230	786,877	3,029,477	-1,073,523	1,237,477	2,017,477	2,723,477
240	777,596	2,993,746	-1,109,254	1,201,746	1,981,746	2,687,746
250	768,314	2,958,010	-1,144,990	1,166,010	1,946,010	2,652,010

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,198,511	4,614,267	511,267	2,822,267	3,602,267	4,308,267
20	1,179,948	4,542,800	439,800	2,750,800	3,530,800	4,236,800
40	1,161,385	4,471,333	368,333	2,679,333	3,459,333	4,165,333
50	1,152,104	4,435,601	332,601	2,643,601	3,423,601	4,129,601
80	1,124,259	4,328,399	225,399	2,536,399	3,316,399	4,022,399
100	1,105,696	4,256,931	153,931	2,464,931	3,244,931	3,950,931
120	1,087,134	4,185,464	82,464	2,393,464	3,173,464	3,879,464
140	1,068,571	4,113,997	10,997	2,321,997	3,101,997	3,807,997
150	1,059,289	4,078,262	-24,738	2,286,262	3,066,262	3,772,262
180	1,031,445	3,971,063	-131,937	2,179,063	2,959,063	3,665,063
200	1,012,882	3,899,596	-203,404	2,107,596	2,887,596	3,593,596
210	1,003,600	3,863,861	-239,139	2,071,861	2,851,861	3,557,861
220	994,319	3,828,129	-274,871	2,036,129	2,816,129	3,522,129
230	985,037	3,792,393	-310,607	2,000,393	2,780,393	3,486,393
240	975,756	3,756,662	-346,338	1,964,662	2,744,662	3,450,662
250	966,474	3,720,926	-382,074	1,928,926	2,708,926	3,414,926

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	295,778	433,808	-3,669,192	-1,358,192	-578,192	127,808
20	259,887	372,368	-3,730,632	-1,419,632	-639,632	66,368
40	211,997	310,928	-3,792,072	-1,481,072	-701,072	4,928
50	191,052	280,209	-3,822,791	-1,511,791	-731,791	-25,791
80	128,216	188,050	-3,914,950	-1,603,950	-823,950	-117,950
100	86,325	126,610	-3,976,390	-1,665,390	-885,390	-179,390
120	44,434	65,170	-4,037,830	-1,726,830	-946,830	-240,830
140	2,544	3,730	-4,099,270	-1,788,270	-1,008,270	-302,270
150	-18,702	-27,429	-4,130,429	-1,819,429	-1,039,429	-333,429
180	-82,566	-121,096	-4,224,096	-1,913,096	-1,133,096	-427,096
200	-125,142	-183,541	-4,286,541	-1,975,541	-1,195,541	-489,541
210	-146,429	-214,763	-4,317,763	-2,006,763	-1,226,763	-520,763
220	-167,717	-245,985	-4,348,985	-2,037,985	-1,257,985	-551,985
230	-189,005	-277,208	-4,380,208	-2,069,208	-1,289,208	-583,208
240	-210,293	-308,430	-4,411,430	-2,100,430	-1,320,430	-614,430
250	-231,580	-339,651	-4,442,651	-2,131,651	-1,351,651	-645,651

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	647,460	949,607	-3,153,393	-842,393	-62,393	643,607
20	606,057	888,884	-3,214,116	-903,116	-123,116	582,884
40	564,167	827,446	-3,275,554	-964,554	-184,554	521,446
50	543,222	796,725	-3,306,275	-995,275	-215,275	490,725
80	480,386	704,566	-3,398,434	-1,087,434	-307,434	398,566
100	438,495	643,126	-3,459,874	-1,148,874	-368,874	337,126
120	396,605	581,688	-3,521,312	-1,210,312	-430,312	275,688
140	354,715	520,248	-3,582,752	-1,271,752	-491,752	214,248
150	333,769	489,527	-3,613,473	-1,302,473	-522,473	183,527
180	270,933	397,368	-3,705,632	-1,394,632	-614,632	91,368
200	228,043	335,930	-3,767,070	-1,456,070	-676,070	29,930
210	209,097	305,209	-3,797,791	-1,486,791	-706,791	-791
220	187,152	274,490	-3,828,510	-1,517,510	-737,510	-31,510
230	166,206	243,769	-3,859,231	-1,548,231	-768,231	-62,231
240	145,262	213,050	-3,889,950	-1,578,950	-798,950	-92,950
250	124,317	182,331	-3,920,669	-1,609,669	-829,669	-123,669

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	996,567	1,461,631	-2,641,369	-330,369	449,631	1,155,631
20	955,351	1,401,181	-2,701,819	-390,819	389,181	1,095,181
40	914,134	1,340,731	-2,762,269	-451,269	328,731	1,034,731
50	893,526	1,310,505	-2,792,495	-481,495	298,505	1,004,505
80	831,701	1,219,828	-2,883,172	-572,172	207,828	913,828
100	790,485	1,159,378	-2,943,622	-632,622	147,378	853,378
120	749,269	1,098,927	-3,004,073	-693,073	86,927	792,927
140	708,052	1,038,476	-3,064,524	-753,524	26,476	732,476
150	687,443	1,008,250	-3,094,750	-783,750	-3,750	702,250
180	624,742	916,288	-3,186,712	-875,712	-95,712	610,288
200	582,851	854,848	-3,248,152	-937,152	-157,152	548,848
210	561,906	824,129	-3,278,871	-967,871	-187,871	518,129
220	540,960	793,408	-3,309,592	-998,592	-218,592	487,408
230	520,015	762,689	-3,340,311	-1,029,311	-249,311	456,689
240	499,070	731,970	-3,371,030	-1,060,030	-280,030	425,970
250	478,124	701,249	-3,401,751	-1,090,751	-310,751	395,249

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,169,504	1,715,273	-2,387,727	-76,727	703,273	1,409,273
20	1,129,288	1,654,823	-2,448,177	-137,177	642,823	1,348,823
40	1,087,072	1,594,372	-2,508,628	-197,628	582,372	1,288,372
50	1,066,464	1,564,147	-2,538,853	-227,853	552,147	1,258,147
80	1,004,638	1,473,470	-2,629,530	-318,530	461,470	1,167,470
100	963,422	1,413,019	-2,689,981	-378,981	401,019	1,107,019
120	922,206	1,352,569	-2,750,431	-439,431	340,569	1,046,569
140	880,989	1,292,117	-2,810,883	-499,883	280,117	986,117
150	860,381	1,261,892	-2,841,108	-530,108	249,892	955,892
180	798,557	1,171,216	-2,931,784	-620,784	159,216	865,216
200	757,340	1,110,766	-2,992,234	-681,234	98,766	804,766
210	736,732	1,080,541	-3,022,459	-711,459	68,541	774,541
220	716,123	1,050,314	-3,052,686	-741,686	38,314	744,314
230	695,282	1,019,747	-3,083,253	-772,253	7,747	713,747
240	674,336	989,026	-3,113,974	-802,974	-22,974	683,026
250	653,391	958,307	-3,144,693	-833,693	-53,693	652,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£230	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,256,782	1,843,280	-2,259,720	51,280	831,280	1,537,280
20	1,215,565	1,782,828	-2,320,172	-9,172	770,828	1,476,828
40	1,174,348	1,722,378	-2,380,622	-69,622	710,378	1,416,378
50	1,155,740	1,692,153	-2,410,847	-99,847	680,153	1,386,153
80	1,091,916	1,601,477	-2,501,523	-190,523	589,477	1,295,477
100	1,050,699	1,541,025	-2,561,975	-250,975	529,025	1,235,025
120	1,009,483	1,480,575	-2,622,425	-311,425	468,575	1,174,575
140	968,267	1,420,124	-2,682,876	-371,876	408,124	1,114,124
150	947,658	1,389,899	-2,713,101	-402,101	377,899	1,083,899
180	885,833	1,299,222	-2,803,778	-492,778	287,222	993,222
200	844,617	1,238,772	-2,864,228	-553,228	226,772	932,772
210	824,009	1,208,546	-2,894,454	-583,454	196,546	902,546
220	803,401	1,178,321	-2,924,679	-613,679	166,321	872,321
230	782,793	1,148,096	-2,954,904	-643,904	136,096	842,096
240	762,184	1,117,869	-2,985,131	-674,131	105,869	811,869
250	741,575	1,087,644	-3,015,356	-704,356	75,644	781,644

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,690,142	2,478,874	-1,624,126	686,874	1,466,874	2,172,874
20	1,649,588	2,419,396	-1,683,604	627,396	1,407,396	2,113,396
40	1,609,035	2,359,919	-1,743,081	567,919	1,347,919	2,053,919
50	1,588,509	2,329,813	-1,773,187	537,813	1,317,813	2,023,813
80	1,526,683	2,239,135	-1,863,865	447,135	1,227,135	1,933,135
100	1,485,467	2,178,685	-1,924,315	386,685	1,166,685	1,872,685
120	1,444,251	2,118,235	-1,984,765	326,235	1,106,235	1,812,235
140	1,403,035	2,057,784	-2,045,216	265,784	1,045,784	1,751,784
150	1,382,426	2,027,558	-2,075,442	235,558	1,015,558	1,721,558
180	1,320,601	1,936,882	-2,166,118	144,882	924,882	1,630,882
200	1,279,385	1,876,431	-2,226,569	84,431	864,431	1,570,431
210	1,258,777	1,846,206	-2,256,794	54,206	834,206	1,540,206
220	1,238,169	1,815,981	-2,287,019	23,981	803,981	1,509,981
230	1,217,560	1,785,754	-2,317,246	-6,246	773,754	1,479,754
240	1,196,952	1,755,529	-2,347,471	-36,471	743,529	1,449,529
250	1,176,344	1,725,304	-2,377,696	-66,696	713,304	1,419,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,947,648	2,856,550	-1,246,450	1,064,550	1,844,550	2,550,550
20	1,907,095	2,797,072	-1,305,928	1,005,072	1,785,072	2,491,072
40	1,866,542	2,737,595	-1,365,405	945,595	1,725,595	2,431,595
50	1,846,265	2,707,855	-1,395,145	915,855	1,695,855	2,401,855
80	1,785,436	2,618,639	-1,484,361	826,639	1,606,639	2,312,639
100	1,744,882	2,559,161	-1,543,839	767,161	1,547,161	2,253,161
120	1,704,329	2,499,683	-1,603,317	707,683	1,487,683	2,193,683
140	1,663,249	2,439,431	-1,663,569	647,431	1,427,431	2,133,431
150	1,642,641	2,409,206	-1,693,794	617,206	1,397,206	2,103,206
180	1,580,815	2,318,529	-1,784,471	526,529	1,306,529	2,012,529
200	1,539,599	2,258,079	-1,844,921	466,079	1,246,079	1,952,079
210	1,518,991	2,227,853	-1,875,147	435,853	1,215,853	1,921,853
220	1,498,383	2,197,628	-1,905,372	405,628	1,185,628	1,891,628
230	1,477,775	2,167,403	-1,935,597	375,403	1,155,403	1,861,403
240	1,457,167	2,137,178	-1,965,822	345,178	1,125,178	1,831,178
250	1,436,558	2,106,951	-1,996,049	314,951	1,094,951	1,800,951

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,377,892	3,487,575	-615,425	1,695,575	2,475,575	3,181,575
20	2,337,338	3,428,096	-674,904	1,636,096	2,416,096	3,122,096
40	2,296,785	3,368,618	-734,382	1,576,618	2,356,618	3,062,618
50	2,276,509	3,338,880	-764,120	1,546,880	2,326,880	3,032,880
80	2,215,679	3,249,662	-853,338	1,457,662	2,237,662	2,943,662
100	2,175,126	3,190,184	-912,816	1,398,184	2,178,184	2,884,184
120	2,134,572	3,130,706	-972,294	1,338,706	2,118,706	2,824,706
140	2,094,019	3,071,228	-1,031,772	1,279,228	2,059,228	2,765,228
150	2,073,742	3,041,489	-1,061,511	1,249,489	2,029,489	2,735,489
180	2,012,913	2,952,273	-1,150,727	1,160,273	1,940,273	2,646,273
200	1,972,360	2,892,795	-1,210,205	1,100,795	1,880,795	2,586,795
210	1,952,083	2,863,055	-1,239,945	1,071,055	1,851,055	2,557,055
220	1,931,807	2,833,317	-1,269,683	1,041,317	1,821,317	2,527,317
230	1,911,530	2,803,577	-1,299,423	1,011,577	1,791,577	2,497,577
240	1,891,253	2,773,838	-1,329,162	981,838	1,761,838	2,467,838
250	1,870,977	2,744,099	-1,358,901	952,099	1,732,099	2,438,099

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	7
Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,048,091	-10,160,305	-14,263,305	-11,952,305	-11,172,305	-10,466,305
20	-3,088,303	-10,294,342	-14,397,342	-12,086,342	-11,306,342	-10,600,342
40	-3,128,514	-10,428,380	-14,531,380	-12,220,380	-11,440,380	-10,734,380
50	-3,148,620	-10,495,399	-14,598,399	-12,287,399	-11,507,399	-10,801,399
80	-3,208,937	-10,696,456	-14,799,456	-12,488,456	-11,708,456	-11,002,456
100	-3,249,148	-10,830,493	-14,933,493	-12,622,493	-11,842,493	-11,136,493
120	-3,289,359	-10,964,531	-15,067,531	-12,756,531	-11,976,531	-11,270,531
140	-3,329,572	-11,098,572	-15,201,572	-12,890,572	-12,110,572	-11,404,572
150	-3,349,677	-11,165,591	-15,268,591	-12,957,591	-12,177,591	-11,471,591
180	-3,409,994	-11,366,648	-15,469,648	-13,158,648	-12,378,648	-11,672,648
200	-3,450,206	-11,500,685	-15,603,685	-13,292,685	-12,512,685	-11,806,685
210	-3,470,311	-11,567,704	-15,670,704	-13,359,704	-12,579,704	-11,873,704
220	-3,490,417	-11,634,723	-15,737,723	-13,426,723	-12,646,723	-11,940,723
230	-3,510,523	-11,701,742	-15,804,742	-13,493,742	-12,713,742	-12,007,742
240	-3,530,628	-11,768,761	-15,871,761	-13,560,761	-12,780,761	-12,074,761
250	-3,550,734	-11,835,780	-15,938,780	-13,627,780	-12,847,780	-12,141,780

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,717,320	-9,057,732	-13,160,732	-10,849,732	-10,069,732	-9,363,732
20	-2,757,531	-9,191,770	-13,294,770	-10,983,770	-10,203,770	-9,497,770
40	-2,797,742	-9,325,807	-13,428,807	-11,117,807	-10,337,807	-9,631,807
50	-2,817,848	-9,392,826	-13,495,826	-11,184,826	-10,404,826	-9,698,826
80	-2,878,165	-9,593,883	-13,696,883	-11,385,883	-10,605,883	-9,899,883
100	-2,918,376	-9,727,921	-13,830,921	-11,519,921	-10,739,921	-10,033,921
120	-2,958,587	-9,861,958	-13,964,958	-11,653,958	-10,873,958	-10,167,958
140	-2,998,798	-9,995,999	-14,098,999	-11,787,999	-11,007,999	-10,301,999
150	-3,018,905	-10,063,018	-14,166,018	-11,855,018	-11,075,018	-10,369,018
180	-3,079,222	-10,264,075	-14,367,075	-12,056,075	-11,276,075	-10,570,075
200	-3,119,434	-10,398,113	-14,501,113	-12,190,113	-11,410,113	-10,704,113
210	-3,139,539	-10,465,131	-14,568,131	-12,257,131	-11,477,131	-10,771,131
220	-3,159,645	-10,532,150	-14,635,150	-12,324,150	-11,544,150	-10,838,150
230	-3,179,751	-10,599,169	-14,702,169	-12,391,169	-11,611,169	-10,905,169
240	-3,199,856	-10,666,188	-14,769,188	-12,458,188	-11,678,188	-10,972,188
250	-3,219,962	-10,733,207	-14,836,207	-12,525,207	-11,745,207	-11,039,207

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,385,009	-7,950,028	-12,053,028	-9,742,028	-8,962,028	-8,256,028
20	-2,425,220	-8,084,066	-12,187,066	-9,876,066	-9,096,066	-8,390,066
40	-2,465,432	-8,218,107	-12,321,107	-10,010,107	-9,230,107	-8,524,107
50	-2,485,538	-8,285,126	-12,388,126	-10,077,126	-9,297,126	-8,591,126
80	-2,545,855	-8,486,183	-12,589,183	-10,278,183	-9,498,183	-8,792,183
100	-2,586,066	-8,620,220	-12,723,220	-10,412,220	-9,632,220	-8,926,220
120	-2,626,277	-8,754,258	-12,857,258	-10,546,258	-9,766,258	-9,060,258
140	-2,666,489	-8,888,296	-12,991,296	-10,680,296	-9,900,296	-9,194,296
150	-2,686,594	-8,955,315	-13,058,315	-10,747,315	-9,967,315	-9,261,315
180	-2,746,912	-9,156,375	-13,259,375	-10,948,375	-10,168,375	-9,462,375
200	-2,787,124	-9,290,413	-13,393,413	-11,082,413	-10,302,413	-9,596,413
210	-2,807,229	-9,357,431	-13,460,431	-11,149,431	-10,369,431	-9,663,431
220	-2,827,335	-9,424,450	-13,527,450	-11,216,450	-10,436,450	-9,730,450
230	-2,847,441	-9,491,469	-13,594,469	-11,283,469	-10,503,469	-9,797,469
240	-2,867,546	-9,558,488	-13,661,488	-11,350,488	-10,570,488	-9,864,488
250	-2,887,652	-9,625,507	-13,728,507	-11,417,507	-10,637,507	-9,931,507

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,220,392	-7,401,307	-11,804,307	-9,193,307	-8,413,307	-7,707,307
20	-2,260,604	-7,535,345	-11,638,345	-9,327,345	-8,547,345	-7,841,345
40	-2,300,815	-7,669,383	-11,472,383	-9,461,383	-8,681,383	-7,975,383
50	-2,320,921	-7,736,402	-11,839,402	-9,528,402	-8,748,402	-8,042,402
80	-2,381,238	-7,937,458	-12,040,458	-9,729,458	-8,949,458	-8,243,458
100	-2,421,450	-8,071,499	-12,174,499	-9,863,499	-9,083,499	-8,377,499
120	-2,461,661	-8,205,537	-12,308,537	-9,997,537	-9,217,537	-8,511,537
140	-2,501,872	-8,339,575	-12,442,575	-10,131,575	-9,351,575	-8,645,575
150	-2,521,978	-8,406,594	-12,509,594	-10,198,594	-9,418,594	-8,712,594
180	-2,582,295	-8,607,650	-12,710,650	-10,399,650	-9,619,650	-8,913,650
200	-2,622,506	-8,741,688	-12,844,688	-10,533,688	-9,753,688	-9,047,688
210	-2,642,612	-8,808,707	-12,911,707	-10,600,707	-9,820,707	-9,114,707
220	-2,662,718	-8,875,726	-12,978,726	-10,667,726	-9,887,726	-9,181,726
230	-2,682,824	-8,942,748	-13,045,748	-10,734,748	-9,954,748	-9,248,748
240	-2,702,930	-9,009,767	-13,112,767	-10,801,767	-10,021,767	-9,315,767
250	-2,723,036	-9,076,786	-13,179,786	-10,868,786	-10,088,786	-9,382,786

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,137,314	-7,124,382	-11,227,382	-8,916,382	-8,136,382	-7,430,382
20	-2,177,526	-7,258,419	-11,361,419	-9,050,419	-8,270,419	-7,564,419
40	-2,217,737	-7,392,457	-11,495,457	-9,184,457	-8,404,457	-7,698,457
50	-2,237,843	-7,459,476	-11,562,476	-9,251,476	-8,471,476	-7,765,476
80	-2,298,161	-7,660,536	-11,763,536	-9,452,536	-8,672,536	-7,966,536
100	-2,338,372	-7,794,574	-11,897,574	-9,586,574	-8,806,574	-8,100,574
120	-2,378,583	-7,928,611	-12,031,611	-9,720,611	-8,940,611	-8,234,611
140	-2,418,795	-8,062,649	-12,165,649	-9,854,649	-9,074,649	-8,368,649
150	-2,438,900	-8,129,668	-12,232,668	-9,921,668	-9,141,668	-8,435,668
180	-2,499,217	-8,330,725	-12,433,725	-10,122,725	-9,342,725	-8,636,725
200	-2,539,429	-8,464,762	-12,567,762	-10,256,762	-9,476,762	-8,770,762
210	-2,559,535	-8,531,785	-12,634,785	-10,323,785	-9,543,785	-8,837,785
220	-2,579,641	-8,598,803	-12,701,803	-10,390,803	-9,610,803	-8,904,803
230	-2,599,747	-8,665,822	-12,768,822	-10,457,822	-9,677,822	-8,971,822
240	-2,619,852	-8,732,841	-12,835,841	-10,524,841	-9,744,841	-9,038,841
250	-2,639,958	-8,799,860	-12,902,860	-10,591,860	-9,811,860	-9,105,860

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,723,465	-5,744,883	-9,847,883	-7,536,883	-6,756,883	-6,050,883
20	-1,763,676	-5,878,921	-9,981,921	-7,670,921	-6,890,921	-6,184,921
40	-1,803,889	-6,012,962	-10,115,962	-7,804,962	-7,024,962	-6,318,962
50	-1,823,994	-6,079,981	-10,182,981	-7,871,981	-7,091,981	-6,385,981
80	-1,884,311	-6,281,037	-10,384,037	-8,073,037	-7,293,037	-6,587,037
100	-1,924,523	-6,415,075	-10,518,075	-8,207,075	-7,427,075	-6,721,075
120	-1,964,734	-6,549,113	-10,652,113	-8,341,113	-7,561,113	-6,855,113
140	-2,004,945	-6,683,150	-10,786,150	-8,475,150	-7,695,150	-6,989,150
150	-2,025,051	-6,750,169	-10,853,169	-8,542,169	-7,762,169	-7,056,169
180	-2,085,369	-6,951,229	-11,054,229	-8,743,229	-7,963,229	-7,257,229
200	-2,125,580	-7,085,267	-11,188,267	-8,877,267	-8,097,267	-7,391,267
210	-2,145,686	-7,152,286	-11,255,286	-8,944,286	-8,164,286	-7,458,286
220	-2,165,791	-7,219,305	-11,322,305	-9,011,305	-8,231,305	-7,525,305
230	-2,185,897	-7,286,324	-11,389,324	-9,078,324	-8,298,324	-7,592,324
240	-2,206,003	-7,353,343	-11,456,343	-9,145,343	-8,365,343	-7,659,343
250	-2,226,108	-7,420,361	-11,523,361	-9,212,361	-8,432,361	-7,726,361

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,475,771	-4,919,236	-9,022,236	-6,711,236	-5,931,236	-5,225,236
20	-1,515,982	-5,053,274	-9,156,274	-6,845,274	-6,065,274	-5,359,274
40	-1,556,193	-5,187,312	-9,290,312	-6,979,312	-6,199,312	-5,493,312
50	-1,576,299	-5,254,330	-9,357,330	-7,046,330	-6,266,330	-5,560,330
80	-1,636,617	-5,455,390	-9,558,390	-7,247,390	-6,467,390	-5,761,390
100	-1,676,828	-5,589,428	-9,692,428	-7,381,428	-6,601,428	-5,895,428
120	-1,717,040	-5,723,466	-9,826,466	-7,515,466	-6,735,466	-6,029,466
140	-1,757,251	-5,857,504	-9,960,504	-7,649,504	-6,869,504	-6,163,504
150	-1,777,357	-5,924,522	-10,027,522	-7,716,522	-6,936,522	-6,230,522
180	-1,837,674	-6,125,579	-10,228,579	-7,917,579	-7,137,579	-6,431,579
200	-1,877,885	-6,259,617	-10,362,617	-8,051,617	-7,271,617	-6,565,617
210	-1,897,992	-6,326,639	-10,429,639	-8,118,639	-7,338,639	-6,632,639
220	-1,918,097	-6,393,658	-10,496,658	-8,185,658	-7,405,658	-6,699,658
230	-1,938,203	-6,460,677	-10,563,677	-8,252,677	-7,472,677	-6,766,677
240	-1,958,309	-6,527,696	-10,630,696	-8,319,696	-7,539,696	-6,833,696
250	-1,978,414	-6,594,715	-10,697,715	-8,386,715	-7,606,715	-6,900,715

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,061,921	-3,539,738	-7,642,738	-5,331,738	-4,551,738	-3,845,738
20	-1,102,133	-3,673,775	-7,776,775	-5,465,775	-4,685,775	-3,979,775
40	-1,142,345	-3,807,816	-7,910,816	-5,599,816	-4,819,816	-4,113,816
50	-1,162,451	-3,874,835	-7,977,835	-5,666,835	-4,886,835	-4,180,835
80	-1,222,768	-4,075,892	-8,178,892	-5,867,892	-5,087,892	-4,381,892
100	-1,262,979	-4,209,930	-8,312,930	-6,001,930	-5,221,930	-4,515,930
120	-1,303,190	-4,343,967	-8,446,967	-6,135,967	-5,355,967	-4,649,967
140	-1,343,402	-4,478,005	-8,581,005	-6,270,005	-5,490,005	-4,784,005
150	-1,363,507	-4,545,024	-8,648,024	-6,337,024	-5,557,024	-4,851,024
180	-1,423,825	-4,746,084	-8,849,084	-6,538,084	-5,758,084	-5,052,084
200	-1,464,036	-4,880,122	-8,983,122	-6,672,122	-5,892,122	-5,186,122
210	-1,484,142	-4,947,140	-9,050,140	-6,739,140	-5,959,140	-5,253,140
220	-1,504,248	-5,014,159	-9,117,159	-6,806,159	-6,026,159	-5,320,159
230	-1,524,353	-5,081,178	-9,184,178	-6,873,178	-6,093,178	-5,387,178
240	-1,544,459	-5,148,197	-9,251,197	-6,940,197	-6,160,197	-5,454,197
250	-1,564,565	-5,215,216	-9,318,216	-7,007,216	-6,227,216	-5,521,216

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 8

	Flats and Houses
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,356,330	-1,356,330	-5,459,330	-3,148,330	-2,368,330	-1,662,330
20	-1,427,459	-1,427,459	-5,530,459	-3,219,459	-2,439,459	-1,733,459
40	-1,498,587	-1,498,587	-5,601,587	-3,290,587	-2,510,587	-1,804,587
50	-1,534,152	-1,534,152	-5,637,152	-3,326,152	-2,546,152	-1,840,152
80	-1,640,844	-1,640,844	-5,743,844	-3,432,844	-2,652,844	-1,946,844
100	-1,711,973	-1,711,973	-5,814,973	-3,503,973	-2,723,973	-2,017,973
120	-1,783,101	-1,783,101	-5,886,101	-3,575,101	-2,795,101	-2,089,101
140	-1,854,230	-1,854,230	-5,957,230	-3,646,230	-2,866,230	-2,160,230
150	-1,889,794	-1,889,794	-5,992,794	-3,681,794	-2,901,794	-2,195,794
180	-1,996,487	-1,996,487	-6,099,487	-3,788,487	-3,008,487	-2,302,487
200	-2,067,616	-2,067,616	-6,170,616	-3,859,616	-3,079,616	-2,373,616
210	-2,103,180	-2,103,180	-6,206,180	-3,895,180	-3,115,180	-2,409,180
220	-2,138,744	-2,138,744	-6,241,744	-3,930,744	-3,150,744	-2,444,744
230	-2,174,308	-2,174,308	-6,277,308	-3,966,308	-3,186,308	-2,480,308
240	-2,209,873	-2,209,873	-6,312,873	-4,001,873	-3,221,873	-2,515,873
250	-2,245,437	-2,245,437	-6,348,437	-4,037,437	-3,257,437	-2,551,437

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-780,476	-780,476	-4,883,476	-2,572,476	-1,792,476	-1,086,476
20	-851,605	-851,605	-4,954,605	-2,643,605	-1,863,605	-1,157,605
40	-922,733	-922,733	-5,025,733	-2,714,733	-1,934,733	-1,228,733
50	-958,298	-958,298	-5,061,298	-2,750,298	-1,970,298	-1,264,298
80	-1,064,990	-1,064,990	-5,167,990	-2,856,990	-2,076,990	-1,370,990
100	-1,136,119	-1,136,119	-5,239,119	-2,928,119	-2,148,119	-1,442,119
120	-1,207,247	-1,207,247	-5,310,247	-2,999,247	-2,219,247	-1,513,247
140	-1,278,376	-1,278,376	-5,381,376	-3,070,376	-2,290,376	-1,584,376
150	-1,313,940	-1,313,940	-5,416,940	-3,105,940	-2,325,940	-1,619,940
180	-1,420,633	-1,420,633	-5,523,633	-3,212,633	-2,432,633	-1,726,633
200	-1,491,762	-1,491,762	-5,594,762	-3,283,762	-2,503,762	-1,797,762
210	-1,527,326	-1,527,326	-5,630,326	-3,319,326	-2,539,326	-1,833,326
220	-1,562,890	-1,562,890	-5,665,890	-3,354,890	-2,574,890	-1,868,890
230	-1,598,454	-1,598,454	-5,701,454	-3,390,454	-2,610,454	-1,904,454
240	-1,634,019	-1,634,019	-5,737,019	-3,426,019	-2,646,019	-1,940,019
250	-1,669,583	-1,669,583	-5,772,583	-3,461,583	-2,681,583	-1,975,583

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-201,944	-201,944	-4,304,944	-1,993,944	-1,213,944	-507,944
20	-273,073	-273,073	-4,376,073	-2,065,073	-1,285,073	-579,073
40	-344,201	-344,201	-4,447,201	-2,136,201	-1,356,201	-650,201
50	-379,765	-379,765	-4,482,765	-2,171,765	-1,391,765	-685,765
80	-486,458	-486,458	-4,589,458	-2,278,458	-1,498,458	-792,458
100	-557,587	-557,587	-4,660,587	-2,349,587	-1,569,587	-863,587
120	-628,715	-628,715	-4,731,715	-2,420,715	-1,640,715	-934,715
140	-699,844	-699,844	-4,802,844	-2,491,844	-1,711,844	-1,005,844
150	-735,408	-735,408	-4,838,408	-2,527,408	-1,747,408	-1,041,408
180	-842,101	-842,101	-4,945,101	-2,634,101	-1,854,101	-1,148,101
200	-913,229	-913,229	-5,016,229	-2,705,229	-1,925,229	-1,219,229
210	-948,794	-948,794	-5,051,794	-2,740,794	-1,960,794	-1,254,794
220	-984,357	-984,357	-5,087,357	-2,776,357	-1,996,357	-1,290,357
230	-1,019,921	-1,019,921	-5,122,921	-2,811,921	-2,031,921	-1,325,921
240	-1,055,486	-1,055,486	-5,158,486	-2,847,486	-2,067,486	-1,361,486
250	-1,091,050	-1,091,050	-5,194,050	-2,883,050	-2,103,050	-1,397,050

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	83,282	83,282	-4,019,718	-1,708,718	-928,718	-222,718
20	13,298	13,298	-4,089,702	-1,778,702	-998,702	-292,702
40	-57,613	-57,613	-4,160,613	-1,849,613	-1,069,613	-363,613
50	-93,177	-93,177	-4,196,177	-1,885,177	-1,105,177	-399,177
80	-199,870	-199,870	-4,302,870	-1,991,870	-1,211,870	-505,870
100	-270,998	-270,998	-4,373,998	-2,062,998	-1,282,998	-576,998
120	-342,127	-342,127	-4,445,127	-2,134,127	-1,354,127	-648,127
140	-413,255	-413,255	-4,516,255	-2,205,255	-1,425,255	-719,255
150	-448,820	-448,820	-4,551,820	-2,240,820	-1,460,820	-754,820
180	-555,512	-555,512	-4,658,512	-2,347,512	-1,567,512	-861,512
200	-626,641	-626,641	-4,729,641	-2,418,641	-1,638,641	-932,641
210	-662,205	-662,205	-4,765,205	-2,454,205	-1,674,205	-968,205
220	-697,770	-697,770	-4,800,770	-2,489,770	-1,709,770	-1,003,770
230	-733,334	-733,334	-4,836,334	-2,525,334	-1,745,334	-1,039,334
240	-768,898	-768,898	-4,871,898	-2,560,898	-1,780,898	-1,074,898
250	-804,462	-804,462	-4,907,462	-2,596,462	-1,816,462	-1,110,462

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	225,587	225,587	-3,877,413	-1,566,413	-786,413	-80,413
20	155,603	155,603	-3,947,397	-1,636,397	-856,397	-150,397
40	85,619	85,619	-4,017,381	-1,706,381	-926,381	-220,381
50	50,628	50,628	-4,052,372	-1,741,372	-961,372	-255,372
80	-55,237	-55,237	-4,158,237	-1,847,237	-1,067,237	-361,237
100	-126,366	-126,366	-4,229,366	-1,918,366	-1,138,366	-432,366
120	-197,494	-197,494	-4,300,494	-1,989,494	-1,209,494	-503,494
140	-268,623	-268,623	-4,371,623	-2,060,623	-1,280,623	-574,623
150	-304,187	-304,187	-4,407,187	-2,096,187	-1,316,187	-610,187
180	-410,880	-410,880	-4,513,880	-2,202,880	-1,422,880	-716,880
200	-482,008	-482,008	-4,585,008	-2,274,008	-1,494,008	-788,008
210	-517,572	-517,572	-4,620,572	-2,309,572	-1,529,572	-823,572
220	-553,137	-553,137	-4,656,137	-2,345,137	-1,565,137	-859,137
230	-588,701	-588,701	-4,691,701	-2,380,701	-1,600,701	-894,701
240	-624,265	-624,265	-4,727,265	-2,416,265	-1,636,265	-930,265
250	-659,830	-659,830	-4,762,830	-2,451,830	-1,671,830	-965,830

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	928,468	928,468	-3,174,532	-863,532	-83,532	622,468
20	859,610	859,610	-3,243,390	-932,390	-152,390	553,610
40	790,752	790,752	-3,312,248	-1,001,248	-221,248	484,752
50	756,323	756,323	-3,346,677	-1,035,677	-255,677	450,323
80	653,037	653,037	-3,449,963	-1,138,963	-358,963	347,037
100	584,179	584,179	-3,518,821	-1,207,821	-427,821	278,179
120	514,577	514,577	-3,588,423	-1,277,423	-497,423	208,577
140	444,593	444,593	-3,658,407	-1,347,407	-567,407	138,593
150	409,601	409,601	-3,693,399	-1,382,399	-602,399	103,601
180	304,625	304,625	-3,798,375	-1,487,375	-707,375	-1,375
200	234,641	234,641	-3,868,359	-1,557,359	-777,359	-71,359
210	199,649	199,649	-3,903,351	-1,592,351	-812,351	-106,351
220	164,657	164,657	-3,938,343	-1,627,343	-847,343	-141,343
230	129,665	129,665	-3,973,335	-1,662,335	-882,335	-176,335
240	94,674	94,674	-4,008,326	-1,697,326	-917,326	-211,326
250	59,681	59,681	-4,043,319	-1,732,319	-952,319	-246,319

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,343,842	1,343,842	-2,759,158	-448,158	331,842	1,037,842
20	1,276,093	1,276,093	-2,826,907	-515,907	264,093	970,093
40	1,208,343	1,208,343	-2,894,657	-583,657	196,343	902,343
50	1,174,290	1,174,290	-2,928,710	-617,710	162,290	868,290
80	1,071,003	1,071,003	-3,031,997	-720,997	59,003	765,003
100	1,002,146	1,002,146	-3,100,854	-789,854	-9,854	696,146
120	933,287	933,287	-3,169,713	-858,713	-78,713	627,287
140	864,430	864,430	-3,238,570	-927,570	-147,570	558,430
150	830,001	830,001	-3,272,999	-961,999	-181,999	524,001
180	726,714	726,714	-3,376,286	-1,065,286	-285,286	420,714
200	657,857	657,857	-3,445,143	-1,134,143	-354,143	351,857
210	623,428	623,428	-3,479,572	-1,168,572	-388,572	317,428
220	588,939	588,939	-3,514,061	-1,203,061	-423,061	282,939
230	553,947	553,947	-3,549,053	-1,238,053	-458,053	247,947
240	518,955	518,955	-3,584,045	-1,273,045	-493,045	212,955
250	483,963	483,963	-3,619,037	-1,308,037	-528,037	177,963

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,031,127	2,031,127	-2,071,873	239,127	1,019,127	1,725,127
20	1,964,468	1,964,468	-2,138,532	172,468	952,468	1,658,468
40	1,897,158	1,897,158	-2,205,842	105,158	885,158	1,591,158
50	1,863,283	1,863,283	-2,239,717	71,283	851,283	1,557,283
80	1,761,659	1,761,659	-2,341,341	-30,341	749,659	1,455,659
100	1,693,909	1,693,909	-2,409,091	-98,091	681,909	1,387,909
120	1,626,159	1,626,159	-2,476,841	-165,841	614,159	1,320,159
140	1,558,409	1,558,409	-2,544,591	-233,591	546,409	1,252,409
150	1,524,535	1,524,535	-2,578,465	-267,465	512,535	1,218,535
180	1,422,910	1,422,910	-2,680,090	-369,090	410,910	1,116,910
200	1,355,160	1,355,160	-2,747,840	-436,840	343,160	1,049,160
210	1,321,285	1,321,285	-2,781,715	-470,715	309,285	1,015,285
220	1,287,340	1,287,340	-2,815,660	-504,660	275,340	981,340
230	1,252,912	1,252,912	-2,850,088	-539,088	240,912	946,912
240	1,218,483	1,218,483	-2,884,517	-573,517	206,483	912,483
250	1,184,053	1,184,053	-2,918,947	-607,947	172,053	878,053

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	30%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-184,524	-92,262	-4,195,262	-1,884,262	-1,104,262	-398,262
20	-313,084	-156,542	-4,259,542	-1,948,542	-1,168,542	-462,542
40	-441,645	-220,822	-4,323,822	-2,012,822	-1,232,822	-526,822
50	-505,926	-252,963	-4,355,963	-2,044,963	-1,264,963	-558,963
80	-698,767	-349,383	-4,452,383	-2,141,383	-1,361,383	-655,383
100	-827,328	-413,664	-4,516,664	-2,205,664	-1,425,664	-719,664
120	-955,889	-477,944	-4,580,944	-2,269,944	-1,489,944	-783,944
140	-1,084,449	-542,225	-4,645,225	-2,334,225	-1,554,225	-848,225
150	-1,148,729	-574,365	-4,677,365	-2,366,365	-1,586,365	-880,365
180	-1,341,571	-670,785	-4,773,785	-2,462,785	-1,682,785	-976,785
200	-1,470,131	-735,066	-4,838,066	-2,527,066	-1,747,066	-1,041,066
210	-1,534,413	-767,206	-4,870,206	-2,559,206	-1,779,206	-1,073,206
220	-1,598,693	-799,346	-4,902,346	-2,591,346	-1,811,346	-1,105,346
230	-1,662,973	-831,487	-4,934,487	-2,623,487	-1,843,487	-1,137,487
240	-1,727,253	-863,627	-4,966,627	-2,655,627	-1,875,627	-1,169,627
250	-1,791,534	-895,767	-4,998,767	-2,687,767	-1,907,767	-1,201,767

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	800,620	400,310	-3,702,690	-1,391,690	-611,690	94,310
20	676,163	338,082	-3,764,918	-1,453,918	-673,918	32,082
40	551,707	275,853	-3,827,147	-1,516,147	-736,147	-30,147
50	489,450	244,725	-3,858,275	-1,547,275	-767,275	-61,275
80	299,711	149,856	-3,953,144	-1,642,144	-862,144	-156,144
100	173,220	86,610	-4,016,390	-1,705,390	-925,390	-219,390
120	46,728	23,364	-4,079,636	-1,768,636	-988,636	-282,636
140	-81,069	-40,535	-4,143,535	-1,832,535	-1,052,535	-346,535
150	-145,350	-72,675	-4,175,675	-1,864,675	-1,084,675	-378,675
180	-336,190	-169,095	-4,272,095	-1,961,095	-1,181,095	-475,095
200	-466,752	-233,376	-4,336,376	-2,025,376	-1,245,376	-539,376
210	-531,032	-265,516	-4,368,516	-2,057,516	-1,277,516	-571,516
220	-595,312	-297,656	-4,400,656	-2,089,656	-1,309,656	-603,656
230	-659,592	-329,796	-4,432,796	-2,121,796	-1,341,796	-635,796
240	-723,873	-361,936	-4,464,936	-2,153,936	-1,373,936	-667,936
250	-788,154	-394,077	-4,497,077	-2,186,077	-1,406,077	-700,077

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,763,714	881,857	-3,221,143	-910,143	-130,143	575,857
20	1,643,231	821,615	-3,281,385	-970,385	-190,385	515,615
40	1,521,150	760,575	-3,342,425	-1,031,425	-251,425	454,575
50	1,459,923	729,961	-3,373,039	-1,062,039	-282,039	423,961
80	1,276,242	638,121	-3,464,879	-1,153,879	-373,879	332,121
100	1,153,788	576,894	-3,526,106	-1,215,106	-435,106	270,894
120	1,030,534	515,267	-3,587,733	-1,276,733	-496,733	209,267
140	906,077	453,039	-3,649,961	-1,338,961	-558,961	147,039
150	843,848	421,924	-3,681,076	-1,370,076	-590,076	115,924
180	657,164	328,582	-3,774,418	-1,463,418	-683,418	22,582
200	532,585	266,293	-3,836,707	-1,525,707	-745,707	-39,707
210	469,339	234,670	-3,868,330	-1,557,330	-777,330	-71,330
220	406,093	203,047	-3,899,953	-1,588,953	-808,953	-102,953
230	342,847	171,423	-3,931,577	-1,620,577	-840,577	-134,577
240	279,602	139,801	-3,963,199	-1,652,199	-872,199	-166,199
250	216,356	108,178	-3,994,822	-1,683,822	-903,822	-197,822

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,234,011	1,117,006	-2,985,994	-674,994	105,006	811,006
20	2,113,529	1,056,764	-3,046,236	-735,236	44,764	750,764
40	1,993,045	996,522	-3,106,478	-795,478	-15,478	690,522
50	1,932,803	966,402	-3,136,598	-825,598	-45,598	660,402
80	1,752,079	876,039	-3,226,961	-915,961	-135,961	570,039
100	1,630,588	815,294	-3,287,706	-976,706	-196,706	509,294
120	1,508,134	754,067	-3,348,933	-1,037,933	-257,933	448,067
140	1,385,680	692,840	-3,410,160	-1,099,160	-319,160	386,840
150	1,324,453	662,227	-3,440,773	-1,129,773	-349,773	356,227
180	1,140,772	570,386	-3,532,614	-1,221,614	-441,614	264,386
200	1,016,512	508,256	-3,594,744	-1,283,744	-503,744	202,256
210	954,284	477,142	-3,625,858	-1,314,858	-534,858	171,142
220	892,056	446,028	-3,656,972	-1,345,972	-565,972	140,028
230	829,828	414,914	-3,688,086	-1,377,086	-597,086	108,914
240	767,599	383,800	-3,719,200	-1,408,200	-628,200	77,800
250	705,371	352,686	-3,750,314	-1,439,314	-659,314	46,686

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,468,705	1,234,352	-2,868,648	-557,648	222,352	928,352
20	2,350,161	1,175,080	-2,927,920	-616,920	163,080	869,080
40	2,230,391	1,115,195	-2,987,805	-676,805	103,195	809,195
50	2,170,149	1,085,075	-3,017,925	-706,925	73,075	779,075
80	1,988,425	994,712	-3,108,288	-797,288	-17,288	688,712
100	1,868,941	934,471	-3,168,529	-857,529	-77,529	628,471
120	1,748,458	874,229	-3,228,771	-917,771	-137,771	568,229
140	1,628,308	813,154	-3,289,846	-978,846	-198,846	507,154
150	1,565,081	782,541	-3,320,459	-1,009,459	-229,459	476,541
180	1,381,401	690,700	-3,412,300	-1,101,300	-321,300	384,700
200	1,258,947	629,473	-3,473,527	-1,162,527	-382,527	323,473
210	1,197,720	598,860	-3,504,140	-1,193,140	-413,140	292,860
220	1,136,219	568,110	-3,534,890	-1,223,890	-443,890	262,110
230	1,073,990	536,995	-3,566,005	-1,255,005	-475,005	230,995
240	1,011,763	505,881	-3,597,119	-1,286,119	-506,119	199,881
250	949,534	474,767	-3,628,233	-1,317,233	-537,233	168,767

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,628,725	1,814,363	-2,288,637	22,363	802,363	1,508,363
20	3,512,089	1,756,045	-2,346,955	-35,955	744,045	1,450,045
40	3,395,452	1,697,726	-2,405,274	-94,274	685,726	1,391,726
50	3,337,134	1,668,567	-2,434,433	-123,433	656,567	1,362,567
80	3,161,759	1,580,880	-2,522,120	-211,120	568,880	1,274,880
100	3,043,215	1,521,607	-2,581,393	-270,393	509,607	1,215,607
120	2,924,670	1,462,335	-2,640,665	-329,665	450,335	1,156,335
140	2,806,126	1,403,063	-2,699,937	-388,937	391,063	1,097,063
150	2,746,853	1,373,427	-2,729,573	-418,573	361,427	1,067,427
180	2,568,037	1,284,519	-2,818,481	-507,481	272,519	978,519
200	2,448,861	1,224,430	-2,878,570	-567,570	212,430	918,430
210	2,388,619	1,194,310	-2,908,690	-597,690	182,310	888,310
220	2,328,377	1,164,189	-2,938,811	-627,811	152,189	858,189
230	2,268,136	1,134,068	-2,968,932	-657,932	122,068	828,068
240	2,207,894	1,103,947	-2,999,053	-688,053	91,947	797,947
250	2,147,653	1,073,826	-3,029,174	-718,174	61,826	767,826

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,314,599	2,157,300	-1,945,700	365,300	1,145,300	1,851,300
20	4,199,839	2,099,920	-2,003,080	307,920	1,087,920	1,793,920
40	4,085,079	2,042,540	-2,060,460	250,540	1,030,540	1,736,540
50	4,027,430	2,013,715	-2,089,285	221,715	1,001,715	1,707,715
80	3,852,475	1,926,237	-2,176,763	134,237	914,237	1,620,237
100	3,735,837	1,867,919	-2,235,081	75,919	855,919	1,561,919
120	3,619,201	1,809,600	-2,293,400	17,600	797,600	1,503,600
140	3,502,564	1,751,282	-2,351,718	-40,718	739,282	1,445,282
150	3,444,245	1,722,123	-2,380,877	-69,877	710,123	1,416,123
180	3,267,641	1,633,820	-2,469,180	-158,180	621,820	1,327,820
200	3,149,096	1,574,548	-2,528,452	-217,452	562,548	1,268,548
210	3,089,823	1,544,912	-2,558,088	-247,088	532,912	1,238,912
220	3,030,552	1,515,276	-2,587,724	-276,724	503,276	1,209,276
230	2,971,279	1,485,640	-2,617,360	-306,360	473,640	1,179,640
240	2,912,006	1,456,003	-2,646,997	-335,997	444,003	1,150,003
250	2,852,735	1,426,367	-2,676,633	-365,633	414,367	1,120,367

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,450,278	2,725,139	-1,377,861	933,139	1,713,139	2,419,139
20	5,337,365	2,668,683	-1,434,317	876,683	1,656,683	2,362,683
40	5,224,453	2,612,226	-1,490,774	820,226	1,600,226	2,306,226
50	5,167,996	2,583,998	-1,519,002	791,998	1,571,998	2,277,998
80	4,996,235	2,498,118	-1,604,882	706,118	1,486,118	2,192,118
100	4,881,475	2,440,738	-1,662,262	648,738	1,428,738	2,134,738
120	4,766,715	2,383,358	-1,719,642	591,358	1,371,358	2,077,358
140	4,651,956	2,325,978	-1,777,022	533,978	1,313,978	2,019,978
150	4,594,576	2,297,288	-1,805,712	505,288	1,285,288	1,991,288
180	4,422,436	2,211,218	-1,891,782	419,218	1,199,218	1,905,218
200	4,306,005	2,153,002	-1,949,998	361,002	1,141,002	1,847,002
210	4,247,687	2,123,843	-1,979,157	331,843	1,111,843	1,817,843
220	4,189,368	2,094,684	-2,008,316	302,684	1,082,684	1,788,684
230	4,131,050	2,065,525	-2,037,475	273,525	1,053,525	1,759,525
240	4,072,731	2,036,366	-2,066,634	244,366	1,024,366	1,730,366
250	4,014,413	2,007,206	-2,095,794	215,206	995,206	1,701,206

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary
CIL Test - 20% AH, Social Rent, CSH4

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

Site type T1 - 4 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	150
Area 3	#N/A	#N/A	#N/A	250
Area 4	#N/A	#N/A	50	250
Area 5	#N/A	#N/A	100	250
Area 6	#N/A	#N/A	250	250
Area 7	#N/A	50	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	20
Area 7	#N/A	#N/A	20	140
Area 8	#N/A	100	230	250

Site type T3 - 12 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	150
Area 3	#N/A	#N/A	20	250
Area 4	#N/A	#N/A	100	250
Area 5	#N/A	#N/A	150	250
Area 6	#N/A	20	250	250
Area 7	#N/A	150	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	80
Area 8	#N/A	20	150	250

Site type T5 - 20 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	50
Area 3	#N/A	#N/A	50	240
Area 4	#N/A	#N/A	150	250
Area 5	#N/A	0	180	250
Area 6	#N/A	200	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	120
Area 4	#N/A	#N/A	#N/A	200
Area 5	#N/A	#N/A	20	240
Area 6	#N/A	0	240	250
Area 7	#N/A	120	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	80
Area 8	#N/A	#N/A	80	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	0
Area 5	#N/A	#N/A	#N/A	50
Area 6	#N/A	#N/A	40	230
Area 7	#N/A	#N/A	150	250
Area 8	#N/A	100	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,876	287,724	-3,815,276	-1,504,276	-724,276	-18,276
20	30,104	248,360	-3,854,640	-1,543,640	-763,640	-57,640
40	26,334	209,004	-3,893,996	-1,582,996	-802,996	-96,996
50	22,949	189,326	-3,913,674	-1,602,674	-822,674	-116,674
80	15,793	130,293	-3,972,707	-1,661,707	-881,707	-175,707
100	11,022	90,929	-4,012,071	-1,701,071	-921,071	-215,071
120	6,251	51,573	-4,051,427	-1,740,427	-960,427	-254,427
140	1,481	12,217	-4,090,783	-1,779,783	-999,783	-293,783
150	-919	-7,582	-4,110,582	-1,799,582	-1,019,582	-313,582
180	-8,193	-67,591	-4,170,591	-1,859,591	-1,079,591	-373,591
200	-13,041	-107,589	-4,210,589	-1,899,589	-1,119,589	-413,589
210	-15,466	-127,592	-4,230,592	-1,919,592	-1,139,592	-433,592
220	-17,890	-147,595	-4,250,595	-1,939,595	-1,159,595	-453,595
230	-20,314	-167,590	-4,270,590	-1,959,590	-1,179,590	-473,590
240	-22,739	-187,593	-4,290,593	-1,979,593	-1,199,593	-493,593
250	-25,163	-207,596	-4,310,596	-1,999,596	-1,219,596	-513,596

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£75,990	626,918	-3,476,082	-1,165,082	-385,082	320,918
20	71,220	587,562	-3,515,438	-1,204,438	-424,438	281,562
40	66,449	548,206	-3,554,794	-1,243,794	-463,794	242,206
50	64,064	528,528	-3,574,472	-1,263,472	-483,472	222,528
80	56,907	469,487	-3,633,513	-1,322,513	-542,513	163,487
100	52,137	430,131	-3,672,869	-1,361,869	-581,869	124,131
120	47,367	390,775	-3,712,225	-1,401,225	-621,225	84,775
140	42,595	351,411	-3,751,589	-1,440,589	-660,589	45,411
150	40,210	331,733	-3,771,267	-1,460,267	-680,267	25,733
180	33,055	272,700	-3,830,300	-1,519,300	-739,300	-33,300
200	28,284	233,344	-3,869,656	-1,558,656	-778,656	-72,656
210	25,898	213,658	-3,889,342	-1,578,342	-798,342	-92,342
220	23,513	193,980	-3,909,020	-1,598,020	-818,020	-112,020
230	21,128	174,302	-3,928,698	-1,617,698	-837,698	-131,698
240	18,742	154,624	-3,948,376	-1,637,376	-857,376	-151,376
250	16,357	134,946	-3,968,054	-1,657,054	-877,054	-171,054

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	117,296	967,696	-3,135,304	-824,304	-44,304	661,696
20	112,526	928,340	-3,174,660	-863,660	-83,660	622,340
40	107,755	888,976	-3,214,024	-903,024	-123,024	582,976
50	105,369	869,298	-3,233,702	-922,702	-142,702	563,298
80	98,214	810,265	-3,292,735	-981,735	-201,735	504,265
100	93,443	770,909	-3,332,091	-1,021,091	-241,091	464,909
120	88,672	731,545	-3,371,455	-1,060,455	-280,455	425,545
140	83,902	692,189	-3,410,811	-1,099,811	-319,811	386,189
150	81,517	672,511	-3,430,489	-1,119,489	-339,489	366,511
180	74,361	613,478	-3,489,522	-1,178,522	-398,522	307,478
200	69,590	574,114	-3,528,886	-1,217,886	-437,886	268,114
210	67,204	554,436	-3,548,564	-1,237,564	-457,564	248,436
220	64,819	534,758	-3,568,242	-1,257,242	-477,242	228,758
230	62,434	515,080	-3,587,920	-1,276,920	-496,920	209,080
240	60,049	495,402	-3,607,598	-1,296,598	-516,598	189,402
250	57,664	475,724	-3,627,276	-1,316,276	-536,276	169,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,758	1,136,505	-2,966,495	-655,495	124,505	830,505
20	132,988	1,097,149	-3,005,851	-694,851	85,149	791,149
40	128,217	1,057,793	-3,045,207	-734,207	45,793	751,793
50	125,831	1,038,107	-3,064,893	-753,893	26,107	732,107
80	118,676	979,074	-3,123,926	-812,926	-32,926	673,074
100	113,905	939,718	-3,163,282	-852,282	-72,282	633,718
120	109,134	900,354	-3,202,646	-891,646	-111,646	594,354
140	104,363	860,998	-3,242,002	-931,002	-151,002	554,998
150	101,978	841,320	-3,261,680	-950,680	-170,680	535,320
180	94,823	782,287	-3,320,713	-1,009,713	-229,713	476,287
200	90,051	742,923	-3,360,077	-1,049,077	-269,077	436,923
210	87,666	723,245	-3,379,755	-1,068,755	-288,755	417,245
220	85,281	703,567	-3,399,433	-1,088,433	-308,433	397,567
230	82,896	683,889	-3,419,111	-1,108,111	-328,111	377,889
240	80,510	664,211	-3,438,789	-1,127,789	-347,789	358,211
250	78,125	644,534	-3,458,466	-1,147,466	-367,466	338,534

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,085	1,221,697	-2,881,303	-570,303	209,697	915,697
20	143,314	1,182,341	-2,920,659	-609,659	170,341	876,341
40	138,544	1,142,986	-2,960,014	-649,014	130,986	836,986
50	136,159	1,123,308	-2,979,692	-668,692	111,308	817,308
80	129,002	1,064,266	-3,038,734	-727,734	52,266	758,266
100	124,232	1,024,910	-3,078,090	-767,090	12,910	718,910
120	119,461	985,555	-3,117,445	-806,445	-26,445	679,555
140	114,690	946,191	-3,156,809	-845,809	-65,809	640,191
150	112,305	926,513	-3,176,487	-865,487	-85,487	620,513
180	105,149	867,479	-3,235,521	-924,521	-144,521	561,479
200	100,379	828,124	-3,274,876	-963,876	-183,876	522,124
210	97,992	808,437	-3,294,563	-983,563	-203,563	502,437
220	95,607	788,760	-3,314,240	-1,003,240	-223,240	482,760
230	93,222	769,082	-3,333,918	-1,022,918	-242,918	463,082
240	90,837	749,404	-3,353,596	-1,042,596	-262,596	443,404
250	88,452	729,726	-3,373,274	-1,062,274	-282,274	423,726

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	199,526	1,646,092	-2,456,908	-145,908	634,092	1,340,092
20	194,756	1,606,736	-2,496,264	-185,264	594,736	1,300,736
40	189,985	1,567,372	-2,535,628	-224,628	555,372	1,261,372
50	187,599	1,547,694	-2,555,306	-244,306	535,694	1,241,694
80	180,444	1,488,661	-2,614,339	-303,339	476,661	1,182,661
100	175,673	1,449,305	-2,653,695	-342,695	437,305	1,143,305
120	170,902	1,409,941	-2,693,059	-382,059	397,941	1,103,941
140	166,132	1,370,585	-2,732,415	-421,415	358,585	1,064,585
150	163,746	1,350,907	-2,752,093	-441,093	338,907	1,044,907
180	156,591	1,291,874	-2,811,126	-500,126	279,874	985,874
200	151,819	1,252,510	-2,850,490	-539,490	240,510	946,510
210	149,434	1,232,832	-2,870,168	-559,168	220,832	926,832
220	147,049	1,213,154	-2,889,846	-578,846	201,154	907,154
230	144,664	1,193,476	-2,909,524	-598,524	181,476	887,476
240	142,279	1,173,799	-2,929,201	-618,201	161,799	867,799
250	139,893	1,154,121	-2,948,879	-637,879	142,121	848,121

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	230,314	1,900,093	-2,202,907	108,093	888,093	1,594,093
20	225,544	1,860,738	-2,242,262	68,738	848,738	1,554,738
40	220,774	1,821,382	-2,281,618	29,382	809,382	1,515,382
50	218,388	1,801,704	-2,301,296	9,704	789,704	1,495,704
80	211,232	1,742,662	-2,360,338	-49,338	730,662	1,436,662
100	206,461	1,703,307	-2,399,693	-88,693	691,307	1,397,307
120	201,691	1,663,951	-2,439,049	-128,049	651,951	1,357,951
140	196,920	1,624,587	-2,478,413	-167,413	612,587	1,318,587
150	194,534	1,604,909	-2,498,091	-187,091	592,909	1,298,909
180	187,379	1,545,875	-2,557,125	-246,125	533,875	1,239,875
200	182,608	1,506,520	-2,596,480	-285,480	494,520	1,200,520
210	180,222	1,486,834	-2,616,166	-305,166	474,834	1,180,834
220	177,837	1,467,156	-2,635,844	-324,844	455,156	1,161,156
230	175,452	1,447,478	-2,655,522	-344,522	435,478	1,141,478
240	173,067	1,427,800	-2,675,200	-364,200	415,800	1,121,800
250	170,681	1,408,122	-2,694,878	-383,878	396,122	1,102,122

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	281,756	2,324,488	-1,778,512	532,488	1,312,488	2,018,488
20	276,986	2,285,132	-1,817,868	493,132	1,273,132	1,979,132
40	272,214	2,245,768	-1,857,232	453,768	1,233,768	1,939,768
50	268,829	2,226,090	-1,876,910	434,090	1,214,090	1,920,090
80	262,674	2,167,057	-1,935,943	375,057	1,155,057	1,861,057
100	257,903	2,127,701	-1,975,299	335,701	1,115,701	1,821,701
120	253,132	2,088,337	-2,014,663	296,337	1,076,337	1,782,337
140	248,361	2,048,981	-2,054,019	256,981	1,036,981	1,742,981
150	245,976	2,029,304	-2,073,696	237,304	1,017,304	1,723,304
180	238,821	1,970,270	-2,132,730	178,270	958,270	1,664,270
200	234,049	1,930,906	-2,172,094	138,906	918,906	1,624,906
210	231,664	1,911,228	-2,191,772	119,228	899,228	1,605,228
220	229,279	1,891,550	-2,211,450	99,550	879,550	1,585,550
230	226,894	1,871,873	-2,231,127	79,873	859,873	1,565,873
240	224,508	1,852,195	-2,250,805	60,195	840,195	1,546,195
250	222,123	1,832,517	-2,270,483	40,517	820,517	1,526,517

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-180.605	-3,612.096	-7,715.096	-5,404.096	-4,624.096	-3,918.096
20	-180.671	-3,733.429	-7,836.429	-5,525.429	-4,745.429	-4,039.429
40	-192.739	-3,854.781	-7,957.781	-5,646.781	-4,866.781	-4,160.781
50	-195.772	-3,915.447	-8,018.447	-5,707.447	-4,927.447	-4,221.447
80	-204.873	-4,097.465	-8,200.465	-5,889.465	-5,109.465	-4,403.465
100	-210.940	-4,218.797	-8,321.797	-6,010.797	-5,230.797	-4,524.797
120	-217.007	-4,340.149	-8,443.149	-6,132.149	-5,352.149	-4,646.149
140	-223.074	-4,461.481	-8,564.481	-6,253.481	-5,473.481	-4,767.481
150	-226.107	-4,522.147	-8,625.147	-6,314.147	-5,534.147	-4,828.147
180	-235.208	-4,704.165	-8,807.165	-6,496.165	-5,716.165	-5,010.165
200	-241.275	-4,825.497	-8,928.497	-6,617.497	-5,837.497	-5,131.497
210	-244.309	-4,886.184	-8,989.184	-6,678.184	-5,898.184	-5,192.184
220	-247.342	-4,946.850	-9,049.850	-6,738.850	-5,958.850	-5,252.850
230	-250.376	-5,007.516	-9,110.516	-6,799.516	-6,019.516	-5,313.516
240	-253.409	-5,068.182	-9,171.182	-6,860.182	-6,080.182	-5,374.182
250	-256.443	-5,128.868	-9,231.868	-6,920.868	-6,140.868	-5,434.868

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-129.930	-2,598.604	-6,701.604	-4,390.604	-3,610.604	-2,904.604
20	-135.997	-2,719.936	-6,822.936	-4,511.936	-3,731.936	-3,025.936
40	-142.064	-2,841.268	-6,944.268	-4,633.268	-3,853.268	-3,147.268
50	-145.098	-2,901.954	-7,004.954	-4,693.954	-3,913.954	-3,207.954
80	-154.199	-3,083.972	-7,186.972	-4,875.972	-4,095.972	-3,389.972
100	-160.265	-3,205.304	-7,308.304	-4,997.304	-4,217.304	-3,511.304
120	-166.333	-3,326.656	-7,429.656	-5,118.656	-4,338.656	-3,632.656
140	-172.399	-3,447.988	-7,550.988	-5,239.988	-4,459.988	-3,753.988
150	-175.433	-3,508.654	-7,611.654	-5,300.654	-4,520.654	-3,814.654
180	-184.534	-3,690.672	-7,793.672	-5,482.672	-4,702.672	-3,996.672
200	-190.600	-3,812.005	-7,915.005	-5,604.005	-4,824.005	-4,118.005
210	-193.635	-3,872.691	-7,975.691	-5,664.691	-4,884.691	-4,178.691
220	-196.668	-3,933.357	-8,036.357	-5,725.357	-4,945.357	-4,239.357
230	-199.701	-3,994.023	-8,097.023	-5,786.023	-5,006.023	-4,300.023
240	-202.734	-4,054.689	-8,157.689	-5,846.689	-5,066.689	-4,360.689
250	-205.769	-4,115.375	-8,218.375	-5,907.375	-5,127.375	-4,421.375

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-79.020	-1,580.406	-5,683.406	-3,372.406	-2,592.406	-1,886.406
20	-85.087	-1,701.739	-5,804.739	-3,493.739	-2,713.739	-2,007.739
40	-91.155	-1,823.091	-5,926.091	-3,615.091	-2,835.091	-2,129.091
50	-94.188	-1,883.757	-5,986.757	-3,675.757	-2,895.757	-2,189.757
80	-103.288	-2,065.755	-6,168.755	-3,857.755	-3,077.755	-2,371.755
100	-109.355	-2,187.107	-6,290.107	-3,979.107	-3,199.107	-2,493.107
120	-115.422	-2,308.439	-6,411.439	-4,100.439	-3,320.439	-2,614.439
140	-121.490	-2,429.791	-6,532.791	-4,221.791	-3,441.791	-2,735.791
150	-124.523	-2,490.457	-6,593.457	-4,282.457	-3,502.457	-2,796.457
180	-133.624	-2,672.475	-6,775.475	-4,464.475	-3,684.475	-2,978.475
200	-139.690	-2,793.808	-6,896.808	-4,585.808	-3,805.808	-3,099.808
210	-142.724	-2,854.474	-6,957.474	-4,646.474	-3,866.474	-3,160.474
220	-145.758	-2,915.160	-7,018.160	-4,707.160	-3,927.160	-3,221.160
230	-148.791	-2,975.826	-7,078.826	-4,767.826	-3,987.826	-3,281.826
240	-151.825	-3,036.492	-7,139.492	-4,828.492	-4,048.492	-3,342.492
250	-154.858	-3,097.158	-7,200.158	-4,889.158	-4,109.158	-3,403.158

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-53,800	-1,076,002	-5,179,002	-2,868,002	-2,868,002	-1,382,002
20	-59,868	-1,197,354	-5,300,354	-2,989,354	-2,209,354	-1,503,354
40	-65,934	-1,318,686	-5,421,686	-3,110,686	-2,330,686	-1,624,686
50	-68,969	-1,379,372	-5,482,372	-3,171,372	-2,391,372	-1,685,372
80	-78,069	-1,561,370	-5,664,370	-3,353,370	-2,573,370	-1,867,370
100	-84,136	-1,682,723	-5,785,723	-3,474,723	-2,694,723	-1,988,723
120	-90,203	-1,804,055	-5,907,055	-3,596,055	-2,816,055	-2,110,055
140	-96,270	-1,925,407	-6,028,407	-3,717,407	-2,937,407	-2,231,407
150	-99,304	-1,986,073	-6,089,073	-3,778,073	-2,998,073	-2,292,073
180	-108,404	-2,168,071	-6,271,071	-3,960,071	-3,180,071	-2,474,071
200	-114,471	-2,289,423	-6,392,423	-4,081,423	-3,301,423	-2,595,423
210	-117,504	-2,350,089	-6,453,089	-4,142,089	-3,362,089	-2,656,089
220	-120,538	-2,410,755	-6,513,755	-4,202,755	-3,422,755	-2,716,755
230	-123,572	-2,471,441	-6,574,441	-4,263,441	-3,483,441	-2,777,441
240	-126,605	-2,532,107	-6,635,107	-4,324,107	-3,544,107	-2,838,107
250	-129,639	-2,592,773	-6,695,773	-4,384,773	-3,604,773	-2,898,773

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,073	-821,458	-4,924,458	-2,613,458	-1,833,458	-1,127,458
20	-47,140	-942,810	-5,045,810	-2,734,810	-1,954,810	-1,248,810
40	-53,207	-1,064,142	-5,167,142	-2,856,142	-2,076,142	-1,370,142
50	-56,240	-1,124,808	-5,227,808	-2,916,808	-2,136,808	-1,430,808
80	-65,341	-1,306,826	-5,409,826	-3,098,826	-2,318,826	-1,612,826
100	-71,408	-1,428,158	-5,531,158	-3,220,158	-2,440,158	-1,734,158
120	-77,476	-1,549,510	-5,652,510	-3,341,510	-2,561,510	-1,855,510
140	-83,542	-1,670,843	-5,773,843	-3,462,843	-2,682,843	-1,976,843
150	-86,575	-1,731,509	-5,834,509	-3,523,509	-2,743,509	-2,037,509
180	-95,676	-1,913,527	-6,016,527	-3,705,527	-2,925,527	-2,219,527
200	-101,744	-2,034,879	-6,137,879	-3,826,879	-3,046,879	-2,340,879
210	-104,777	-2,095,545	-6,198,545	-3,887,545	-3,107,545	-2,401,545
220	-107,811	-2,156,211	-6,259,211	-3,948,211	-3,168,211	-2,462,211
230	-110,844	-2,216,877	-6,319,877	-4,008,877	-3,228,877	-2,522,877
240	-113,877	-2,277,543	-6,380,543	-4,069,543	-3,289,543	-2,583,543
250	-116,911	-2,338,229	-6,441,229	-4,130,229	-3,350,229	-2,644,229

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,970	439,391	-3,663,609	-1,352,609	-572,609	133,391
20	16,001	320,011	-3,782,989	-1,471,989	-691,989	14,011
40	10,031	200,612	-3,902,388	-1,591,388	-811,388	-105,388
50	7,046	140,922	-3,962,078	-1,651,078	-871,078	-165,078
80	-1,939	-38,789	-4,141,789	-1,830,789	-1,050,789	-344,789
100	-8,006	-160,121	-4,263,121	-1,952,121	-1,172,121	-466,121
120	-14,073	-281,453	-4,384,453	-2,073,453	-1,293,453	-587,453
140	-20,140	-402,805	-4,505,805	-2,194,805	-1,414,805	-708,805
150	-23,174	-463,471	-4,566,471	-2,255,471	-1,475,471	-769,471
180	-32,274	-645,490	-4,748,490	-2,437,490	-1,657,490	-951,490
200	-38,341	-766,822	-4,869,822	-2,558,822	-1,778,822	-1,072,822
210	-41,375	-827,508	-4,930,508	-2,619,508	-1,839,508	-1,133,508
220	-44,409	-888,174	-4,991,174	-2,680,174	-1,900,174	-1,194,174
230	-47,442	-948,840	-5,051,840	-2,740,840	-1,960,840	-1,254,840
240	-50,475	-1,009,506	-5,112,506	-2,801,506	-2,021,506	-1,315,506
250	-53,509	-1,070,172	-5,173,172	-2,862,172	-2,082,172	-1,376,172

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,306	1,186,114	-2,916,886	-605,886	174,114	880,114
20	53,337	1,066,735	-3,036,265	-725,265	54,735	760,735
40	47,368	947,356	-3,155,644	-844,644	-64,644	641,356
50	44,382	887,646	-3,215,354	-904,354	-124,354	581,646
80	35,429	708,577	-3,394,423	-1,083,423	-303,423	402,577
100	29,459	589,178	-3,513,822	-1,202,822	-422,822	283,178
120	23,490	469,799	-3,633,201	-1,322,201	-542,201	163,799
140	17,520	350,400	-3,752,600	-1,441,600	-661,600	44,400
150	14,535	290,710	-3,812,290	-1,501,290	-721,290	-15,290
180	5,581	111,621	-3,991,379	-1,680,379	-900,379	-194,379
200	-395	-7,893	-4,110,893	-1,799,893	-1,019,893	-313,893
210	-3,428	-68,559	-4,171,559	-1,860,559	-1,080,559	-374,559
220	-6,461	-129,225	-4,232,225	-1,921,225	-1,141,225	-435,225
230	-9,495	-189,891	-4,292,891	-1,981,891	-1,201,891	-495,891
240	-12,529	-250,577	-4,353,577	-2,042,577	-1,262,577	-556,577
250	-15,562	-311,243	-4,414,243	-2,103,243	-1,323,243	-617,243

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£140

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	121,688	2,433,770	-1,669,230	641,770	1,421,770	2,127,770
20	115,719	2,314,371	-1,788,629	522,371	1,302,371	2,008,371
40	109,750	2,194,991	-1,908,009	402,991	1,182,991	1,888,991
50	106,764	2,135,282	-1,967,718	343,282	1,123,282	1,829,282
80	97,811	1,956,213	-2,146,787	164,213	944,213	1,650,213
100	91,841	1,836,814	-2,266,186	44,814	824,814	1,530,814
120	85,872	1,717,434	-2,385,566	-74,566	705,434	1,411,434
140	79,902	1,598,035	-2,504,965	-193,965	586,035	1,292,035
150	76,917	1,538,345	-2,564,655	-253,655	526,345	1,232,345
180	67,963	1,359,257	-2,743,743	-432,743	347,257	1,053,257
200	61,994	1,239,877	-2,863,123	-552,123	227,877	933,877
210	59,009	1,180,188	-2,922,812	-611,812	168,188	874,188
220	56,025	1,120,498	-2,982,502	-671,502	108,498	814,498
230	53,039	1,060,788	-3,042,212	-731,212	48,788	754,788
240	50,055	1,001,099	-3,101,901	-790,901	-10,901	695,099
250	47,070	941,409	-3,161,591	-850,591	-70,591	635,409

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£230	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 3

Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CI amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	95,126	269,522	-3,833,478	-1,522,478	-742,478	-36,478
20	78,015	221,043	-3,881,957	-1,570,957	-790,957	-84,957
40	60,906	172,566	-3,930,434	-1,619,434	-839,434	-133,434
50	52,351	148,327	-3,954,673	-1,643,673	-863,673	-157,673
80	28,686	75,609	-4,027,391	-1,716,391	-936,391	-230,391
100	9,575	27,130	-4,075,870	-1,764,870	-984,870	-278,870
120	-7,658	-21,698	-4,124,698	-1,813,698	-1,033,698	-327,698
140	-25,048	-70,968	-4,173,968	-1,862,968	-1,082,968	-376,968
150	-33,742	-95,602	-4,198,602	-1,887,602	-1,107,602	-401,602
180	-59,827	-169,509	-4,272,509	-1,961,509	-1,181,509	-475,509
200	-77,217	-218,782	-4,321,782	-2,010,782	-1,230,782	-524,782
210	-85,911	-243,416	-4,346,416	-2,035,416	-1,255,416	-549,416
220	-94,607	-268,052	-4,371,052	-2,060,052	-1,280,052	-574,052
230	-103,302	-292,689	-4,395,689	-2,084,689	-1,304,689	-598,689
240	-111,996	-317,323	-4,420,323	-2,109,323	-1,329,323	-623,323
250	-120,692	-341,959	-4,444,959	-2,133,959	-1,353,959	-647,959

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CI amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	236,953	671,368	-3,431,632	-1,120,632	-340,632	365,368
20	219,843	622,889	-3,480,111	-1,169,111	-389,111	316,889
40	202,733	574,409	-3,528,591	-1,217,591	-437,591	268,409
50	194,178	550,171	-3,552,829	-1,241,829	-461,829	244,171
80	168,513	477,452	-3,625,548	-1,314,548	-534,548	171,452
100	151,403	428,976	-3,674,024	-1,363,024	-583,024	122,976
120	134,293	380,496	-3,722,504	-1,411,504	-631,504	74,496
140	117,183	332,019	-3,770,981	-1,459,981	-679,981	26,019
150	108,628	307,781	-3,795,219	-1,484,219	-704,219	1,781
180	82,963	235,063	-3,867,937	-1,556,937	-776,937	-70,937
200	65,853	186,583	-3,916,417	-1,605,417	-825,417	-119,417
210	57,298	162,345	-3,940,655	-1,629,655	-849,655	-143,655
220	48,743	138,106	-3,964,894	-1,653,894	-873,894	-167,894
230	40,189	113,868	-3,989,132	-1,678,132	-898,132	-192,132
240	31,633	89,627	-4,013,373	-1,702,373	-922,373	-216,373
250	23,078	65,388	-4,037,612	-1,726,612	-946,612	-240,612

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CI amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	379,440	1,075,079	-3,027,921	-716,921	63,079	769,079
20	362,330	1,026,602	-3,076,398	-765,398	14,602	720,602
40	345,220	978,123	-3,124,877	-813,877	-33,877	672,123
50	336,665	953,884	-3,149,116	-838,116	-58,116	647,884
80	311,000	881,166	-3,221,834	-910,834	-130,834	575,166
100	293,890	832,689	-3,270,311	-959,311	-179,311	526,689
120	276,780	784,210	-3,318,790	-1,007,790	-227,790	478,210
140	259,670	735,733	-3,367,267	-1,056,267	-276,267	429,733
150	251,116	711,495	-3,391,505	-1,080,505	-300,505	405,495
180	225,451	638,776	-3,464,224	-1,153,224	-373,224	332,776
200	208,340	590,297	-3,512,703	-1,201,703	-421,703	284,297
210	199,785	566,058	-3,536,942	-1,225,942	-445,942	260,058
220	191,231	541,820	-3,561,180	-1,250,180	-470,180	235,820
230	182,675	517,579	-3,585,421	-1,274,421	-494,421	211,579
240	174,120	493,340	-3,609,660	-1,298,660	-518,660	187,340
250	165,565	469,102	-3,633,898	-1,322,898	-542,898	163,102

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	450,025	1,275,070	-2,827,930	-516,930	263,070	969,070
20	432,914	1,226,590	-2,876,410	-565,410	214,590	920,590
40	415,804	1,178,110	-2,924,890	-613,890	166,110	872,110
50	407,249	1,153,872	-2,949,128	-638,128	141,872	847,872
80	381,584	1,081,154	-3,021,846	-710,846	69,154	775,154
100	364,474	1,032,677	-3,070,323	-759,323	20,677	726,677
120	347,364	984,197	-3,118,803	-807,803	-27,803	678,197
140	330,254	935,720	-3,167,280	-856,280	-76,280	629,720
150	321,700	911,482	-3,191,518	-880,518	-100,518	605,482
180	296,034	838,764	-3,264,236	-953,236	-173,236	532,764
200	278,924	790,284	-3,312,716	-1,001,716	-221,716	484,284
210	270,369	766,046	-3,336,954	-1,025,954	-245,954	460,046
220	261,814	741,808	-3,361,192	-1,050,192	-270,192	435,808
230	253,260	717,569	-3,385,431	-1,074,431	-294,431	411,569
240	244,704	693,328	-3,409,672	-1,098,672	-318,672	387,328
250	236,149	669,089	-3,433,911	-1,122,911	-342,911	363,089

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	485,646	1,375,996	-2,727,004	-416,004	363,996	1,069,996
20	468,536	1,327,519	-2,775,481	-464,481	315,519	1,021,519
40	451,426	1,279,039	-2,823,961	-512,961	267,039	973,039
50	442,871	1,254,801	-2,848,199	-537,199	242,801	948,801
80	417,206	1,182,083	-2,920,917	-609,917	170,083	876,083
100	400,096	1,133,606	-2,969,394	-658,394	121,606	827,606
120	382,986	1,085,126	-3,017,874	-706,874	73,126	779,126
140	365,876	1,036,650	-3,066,350	-755,350	24,650	730,650
150	357,321	1,012,408	-3,090,592	-779,592	408	706,408
180	331,656	939,693	-3,163,307	-852,307	-72,307	633,693
200	314,546	891,214	-3,211,786	-900,786	-120,786	585,214
210	305,991	866,975	-3,236,025	-925,025	-145,025	560,975
220	297,436	842,737	-3,260,263	-949,263	-169,263	536,737
230	288,881	818,495	-3,284,505	-973,505	-193,505	512,495
240	280,326	794,257	-3,308,743	-997,743	-217,743	488,257
250	271,771	770,019	-3,332,981	-1,021,981	-241,981	464,019

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	663,095	1,878,768	-2,224,232	86,768	866,768	1,572,768
20	645,985	1,830,291	-2,272,709	38,291	818,291	1,524,291
40	628,875	1,781,812	-2,321,188	-10,188	769,812	1,475,812
50	620,320	1,757,573	-2,345,427	-34,427	745,573	1,451,573
80	594,655	1,684,855	-2,418,145	-107,145	672,855	1,378,855
100	577,545	1,636,378	-2,466,622	-155,622	624,378	1,330,378
120	560,435	1,587,899	-2,515,101	-204,101	575,899	1,281,899
140	543,325	1,539,422	-2,563,578	-252,578	527,422	1,233,422
150	534,771	1,515,183	-2,587,817	-276,817	503,183	1,209,183
180	509,105	1,442,465	-2,660,535	-349,535	430,465	1,136,465
200	491,995	1,393,986	-2,709,014	-398,014	381,986	1,087,986
210	483,440	1,369,747	-2,733,253	-422,253	357,747	1,063,747
220	474,885	1,345,509	-2,757,491	-446,491	333,509	1,039,509
230	466,331	1,321,270	-2,781,730	-470,730	309,270	1,015,270
240	457,775	1,297,029	-2,805,971	-494,971	285,029	991,029
250	449,220	1,272,791	-2,830,209	-519,209	260,791	966,791

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	769,301	2,179,685	-1,923,315	387,685	1,167,685	1,873,685
20	752,191	2,131,208	-1,971,792	339,208	1,119,208	1,825,208
40	735,081	2,082,728	-2,020,272	290,728	1,070,728	1,776,728
50	726,526	2,058,490	-2,044,510	266,490	1,046,490	1,752,490
80	700,861	1,985,772	-2,117,228	193,772	973,772	1,679,772
100	683,751	1,937,295	-2,165,705	145,295	925,295	1,631,295
120	666,641	1,888,815	-2,214,185	96,815	876,815	1,582,815
140	649,531	1,840,339	-2,262,661	48,339	828,339	1,534,339
150	640,976	1,816,097	-2,286,903	24,097	804,097	1,510,097
180	615,311	1,743,382	-2,359,618	-48,618	731,382	1,437,382
200	598,201	1,694,902	-2,408,098	-97,098	682,902	1,388,902
210	589,646	1,670,664	-2,432,336	-121,336	658,664	1,364,664
220	581,091	1,646,426	-2,456,574	-145,574	634,426	1,340,426
230	572,536	1,622,184	-2,480,816	-169,816	610,184	1,316,184
240	563,981	1,597,946	-2,505,054	-194,054	585,946	1,291,946
250	555,426	1,573,708	-2,529,292	-218,292	561,708	1,267,708

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	946,751	2,682,460	-1,420,540	890,460	1,670,460	2,376,460
20	929,640	2,633,980	-1,469,020	841,980	1,621,980	2,327,980
40	912,530	2,585,500	-1,517,500	793,500	1,573,500	2,279,500
50	903,975	2,561,262	-1,541,738	769,262	1,549,262	2,255,262
80	878,310	2,488,544	-1,614,456	696,544	1,476,544	2,182,544
100	861,200	2,440,067	-1,662,933	648,067	1,428,067	2,134,067
120	844,090	2,391,588	-1,711,412	599,588	1,379,588	2,085,588
140	828,980	2,343,111	-1,759,889	551,111	1,331,111	2,037,111
150	818,426	2,318,872	-1,784,128	526,872	1,306,872	2,012,872
180	792,760	2,246,154	-1,856,846	454,154	1,234,154	1,940,154
200	775,650	2,197,675	-1,905,325	405,675	1,185,675	1,891,675
210	767,095	2,173,436	-1,929,564	381,436	1,161,436	1,867,436
220	758,540	2,149,198	-1,953,802	357,198	1,137,198	1,843,198
230	749,986	2,124,959	-1,978,041	332,959	1,112,959	1,818,959
240	741,430	2,100,718	-2,002,282	308,718	1,088,718	1,794,718
250	732,875	2,076,480	-2,026,520	284,480	1,064,480	1,770,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 4

Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-465,558	-3,869,948	-7,972,948	-5,661,948	-4,881,948	-4,175,948
20	-479,955	-3,989,623	-8,092,623	-5,781,623	-5,001,623	-4,295,623
40	-494,351	-4,109,289	-8,212,289	-5,901,289	-5,121,289	-4,415,289
50	-501,549	-4,169,126	-8,272,126	-5,961,126	-5,181,126	-4,475,126
80	-523,143	-4,348,629	-8,451,629	-6,140,629	-5,360,629	-4,654,629
100	-537,540	-4,468,304	-8,571,304	-6,260,304	-5,480,304	-4,774,304
120	-551,937	-4,587,978	-8,690,978	-6,379,978	-5,599,978	-4,893,978
140	-566,333	-4,707,644	-8,810,644	-6,499,644	-5,719,644	-5,013,644
150	-573,532	-4,767,482	-8,870,482	-6,559,482	-5,779,482	-5,073,482
180	-595,126	-4,946,985	-9,049,985	-6,738,985	-5,958,985	-5,252,985
200	-609,523	-5,066,659	-9,169,659	-6,858,659	-6,078,659	-5,372,659
210	-616,721	-5,126,497	-9,229,497	-6,918,497	-6,138,497	-5,432,497
220	-623,920	-5,186,334	-9,289,334	-6,978,334	-6,198,334	-5,492,334
230	-631,117	-5,246,163	-9,349,163	-7,038,163	-6,258,163	-5,552,163
240	-638,316	-5,306,000	-9,409,000	-7,098,000	-6,318,000	-5,612,000
250	-645,514	-5,365,837	-9,468,837	-7,157,837	-6,377,837	-5,671,837

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-347,399	-2,887,752	-6,990,752	-4,679,752	-3,899,752	-3,193,752
20	-361,796	-3,007,427	-7,110,427	-4,799,427	-4,019,427	-3,313,427
40	-376,192	-3,127,093	-7,230,093	-4,919,093	-4,139,093	-3,433,093
50	-383,390	-3,186,930	-7,289,930	-4,978,930	-4,198,930	-3,492,930
80	-404,985	-3,366,442	-7,469,442	-5,158,442	-4,378,442	-3,672,442
100	-419,381	-3,486,108	-7,589,108	-5,278,108	-4,498,108	-3,792,108
120	-433,778	-3,605,782	-7,708,782	-5,397,782	-4,617,782	-3,911,782
140	-448,174	-3,725,448	-7,828,448	-5,517,448	-4,737,448	-4,031,448
150	-455,373	-3,785,286	-7,888,286	-5,577,286	-4,797,286	-4,091,286
180	-476,968	-3,964,797	-8,067,797	-5,756,797	-4,976,797	-4,270,797
200	-491,364	-4,084,463	-8,187,463	-5,876,463	-5,096,463	-4,390,463
210	-498,562	-4,144,301	-8,247,301	-5,936,301	-5,156,301	-4,450,301
220	-505,761	-4,204,138	-8,307,138	-5,996,138	-5,216,138	-4,510,138
230	-512,959	-4,263,975	-8,366,975	-6,055,975	-5,275,975	-4,569,975
240	-520,157	-4,323,804	-8,426,804	-6,115,804	-5,335,804	-4,629,804
250	-527,355	-4,383,641	-8,486,641	-6,175,641	-5,395,641	-4,689,641

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-228,690	-1,900,989	-6,003,989	-3,692,989	-2,912,989	-2,206,989
20	-243,087	-2,020,664	-6,123,664	-3,812,664	-3,032,664	-2,326,664
40	-257,483	-2,140,330	-6,243,330	-3,932,330	-3,152,330	-2,446,330
50	-264,682	-2,200,167	-6,303,167	-3,992,167	-3,212,167	-2,506,167
80	-286,277	-2,379,679	-6,482,679	-4,171,679	-3,391,679	-2,685,679
100	-300,673	-2,499,345	-6,602,345	-4,291,345	-3,511,345	-2,805,345
120	-315,070	-2,619,019	-6,722,019	-4,411,019	-3,631,019	-2,925,019
140	-329,466	-2,738,685	-6,841,685	-4,530,685	-3,750,685	-3,044,685
150	-336,664	-2,798,523	-6,901,523	-4,590,523	-3,810,523	-3,104,523
180	-358,260	-2,978,034	-7,081,034	-4,770,034	-3,990,034	-3,284,034
200	-372,656	-3,097,700	-7,200,700	-4,889,700	-4,109,700	-3,403,700
210	-379,854	-3,157,538	-7,260,538	-4,949,538	-4,169,538	-3,463,538
220	-387,053	-3,217,375	-7,320,375	-5,009,375	-4,229,375	-3,523,375
230	-394,251	-3,277,212	-7,380,212	-5,069,212	-4,289,212	-3,583,212
240	-401,449	-3,337,041	-7,440,041	-5,129,041	-4,349,041	-3,643,041
250	-408,647	-3,396,878	-7,499,878	-5,188,878	-4,408,878	-3,702,878

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-169,886	-1,412,179	-5,515,179	-3,204,179	-2,424,179	-1,718,179
20	-184,283	-1,531,853	-5,634,853	-3,323,853	-2,543,853	-1,837,853
40	-198,679	-1,651,519	-5,754,519	-3,443,519	-2,663,519	-1,957,519
50	-205,877	-1,711,357	-5,814,357	-3,503,357	-2,723,357	-2,017,357
80	-227,472	-1,890,860	-5,993,860	-3,682,860	-2,902,860	-2,196,860
100	-241,869	-2,010,534	-6,113,534	-3,802,534	-3,022,534	-2,316,534
120	-256,265	-2,130,200	-6,233,200	-3,922,200	-3,142,200	-2,436,200
140	-270,662	-2,249,875	-6,352,875	-4,041,875	-3,261,875	-2,555,875
150	-277,860	-2,309,712	-6,412,712	-4,101,712	-3,321,712	-2,615,712
180	-299,455	-2,489,216	-6,592,216	-4,281,216	-3,501,216	-2,795,216
200	-313,851	-2,608,890	-6,711,890	-4,400,890	-3,620,890	-2,914,890
210	-321,050	-2,668,727	-6,771,727	-4,460,727	-3,680,727	-2,974,727
220	-328,247	-2,728,556	-6,831,556	-4,520,556	-3,740,556	-3,034,556
230	-335,446	-2,788,393	-6,891,393	-4,580,393	-3,800,393	-3,094,393
240	-342,644	-2,848,231	-6,951,231	-4,640,231	-3,860,231	-3,154,231
250	-349,843	-2,908,068	-7,011,068	-4,700,068	-3,920,068	-3,214,068

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-140,209	-1,165,486	-5,268,486	-2,957,486	-2,177,486	-1,471,486
20	-154,606	-1,285,160	-5,388,160	-3,077,160	-2,297,160	-1,591,160
40	-169,002	-1,404,826	-5,507,826	-3,196,826	-2,416,826	-1,710,826
50	-176,200	-1,464,664	-5,567,664	-3,256,664	-2,476,664	-1,770,664
80	-197,796	-1,644,175	-5,747,175	-3,436,175	-2,656,175	-1,950,175
100	-212,191	-1,763,842	-5,866,842	-3,555,842	-2,775,842	-2,069,842
120	-226,588	-1,883,516	-5,986,516	-3,675,516	-2,895,516	-2,189,516
140	-240,984	-2,003,182	-6,106,182	-3,795,182	-3,015,182	-2,309,182
150	-248,183	-2,063,019	-6,166,019	-3,855,019	-3,075,019	-2,369,019
180	-269,777	-2,242,523	-6,345,523	-4,034,523	-3,254,523	-2,548,523
200	-284,174	-2,362,197	-6,465,197	-4,154,197	-3,374,197	-2,668,197
210	-291,373	-2,422,034	-6,525,034	-4,214,034	-3,434,034	-2,728,034
220	-298,571	-2,481,872	-6,584,872	-4,273,872	-3,493,872	-2,787,872
230	-305,768	-2,541,701	-6,644,701	-4,333,701	-3,553,701	-2,847,701
240	-312,967	-2,601,538	-6,704,538	-4,393,538	-3,613,538	-2,907,538
250	-320,165	-2,661,375	-6,764,375	-4,453,375	-3,673,375	-2,967,375

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,504	62,378	-4,040,622	-1,729,622	-949,622	-243,622
20	-6,769	-56,271	-4,159,271	-1,848,271	-1,068,271	-362,271
40	-21,166	-175,946	-4,278,946	-1,967,946	-1,187,946	-481,946
50	-28,365	-235,783	-4,338,783	-2,027,783	-1,247,783	-541,783
80	-49,959	-415,286	-4,518,286	-2,207,286	-1,427,286	-721,286
100	-64,356	-534,961	-4,637,961	-2,326,961	-1,546,961	-840,961
120	-78,752	-654,627	-4,757,627	-2,446,627	-1,666,627	-960,627
140	-93,149	-774,302	-4,877,302	-2,566,302	-1,786,302	-1,080,302
150	-100,348	-834,139	-4,937,139	-2,626,139	-1,846,139	-1,140,139
180	-121,942	-1,013,642	-5,116,642	-2,805,642	-2,025,642	-1,319,642
200	-136,338	-1,133,308	-5,236,308	-2,925,308	-2,145,308	-1,439,308
210	-143,536	-1,193,145	-5,296,145	-2,985,145	-2,205,145	-1,499,145
220	-150,735	-1,252,983	-5,355,983	-3,044,983	-2,264,983	-1,558,983
230	-157,933	-1,312,820	-5,415,820	-3,104,820	-2,324,820	-1,618,820
240	-165,132	-1,372,657	-5,475,657	-3,164,657	-2,384,657	-1,678,657
250	-172,329	-1,432,496	-5,535,496	-3,224,496	-2,444,496	-1,738,496

Maximum CIL rates (per square metre)

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

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	94,562	786,048	-3,316,952	-1,005,952	-225,952	480,048
20	80,397	668,302	-3,434,698	-1,123,698	-343,698	362,302
40	66,232	550,555	-3,552,445	-1,241,445	-461,445	244,555
50	59,150	491,682	-3,611,318	-1,300,318	-520,318	185,682
80	37,902	315,062	-3,787,938	-1,476,938	-696,938	9,062
100	23,737	197,316	-3,905,684	-1,594,684	-814,684	-108,684
120	9,573	79,578	-4,023,422	-1,712,422	-932,422	-226,422
140	-4,667	-38,798	-4,141,798	-1,830,798	-1,050,798	-344,798
150	-11,865	-98,627	-4,201,627	-1,890,627	-1,110,627	-404,627
180	-33,460	-278,139	-4,381,139	-2,070,139	-1,290,139	-584,139
200	-47,856	-397,805	-4,500,805	-2,189,805	-1,409,805	-703,805
210	-55,055	-457,642	-4,560,642	-2,249,642	-1,469,642	-763,642
220	-62,253	-517,480	-4,620,480	-2,309,480	-1,529,480	-823,480
230	-69,452	-577,317	-4,680,317	-2,369,317	-1,589,317	-883,317
240	-76,650	-637,154	-4,740,154	-2,429,154	-1,649,154	-943,154
250	-83,848	-696,993	-4,799,993	-2,488,993	-1,708,993	-1,002,993

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	240,019	1,995,158	-2,107,842	203,158	983,158	1,689,158
20	225,854	1,877,412	-2,225,588	85,412	865,412	1,571,412
40	211,689	1,759,665	-2,343,335	-32,335	747,665	1,453,665
50	204,607	1,700,792	-2,402,208	-91,208	688,792	1,394,792
80	183,359	1,524,172	-2,578,828	-267,828	512,172	1,218,172
100	169,195	1,406,434	-2,696,566	-385,566	394,434	1,100,434
120	155,030	1,288,687	-2,814,313	-503,313	276,687	982,687
140	140,865	1,170,941	-2,932,059	-621,059	158,941	864,941
150	133,783	1,112,068	-2,990,932	-679,932	100,068	806,068
180	112,535	935,448	-3,167,552	-856,552	-76,552	629,448
200	98,370	817,701	-3,285,299	-974,299	-194,299	511,701
210	91,288	758,828	-3,344,172	-1,033,172	-253,172	452,828
220	84,205	699,955	-3,403,045	-1,092,045	-312,045	393,955
230	77,123	641,082	-3,461,918	-1,150,918	-370,918	335,082
240	70,041	582,217	-3,520,783	-1,209,783	-429,783	276,217
250	62,959	523,343	-3,579,657	-1,268,657	-488,657	217,343

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£150	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 5

Flats and Houses
No of units 20 units
Density: 77 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,498	-48,117	-4,151,117	-1,840,117	-1,060,117	-354,117
20	-34,412	-132,485	-4,235,485	-1,924,485	-1,144,485	-438,485
40	-56,326	-216,856	-4,319,856	-2,008,856	-1,228,856	-522,856
50	-67,283	-259,040	-4,362,040	-2,051,040	-1,271,040	-565,040
80	-100,155	-385,596	-4,488,596	-2,177,596	-1,397,596	-691,596
100	-122,069	-469,967	-4,572,967	-2,261,967	-1,481,967	-775,967
120	-143,984	-554,339	-4,657,339	-2,346,339	-1,566,339	-860,339
140	-165,898	-638,707	-4,741,707	-2,430,707	-1,650,707	-944,707
150	-176,856	-680,894	-4,783,894	-2,472,894	-1,692,894	-986,894
180	-209,727	-807,450	-4,910,450	-2,599,450	-1,819,450	-1,113,450
200	-231,642	-891,821	-4,994,821	-2,683,821	-1,903,821	-1,197,821
210	-242,599	-934,005	-5,037,005	-2,726,005	-1,946,005	-1,240,005
220	-253,556	-976,189	-5,079,189	-2,768,189	-1,988,189	-1,282,189
230	-264,513	-1,018,377	-5,121,377	-2,810,377	-2,030,377	-1,324,377
240	-275,470	-1,060,561	-5,163,561	-2,852,561	-2,072,561	-1,366,561
250	-286,427	-1,102,745	-5,205,745	-2,894,745	-2,114,745	-1,408,745

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	163,251	628,516	-3,474,484	-1,163,484	-383,484	322,516
20	141,690	545,505	-3,557,495	-1,246,495	-466,495	239,505
40	120,128	462,493	-3,640,507	-1,329,507	-549,507	156,493
50	109,346	420,984	-3,682,016	-1,371,016	-591,016	114,984
80	77,004	296,467	-3,806,533	-1,495,533	-715,533	-9,533
100	55,442	213,452	-3,889,548	-1,578,548	-798,548	-92,548
120	33,881	130,441	-3,972,559	-1,661,559	-881,559	-175,559
140	12,319	47,430	-4,055,570	-1,744,570	-964,570	-258,570
150	1,538	5,920	-4,097,080	-1,786,080	-1,006,080	-300,080
180	-31,308	-120,536	-4,223,536	-1,912,536	-1,132,536	-426,536
200	-53,223	-204,908	-4,307,908	-1,996,908	-1,216,908	-510,908
210	-64,180	-247,092	-4,350,092	-2,039,092	-1,259,092	-553,092
220	-75,137	-289,279	-4,392,279	-2,081,279	-1,301,279	-595,279
230	-86,094	-331,463	-4,434,463	-2,123,463	-1,343,463	-637,463
240	-97,051	-373,647	-4,476,647	-2,165,647	-1,385,647	-679,647
250	-108,009	-415,835	-4,518,835	-2,207,835	-1,427,835	-721,835

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	339,615	1,307,517	-2,795,483	-494,483	295,517	1,001,517
20	318,054	1,224,506	-2,878,494	-567,494	212,506	918,506
40	296,492	1,141,495	-2,961,505	-650,505	129,495	835,495
50	285,711	1,099,986	-3,003,014	-692,014	87,986	793,986
80	253,369	975,469	-3,127,531	-816,531	-36,531	669,469
100	231,806	892,454	-3,210,546	-899,546	-119,546	586,454
120	210,245	809,443	-3,293,557	-982,557	-202,557	503,443
140	188,683	726,431	-3,376,569	-1,065,569	-285,569	420,431
150	177,902	684,922	-3,418,078	-1,107,078	-327,078	378,922
180	145,560	560,405	-3,542,595	-1,231,595	-451,595	254,405
200	123,997	477,390	-3,625,610	-1,314,610	-534,610	171,390
210	113,217	435,885	-3,667,115	-1,356,115	-576,115	129,885
220	102,436	394,379	-3,708,621	-1,397,621	-617,621	88,379
230	91,655	352,873	-3,750,127	-1,439,127	-659,127	46,873
240	80,874	311,364	-3,791,636	-1,480,636	-700,636	5,364
250	70,093	269,858	-3,833,142	-1,522,142	-742,142	-36,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£240

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	426,981	1,643,875	-2,459,125	-148,125	631,875	1,337,875
20	405,419	1,560,864	-2,542,136	-231,136	548,864	1,254,864
40	383,857	1,477,849	-2,625,151	-314,151	465,849	1,171,849
50	373,076	1,436,344	-2,666,656	-355,656	424,344	1,130,344
80	340,734	1,311,827	-2,791,173	-480,173	299,827	1,005,827
100	319,172	1,228,812	-2,874,188	-563,188	216,812	922,812
120	297,611	1,145,801	-2,957,199	-646,199	133,801	839,801
140	276,048	1,062,786	-3,040,214	-729,214	50,786	756,786
150	265,268	1,021,280	-3,081,720	-770,720	9,280	715,280
180	232,926	896,763	-3,206,237	-895,237	-115,237	590,763
200	211,363	813,748	-3,289,252	-978,252	-198,252	507,748
210	200,583	772,243	-3,330,757	-1,019,757	-239,757	466,243
220	189,802	730,737	-3,372,263	-1,061,263	-281,263	424,737
230	179,020	689,228	-3,413,772	-1,102,772	-322,772	383,228
240	168,240	647,722	-3,455,278	-1,144,278	-364,278	341,722
250	157,459	606,217	-3,496,783	-1,185,783	-405,783	300,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	471,072	1,813,629	-2,289,371	21,629	801,629	1,507,629
20	449,510	1,730,614	-2,372,386	-61,386	718,614	1,424,614
40	427,949	1,647,603	-2,455,397	-144,397	635,603	1,341,603
50	417,168	1,606,097	-2,496,903	-185,903	594,097	1,300,097
80	384,825	1,481,576	-2,621,424	-310,424	469,576	1,175,576
100	363,263	1,398,561	-2,704,439	-393,439	386,561	1,092,561
120	341,701	1,315,550	-2,787,450	-476,450	303,550	1,009,550
140	320,140	1,232,539	-2,870,461	-559,461	220,539	926,539
150	309,358	1,191,030	-2,911,970	-600,970	179,030	885,030
180	277,016	1,066,513	-3,036,487	-725,487	54,513	760,513
200	255,454	983,498	-3,119,502	-808,502	-28,502	677,498
210	244,673	941,992	-3,161,008	-850,008	-70,008	635,992
220	233,893	900,487	-3,202,513	-891,513	-111,513	594,487
230	223,112	858,981	-3,244,019	-933,019	-153,019	552,981
240	212,331	817,475	-3,285,525	-974,525	-194,525	511,475
250	201,550	775,966	-3,327,034	-1,016,034	-236,034	469,966

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£180	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,710	2,659,235	-1,443,765	867,235	1,647,235	2,353,235
20	669,149	2,576,224	-1,526,776	784,224	1,564,224	2,270,224
40	647,587	2,493,209	-1,609,791	701,209	1,481,209	2,187,209
50	636,806	2,451,703	-1,651,297	659,703	1,439,703	2,145,703
80	604,463	2,327,183	-1,775,817	535,183	1,315,183	2,021,183
100	582,902	2,244,172	-1,858,828	452,172	1,232,172	1,938,172
120	561,340	2,161,160	-1,941,840	369,160	1,149,160	1,855,160
140	539,778	2,078,145	-2,024,855	286,145	1,066,145	1,772,145
150	528,997	2,036,640	-2,066,360	244,640	1,024,640	1,730,640
180	496,654	1,912,119	-2,190,881	120,119	900,119	1,606,119
200	475,093	1,829,108	-2,273,892	37,108	817,108	1,523,108
210	464,312	1,787,602	-2,315,398	-4,398	775,602	1,481,602
220	453,532	1,746,097	-2,356,903	-45,903	734,097	1,440,097
230	442,750	1,704,587	-2,398,413	-87,413	692,587	1,398,587
240	431,969	1,663,082	-2,439,918	-128,918	651,082	1,357,082
250	421,189	1,621,576	-2,481,424	-170,424	609,576	1,315,576

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	820,954	3,160,674	-942,326	1,368,674	2,148,674	2,854,674
20	799,739	3,078,997	-1,024,003	1,286,997	2,066,997	2,772,997
40	778,524	2,997,319	-1,105,681	1,205,319	1,985,319	2,691,319
50	767,917	2,956,480	-1,146,520	1,164,480	1,944,480	2,650,480
80	735,921	2,833,294	-1,269,706	1,041,294	1,821,294	2,527,294
100	714,358	2,750,279	-1,362,721	958,279	1,738,279	2,444,279
120	692,797	2,667,268	-1,435,732	875,268	1,655,268	2,361,268
140	671,235	2,584,253	-1,518,747	792,253	1,572,253	2,278,253
150	660,454	2,542,747	-1,560,253	750,747	1,530,747	2,236,747
180	628,111	2,418,227	-1,684,773	626,227	1,406,227	2,112,227
200	606,549	2,335,216	-1,767,784	543,216	1,323,216	2,029,216
210	595,769	2,293,710	-1,809,290	501,710	1,281,710	1,987,710
220	584,988	2,252,204	-1,850,796	460,204	1,240,204	1,946,204
230	574,206	2,210,695	-1,892,305	418,695	1,198,695	1,904,695
240	563,426	2,169,189	-1,933,811	377,189	1,157,189	1,863,189
250	552,645	2,127,684	-1,975,316	335,684	1,115,684	1,821,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,038,148	3,996,869	-106,131	2,204,869	2,964,869	3,690,869
20	1,016,933	3,915,192	-187,808	2,123,192	2,903,192	3,609,192
40	995,718	3,833,514	-269,486	2,041,514	2,821,514	3,527,514
50	985,111	3,792,679	-310,321	2,000,679	2,780,679	3,486,679
80	953,289	3,670,162	-432,838	1,878,162	2,658,162	3,364,162
100	932,074	3,588,484	-514,516	1,796,484	2,576,484	3,282,484
120	910,859	3,506,807	-596,193	1,714,807	2,494,807	3,200,807
140	889,645	3,425,133	-677,867	1,633,133	2,413,133	3,119,133
150	879,037	3,384,294	-718,706	1,592,294	2,372,294	3,078,294
180	847,215	3,261,777	-841,223	1,469,777	2,249,777	2,955,777
200	826,000	3,180,099	-922,901	1,388,099	2,168,099	2,874,099
210	815,392	3,139,260	-963,740	1,347,260	2,127,260	2,833,260
220	804,626	3,097,811	-1,005,189	1,305,811	2,085,811	2,791,811
230	793,846	3,056,305	-1,046,695	1,264,305	2,044,305	2,750,305
240	783,065	3,014,800	-1,088,200	1,222,800	2,002,800	2,708,800
250	772,284	2,973,294	-1,129,706	1,181,294	1,961,294	2,667,294

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-281,680	-413,131	-4,516,131	-2,205,131	-1,425,131	-719,131
20	-330,338	-484,496	-4,587,496	-2,276,496	-1,496,496	-790,496
40	-378,996	-555,860	-4,658,860	-2,347,860	-1,567,860	-861,860
50	-403,325	-591,543	-4,694,543	-2,383,543	-1,603,543	-897,543
80	-476,311	-698,590	-4,801,590	-2,490,590	-1,710,590	-1,004,590
100	-524,969	-769,955	-4,872,955	-2,561,955	-1,781,955	-1,075,955
120	-573,627	-841,320	-4,944,320	-2,633,320	-1,853,320	-1,147,320
140	-622,285	-912,685	-5,015,685	-2,704,685	-1,924,685	-1,218,685
150	-646,614	-948,367	-5,051,367	-2,740,367	-1,960,367	-1,254,367
180	-719,601	-1,055,414	-5,158,414	-2,847,414	-2,067,414	-1,361,414
200	-768,258	-1,126,779	-5,229,779	-2,918,779	-2,138,779	-1,432,779
210	-792,587	-1,162,462	-5,265,462	-2,954,462	-2,174,462	-1,468,462
220	-816,917	-1,198,145	-5,301,145	-2,990,145	-2,210,145	-1,504,145
230	-841,246	-1,233,828	-5,336,828	-3,025,828	-2,245,828	-1,539,828
240	-865,575	-1,269,510	-5,372,510	-3,061,510	-2,281,510	-1,575,510
250	-889,904	-1,305,193	-5,408,193	-3,097,193	-2,317,193	-1,611,193

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	108,649	159,352	-3,943,648	-1,632,648	-852,648	-146,648
20	60,775	89,136	-4,013,864	-1,702,864	-922,864	-216,864
40	12,900	18,920	-4,084,080	-1,773,080	-993,080	-287,080
50	-11,218	-16,453	-4,119,453	-1,808,453	-1,028,453	-322,453
80	-84,205	-123,500	-4,226,500	-1,915,500	-1,135,500	-429,500
100	-132,863	-194,865	-4,297,865	-1,986,865	-1,206,865	-500,865
120	-181,521	-266,231	-4,369,231	-2,058,231	-1,278,231	-572,231
140	-230,179	-337,596	-4,440,596	-2,129,596	-1,349,596	-643,596
150	-254,508	-373,279	-4,476,279	-2,165,279	-1,385,279	-679,279
180	-327,495	-480,326	-4,583,326	-2,272,326	-1,492,326	-786,326
200	-376,153	-551,691	-4,654,691	-2,343,691	-1,563,691	-857,691
210	-400,482	-587,373	-4,690,373	-2,379,373	-1,599,373	-893,373
220	-424,811	-623,055	-4,726,055	-2,415,055	-1,635,055	-929,055
230	-449,139	-658,738	-4,761,738	-2,450,738	-1,670,738	-964,738
240	-473,468	-694,420	-4,797,420	-2,486,420	-1,706,420	-1,000,420
250	-497,797	-730,103	-4,833,103	-2,522,103	-1,742,103	-1,036,103

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	496,241	727,820	-3,375,180	-1,064,180	-284,180	421,820
20	448,366	657,603	-3,445,397	-1,134,397	-354,397	351,603
40	400,490	587,386	-3,515,614	-1,204,614	-424,614	281,386
50	376,553	552,278	-3,550,722	-1,239,722	-459,722	246,278
80	304,741	446,954	-3,656,046	-1,345,046	-565,046	140,954
100	256,866	376,736	-3,726,264	-1,415,264	-635,264	70,736
120	208,991	306,520	-3,796,480	-1,485,480	-705,480	7,520
140	161,116	236,304	-3,866,696	-1,555,696	-775,696	-69,696
150	137,179	201,196	-3,901,804	-1,590,804	-810,804	-104,804
180	65,366	95,870	-4,007,130	-1,696,130	-916,130	-210,130
200	17,491	25,654	-4,077,346	-1,766,346	-986,346	-280,346
210	-6,552	-9,609	-4,112,609	-1,801,609	-1,021,609	-315,609
220	-30,881	-45,292	-4,148,292	-1,837,292	-1,057,292	-351,292
230	-55,210	-80,974	-4,183,974	-1,872,974	-1,092,974	-386,974
240	-79,539	-116,657	-4,219,657	-1,908,657	-1,128,657	-422,657
250	-103,868	-152,339	-4,255,339	-1,944,339	-1,164,339	-458,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,241	1,009,421	-3,093,579	-782,579	-2,579	703,421
20	640,367	939,205	-3,163,795	-852,795	-72,795	633,205
40	592,492	868,989	-3,234,011	-923,011	-143,011	562,989
50	568,554	833,879	-3,269,121	-958,121	-178,121	527,879
80	496,742	728,555	-3,374,445	-1,063,445	-283,445	422,555
100	448,867	658,339	-3,444,661	-1,133,661	-353,661	352,339
120	400,992	588,121	-3,514,879	-1,203,879	-423,879	282,121
140	353,117	517,905	-3,585,095	-1,274,095	-494,095	211,905
150	329,180	482,797	-3,620,203	-1,309,203	-529,203	176,797
180	257,368	377,473	-3,725,527	-1,414,527	-634,527	71,473
200	208,492	307,255	-3,795,745	-1,484,745	-704,745	1,255
210	185,555	272,147	-3,830,853	-1,519,853	-739,853	-33,853
220	161,618	237,039	-3,865,961	-1,554,961	-774,961	-68,961
230	137,680	201,931	-3,901,069	-1,590,069	-810,069	-104,069
240	113,743	166,823	-3,936,177	-1,625,177	-845,177	-139,177
250	89,806	131,715	-3,971,285	-1,660,285	-880,285	-174,285

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	785,139	1,151,538	-2,951,462	-640,462	139,538	845,538
20	737,265	1,081,321	-3,021,679	-710,679	69,321	775,321
40	688,390	1,011,105	-3,091,895	-780,895	-895	705,105
50	668,452	975,996	-3,127,004	-816,004	-36,004	669,996
80	593,640	870,672	-3,232,328	-921,328	-141,328	564,672
100	545,765	800,456	-3,302,544	-991,544	-211,544	494,456
120	497,890	730,238	-3,372,762	-1,061,762	-281,762	424,238
140	450,015	660,022	-3,442,978	-1,131,978	-351,978	354,022
150	426,078	624,914	-3,478,086	-1,167,086	-387,086	318,914
180	354,265	519,588	-3,583,412	-1,272,412	-492,412	213,588
200	306,390	449,372	-3,653,628	-1,342,628	-562,628	143,372
210	282,453	414,264	-3,688,736	-1,377,736	-597,736	108,264
220	258,515	379,156	-3,723,844	-1,412,844	-632,844	73,156
230	234,578	344,048	-3,758,952	-1,447,952	-667,952	38,048
240	210,641	308,940	-3,794,060	-1,483,060	-703,060	2,940
250	186,702	273,830	-3,829,170	-1,518,170	-738,170	-32,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£240

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,262,177	1,851,193	-2,251,807	59,193	839,193	1,545,193
20	1,215,073	1,782,107	-2,320,893	-9,893	770,107	1,476,107
40	1,167,968	1,713,020	-2,389,980	-78,980	701,020	1,407,020
50	1,144,416	1,678,477	-2,424,523	-113,523	666,477	1,372,477
80	1,073,759	1,574,846	-2,528,154	-217,154	562,846	1,268,846
100	1,026,655	1,505,761	-2,597,239	-286,239	493,761	1,199,761
120	979,550	1,436,674	-2,666,326	-355,326	424,674	1,130,674
140	932,445	1,367,586	-2,735,414	-424,414	355,586	1,061,586
150	908,772	1,332,866	-2,770,134	-459,134	320,866	1,026,866
180	836,959	1,227,540	-2,875,460	-564,460	215,540	921,540
200	789,084	1,157,324	-2,945,676	-634,676	145,324	851,324
210	765,147	1,122,216	-2,980,784	-669,784	110,216	816,216
220	741,210	1,087,108	-3,015,892	-704,892	75,108	781,108
230	717,272	1,052,000	-3,051,000	-740,000	40,000	746,000
240	693,335	1,016,892	-3,086,108	-775,108	4,892	710,892
250	669,397	981,782	-3,121,218	-810,218	-30,218	675,782

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£240	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,547,273	2,269,333	-1,833,667	477,333	1,257,333	1,963,333
20	1,500,168	2,200,246	-1,902,754	408,246	1,188,246	1,894,246
40	1,453,063	2,131,159	-1,971,841	339,159	1,119,159	1,825,159
50	1,429,511	2,096,616	-2,006,384	304,616	1,084,616	1,790,616
80	1,358,855	1,992,987	-2,110,013	200,987	980,987	1,686,987
100	1,311,750	1,923,900	-2,179,100	131,900	911,900	1,617,900
120	1,264,645	1,854,813	-2,248,187	62,813	842,813	1,548,813
140	1,217,541	1,785,727	-2,317,273	-6,273	773,727	1,479,727
150	1,193,989	1,751,184	-2,351,816	-40,816	739,184	1,445,184
180	1,123,332	1,647,553	-2,455,447	-144,447	635,553	1,341,553
200	1,076,227	1,578,466	-2,524,534	-213,534	566,466	1,272,466
210	1,052,675	1,543,924	-2,559,076	-248,076	531,924	1,237,924
220	1,029,123	1,509,381	-2,593,619	-282,619	497,381	1,203,381
230	1,005,571	1,474,837	-2,628,163	-317,163	462,837	1,168,837
240	982,018	1,440,293	-2,662,707	-351,707	428,293	1,134,293
250	958,296	1,405,501	-2,697,499	-386,499	393,501	1,099,501

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,023,612	2,967,964	-1,135,036	1,175,964	1,955,964	2,661,964
20	1,976,507	2,898,877	-1,204,123	1,106,877	1,886,877	2,592,877
40	1,929,403	2,829,791	-1,273,209	1,037,791	1,817,791	2,523,791
50	1,905,851	2,795,248	-1,307,752	1,003,248	1,783,248	2,489,248
80	1,835,194	2,691,617	-1,411,383	899,617	1,679,617	2,385,617
100	1,788,089	2,622,530	-1,480,470	830,530	1,610,530	2,316,530
120	1,740,985	2,553,445	-1,549,555	761,445	1,541,445	2,247,445
140	1,693,880	2,484,358	-1,618,642	692,358	1,472,358	2,178,358
150	1,670,328	2,449,814	-1,653,186	657,814	1,437,814	2,143,814
180	1,599,671	2,346,184	-1,756,816	554,184	1,334,184	2,040,184
200	1,552,567	2,277,098	-1,825,902	485,098	1,265,098	1,971,098
210	1,529,015	2,242,555	-1,860,445	450,555	1,230,555	1,936,555
220	1,505,462	2,208,011	-1,894,989	416,011	1,196,011	1,902,011
230	1,481,910	2,173,468	-1,929,532	381,468	1,161,468	1,867,468
240	1,458,357	2,138,924	-1,964,076	346,924	1,126,924	1,832,924
250	1,434,805	2,104,381	-1,998,619	312,381	1,092,381	1,798,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 7

Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,599,863	-11,999,545	-16,102,545	-13,791,545	-13,011,545	-12,305,545
20	-3,648,820	-12,152,733	-16,255,733	-13,944,733	-13,164,733	-12,458,733
40	-3,691,775	-12,305,918	-16,408,918	-14,097,918	-13,317,918	-12,611,918
50	-3,714,753	-12,382,511	-16,485,511	-14,174,511	-13,394,511	-12,688,511
80	-3,783,687	-12,612,292	-16,715,292	-14,404,292	-13,624,292	-12,918,292
100	-3,829,644	-12,765,480	-16,868,480	-14,557,480	-13,777,480	-13,071,480
120	-3,876,600	-12,918,665	-17,021,665	-14,710,665	-13,930,665	-13,224,665
140	-3,921,555	-13,071,850	-17,174,850	-14,863,850	-14,083,850	-13,377,850
150	-3,944,534	-13,148,446	-17,251,446	-14,940,446	-14,160,446	-13,454,446
180	-4,013,467	-13,378,223	-17,481,223	-15,170,223	-14,390,223	-13,684,223
200	-4,059,424	-13,531,412	-17,634,412	-15,323,412	-14,543,412	-13,837,412
210	-4,082,401	-13,608,004	-17,711,004	-15,400,004	-14,620,004	-13,914,004
220	-4,105,379	-13,684,597	-17,787,597	-15,476,597	-14,696,597	-13,990,597
230	-4,128,357	-13,761,189	-17,864,189	-15,553,189	-14,773,189	-14,067,189
240	-4,151,336	-13,837,785	-17,940,785	-15,629,785	-14,849,785	-14,143,785
250	-4,174,313	-13,914,378	-18,017,378	-15,706,378	-14,926,378	-14,220,378

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,237,854	-10,792,848	-14,895,848	-12,584,848	-11,804,848	-11,098,848
20	-3,283,810	-10,946,033	-15,049,033	-12,738,033	-11,958,033	-11,252,033
40	-3,329,766	-11,099,221	-15,202,221	-12,891,221	-12,111,221	-11,405,221
50	-3,352,744	-11,175,814	-15,278,814	-12,967,814	-12,187,814	-11,481,814
80	-3,421,677	-11,405,591	-15,508,591	-13,197,591	-12,417,591	-11,711,591
100	-3,467,634	-11,558,780	-15,661,780	-13,350,780	-12,570,780	-11,864,780
120	-3,513,589	-11,711,965	-15,814,965	-13,503,965	-12,723,965	-12,017,965
140	-3,559,546	-11,865,153	-15,968,153	-13,657,153	-12,877,153	-12,171,153
150	-3,582,524	-11,941,746	-16,044,746	-13,733,746	-12,953,746	-12,247,746
180	-3,651,458	-12,171,527	-16,274,527	-13,963,527	-13,183,527	-12,477,527
200	-3,697,413	-12,324,712	-16,427,712	-14,116,712	-13,336,712	-12,630,712
210	-3,720,391	-12,401,304	-16,504,304	-14,193,304	-13,413,304	-12,707,304
220	-3,743,370	-12,477,900	-16,580,900	-14,269,900	-13,489,900	-12,783,900
230	-3,766,348	-12,554,493	-16,657,493	-14,346,493	-13,566,493	-12,860,493
240	-3,789,326	-12,631,085	-16,734,085	-14,423,085	-13,643,085	-12,937,085
250	-3,812,303	-12,707,678	-16,810,678	-14,499,678	-13,719,678	-13,013,678

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,874,161	-9,580,536	-13,683,536	-11,372,536	-10,592,536	-9,886,536
20	-2,920,116	-9,733,721	-13,836,721	-11,525,721	-10,745,721	-10,039,721
40	-2,966,073	-9,886,910	-13,989,910	-11,678,910	-10,898,910	-10,192,910
50	-2,989,051	-9,963,502	-14,066,502	-11,755,502	-10,975,502	-10,269,502
80	-3,057,984	-10,193,280	-14,296,280	-11,985,280	-11,205,280	-10,499,280
100	-3,103,940	-10,346,468	-14,449,468	-12,138,468	-11,358,468	-10,652,468
120	-3,149,896	-10,499,653	-14,602,653	-12,291,653	-11,511,653	-10,805,653
140	-3,195,852	-10,652,841	-14,755,841	-12,444,841	-11,664,841	-10,958,841
150	-3,218,830	-10,729,434	-14,832,434	-12,521,434	-11,741,434	-11,035,434
180	-3,287,764	-10,959,215	-15,062,215	-12,751,215	-11,971,215	-11,265,215
200	-3,333,720	-11,112,400	-15,215,400	-12,904,400	-12,124,400	-11,418,400
210	-3,356,698	-11,188,992	-15,291,992	-12,980,992	-12,200,992	-11,494,992
220	-3,379,676	-11,265,588	-15,368,588	-13,057,588	-12,277,588	-11,571,588
230	-3,402,654	-11,342,181	-15,445,181	-13,134,181	-12,354,181	-11,648,181
240	-3,425,632	-11,418,773	-15,521,773	-13,210,773	-12,430,773	-11,724,773
250	-3,448,610	-11,495,366	-15,598,366	-13,287,366	-12,507,366	-11,801,366

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,693,998	-8,979,993	-13,082,993	-10,771,993	-9,991,993	-9,285,993
20	-2,739,954	-9,133,179	-13,236,179	-10,925,179	-10,145,179	-9,439,179
40	-2,785,909	-9,286,364	-13,389,364	-11,078,364	-10,298,364	-9,592,364
50	-2,808,888	-9,362,959	-13,465,959	-11,154,959	-10,374,959	-9,668,959
80	-2,877,821	-9,592,737	-13,695,737	-11,384,737	-10,604,737	-9,898,737
100	-2,923,778	-9,745,925	-13,848,925	-11,537,925	-10,757,925	-10,051,925
120	-2,969,733	-9,899,110	-14,002,110	-11,691,110	-10,911,110	-10,205,110
140	-3,015,690	-10,052,299	-14,155,299	-11,844,299	-11,064,299	-10,358,299
150	-3,038,667	-10,128,891	-14,231,891	-11,920,891	-11,140,891	-10,434,891
180	-3,107,602	-10,358,672	-14,461,672	-12,150,672	-11,370,672	-10,664,672
200	-3,153,557	-10,511,857	-14,614,857	-12,303,857	-11,523,857	-10,817,857
210	-3,176,535	-10,588,450	-14,691,450	-12,380,450	-11,600,450	-10,894,450
220	-3,199,513	-10,665,042	-14,768,042	-12,457,042	-11,677,042	-10,971,042
230	-3,222,491	-10,741,638	-14,844,638	-12,533,638	-11,753,638	-11,047,638
240	-3,245,469	-10,818,231	-14,921,231	-12,610,231	-11,830,231	-11,124,231
250	-3,268,447	-10,894,823	-14,997,823	-12,686,823	-11,906,823	-11,200,823

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,603,074	-8,676,915	-12,779,915	-10,468,915	-9,688,915	-8,982,915
20	-2,649,030	-8,830,100	-12,933,100	-10,622,100	-9,842,100	-9,136,100
40	-2,694,986	-8,983,288	-13,086,288	-10,775,288	-9,995,288	-9,289,288
50	-2,717,964	-9,059,881	-13,162,881	-10,851,881	-10,071,881	-9,365,881
80	-2,786,898	-9,289,662	-13,392,662	-11,081,662	-10,301,662	-9,595,662
100	-2,832,854	-9,442,847	-13,545,847	-11,234,847	-10,454,847	-9,748,847
120	-2,878,809	-9,596,032	-13,699,032	-11,388,032	-10,608,032	-9,902,032
140	-2,924,766	-9,749,220	-13,852,220	-11,541,220	-10,761,220	-10,055,220
150	-2,947,744	-9,825,813	-13,928,813	-11,617,813	-10,837,813	-10,131,813
180	-3,016,678	-10,055,593	-14,158,593	-11,847,593	-11,067,593	-10,361,593
200	-3,062,634	-10,208,778	-14,311,778	-12,000,778	-11,220,778	-10,514,778
210	-3,085,611	-10,285,371	-14,388,371	-12,077,371	-11,297,371	-10,591,371
220	-3,108,590	-10,361,967	-14,464,967	-12,153,967	-11,373,967	-10,667,967
230	-3,131,568	-10,438,559	-14,541,559	-12,230,559	-11,450,559	-10,744,559
240	-3,154,546	-10,515,152	-14,618,152	-12,307,152	-11,527,152	-10,821,152
250	-3,177,523	-10,591,744	-14,694,744	-12,383,744	-11,603,744	-10,897,744

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,150,141	-7,167,136	-11,270,136	-8,959,136	-8,179,136	-7,473,136
20	-2,196,097	-7,320,324	-11,423,324	-9,112,324	-8,332,324	-7,626,324
40	-2,242,053	-7,473,509	-11,576,509	-9,265,509	-8,485,509	-7,779,509
50	-2,265,030	-7,550,102	-11,653,102	-9,342,102	-8,562,102	-7,856,102
80	-2,333,965	-7,779,883	-11,882,883	-9,571,883	-8,791,883	-8,085,883
100	-2,379,921	-7,933,071	-12,036,071	-9,725,071	-8,945,071	-8,239,071
120	-2,425,877	-8,086,256	-12,189,256	-9,878,256	-9,098,256	-8,392,256
140	-2,471,832	-8,239,441	-12,342,441	-10,031,441	-9,251,441	-8,545,441
150	-2,494,811	-8,316,037	-12,419,037	-10,108,037	-9,328,037	-8,622,037
180	-2,563,744	-8,545,814	-12,648,814	-10,337,814	-9,557,814	-8,851,814
200	-2,609,701	-8,699,003	-12,802,003	-10,491,003	-9,711,003	-9,005,003
210	-2,632,679	-8,775,595	-12,878,595	-10,567,595	-9,787,595	-9,081,595
220	-2,655,656	-8,852,188	-12,955,188	-10,644,188	-9,864,188	-9,158,188
230	-2,678,634	-8,928,780	-13,031,780	-10,720,780	-9,940,780	-9,234,780
240	-2,701,613	-9,005,376	-13,108,376	-10,797,376	-10,017,376	-9,311,376
250	-2,724,591	-9,081,969	-13,184,969	-10,873,969	-10,093,969	-9,387,969

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,879,054	-6,263,514	-10,366,514	-8,055,514	-7,275,514	-6,569,514
20	-1,925,011	-6,416,703	-10,519,703	-8,208,703	-7,428,703	-6,722,703
40	-1,970,966	-6,569,888	-10,672,888	-8,361,888	-7,581,888	-6,875,888
50	-1,993,945	-6,646,484	-10,749,484	-8,438,484	-7,658,484	-6,952,484
80	-2,062,878	-6,876,261	-10,979,261	-8,668,261	-7,888,261	-7,182,261
100	-2,108,835	-7,029,449	-11,132,449	-8,821,449	-8,041,449	-7,335,449
120	-2,154,790	-7,182,634	-11,285,634	-8,974,634	-8,194,634	-7,488,634
140	-2,200,747	-7,335,823	-11,438,823	-9,127,823	-8,347,823	-7,641,823
150	-2,223,725	-7,412,415	-11,515,415	-9,204,415	-8,424,415	-7,718,415
180	-2,292,658	-7,642,193	-11,745,193	-9,434,193	-8,654,193	-7,948,193
200	-2,338,614	-7,795,381	-11,898,381	-9,587,381	-8,807,381	-8,101,381
210	-2,361,592	-7,871,974	-11,974,974	-9,663,974	-8,883,974	-8,177,974
220	-2,384,570	-7,948,566	-12,051,566	-9,740,566	-8,960,566	-8,254,566
230	-2,407,549	-8,025,162	-12,128,162	-9,817,162	-9,037,162	-8,331,162
240	-2,430,526	-8,101,755	-12,204,755	-9,893,755	-9,113,755	-8,407,755
250	-2,453,504	-8,178,347	-12,281,347	-9,970,347	-9,190,347	-8,484,347

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,426,122	-4,753,739	-8,856,739	-6,545,739	-5,765,739	-5,059,739
20	-1,472,078	-4,906,927	-9,009,927	-6,698,927	-5,918,927	-5,212,927
40	-1,518,034	-5,060,112	-9,163,112	-6,852,112	-6,072,112	-5,366,112
50	-1,541,011	-5,136,705	-9,239,705	-6,928,705	-6,148,705	-5,442,705
80	-1,609,946	-5,366,485	-9,469,485	-7,158,485	-6,378,485	-5,672,485
100	-1,655,901	-5,519,670	-9,622,670	-7,311,670	-6,531,670	-5,825,670
120	-1,701,858	-5,672,859	-9,775,859	-7,464,859	-6,684,859	-5,978,859
140	-1,747,813	-5,826,044	-9,929,044	-7,618,044	-6,838,044	-6,132,044
150	-1,770,791	-5,902,636	-10,005,636	-7,694,636	-6,914,636	-6,208,636
180	-1,839,725	-6,132,417	-10,235,417	-7,924,417	-7,144,417	-6,438,417
200	-1,885,681	-6,285,602	-10,388,602	-8,077,602	-7,297,602	-6,591,602
210	-1,908,659	-6,362,198	-10,465,198	-8,154,198	-7,374,198	-6,668,198
220	-1,931,637	-6,438,791	-10,541,791	-8,230,791	-7,450,791	-6,744,791
230	-1,954,615	-6,515,383	-10,618,383	-8,307,383	-7,527,383	-6,821,383
240	-1,977,593	-6,591,976	-10,694,976	-8,383,976	-7,603,976	-6,897,976
250	-2,000,571	-6,668,572	-10,771,572	-8,460,572	-7,680,572	-6,974,572

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 8

	Flats and Houses
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,356,679	-2,356,679	-6,459,679	-4,148,679	-3,368,679	-2,662,679
20	-2,437,969	-2,437,969	-6,540,969	-4,229,969	-3,449,969	-2,743,969
40	-2,519,258	-2,519,258	-6,622,258	-4,311,258	-3,531,258	-2,825,258
50	-2,559,903	-2,559,903	-6,662,903	-4,351,903	-3,571,903	-2,865,903
80	-2,681,837	-2,681,837	-6,784,837	-4,473,837	-3,693,837	-2,987,837
100	-2,763,127	-2,763,127	-6,866,127	-4,555,127	-3,775,127	-3,069,127
120	-2,844,417	-2,844,417	-6,947,417	-4,636,417	-3,856,417	-3,150,417
140	-2,925,707	-2,925,707	-7,028,707	-4,717,707	-3,937,707	-3,231,707
150	-2,966,351	-2,966,351	-7,069,351	-4,758,351	-3,978,351	-3,272,351
180	-3,088,286	-3,088,286	-7,191,286	-4,880,286	-4,100,286	-3,394,286
200	-3,169,576	-3,169,576	-7,272,576	-4,961,576	-4,181,576	-3,475,576
210	-3,210,221	-3,210,221	-7,313,221	-5,002,221	-4,222,221	-3,516,221
220	-3,250,866	-3,250,866	-7,353,866	-5,042,866	-4,262,866	-3,556,866
230	-3,291,510	-3,291,510	-7,394,510	-5,083,510	-4,303,510	-3,597,510
240	-3,332,155	-3,332,155	-7,435,155	-5,124,155	-4,344,155	-3,638,155
250	-3,372,800	-3,372,800	-7,475,800	-5,164,800	-4,384,800	-3,678,800

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,727,041	-1,727,041	-5,830,041	-3,519,041	-2,739,041	-2,033,041
20	-1,808,330	-1,808,330	-5,911,330	-3,600,330	-2,820,330	-2,114,330
40	-1,889,620	-1,889,620	-5,992,620	-3,681,620	-2,901,620	-2,195,620
50	-1,930,265	-1,930,265	-6,033,265	-3,722,265	-2,942,265	-2,236,265
80	-2,052,200	-2,052,200	-6,155,200	-3,844,200	-3,064,200	-2,358,200
100	-2,133,490	-2,133,490	-6,236,490	-3,925,490	-3,145,490	-2,439,490
120	-2,214,780	-2,214,780	-6,317,780	-4,006,780	-3,226,780	-2,520,780
140	-2,296,068	-2,296,068	-6,399,068	-4,088,068	-3,308,068	-2,602,068
150	-2,336,714	-2,336,714	-6,439,714	-4,128,714	-3,348,714	-2,642,714
180	-2,458,648	-2,458,648	-6,561,648	-4,250,648	-3,470,648	-2,764,648
200	-2,539,938	-2,539,938	-6,642,938	-4,331,938	-3,551,938	-2,845,938
210	-2,580,583	-2,580,583	-6,683,583	-4,372,583	-3,592,583	-2,886,583
220	-2,621,228	-2,621,228	-6,724,228	-4,413,228	-3,633,228	-2,927,228
230	-2,661,873	-2,661,873	-6,764,873	-4,453,873	-3,673,873	-2,967,873
240	-2,702,518	-2,702,518	-6,805,518	-4,494,518	-3,714,518	-3,008,518
250	-2,743,162	-2,743,162	-6,846,162	-4,535,162	-3,755,162	-3,049,162

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,094,474	-1,094,474	-5,197,474	-2,886,474	-2,106,474	-1,400,474
20	-1,175,764	-1,175,764	-5,278,764	-2,967,764	-2,187,764	-1,481,764
40	-1,257,054	-1,257,054	-5,360,054	-3,049,054	-2,269,054	-1,563,054
50	-1,297,699	-1,297,699	-5,400,699	-3,089,699	-2,309,699	-1,603,699
80	-1,419,634	-1,419,634	-5,522,634	-3,211,634	-2,431,634	-1,725,634
100	-1,500,923	-1,500,923	-5,603,923	-3,292,923	-2,512,923	-1,806,923
120	-1,582,212	-1,582,212	-5,685,212	-3,374,212	-2,594,212	-1,888,212
140	-1,663,502	-1,663,502	-5,766,502	-3,455,502	-2,675,502	-1,969,502
150	-1,704,148	-1,704,148	-5,807,148	-3,496,148	-2,716,148	-2,010,148
180	-1,826,082	-1,826,082	-5,929,082	-3,618,082	-2,838,082	-2,132,082
200	-1,907,372	-1,907,372	-6,010,372	-3,699,372	-2,919,372	-2,213,372
210	-1,948,016	-1,948,016	-6,051,016	-3,740,016	-2,960,016	-2,254,016
220	-1,988,662	-1,988,662	-6,091,662	-3,780,662	-3,000,662	-2,294,662
230	-2,029,306	-2,029,306	-6,132,306	-3,821,306	-3,041,306	-2,335,306
240	-2,069,952	-2,069,952	-6,172,952	-3,861,952	-3,081,952	-2,375,952
250	-2,110,596	-2,110,596	-6,213,596	-3,902,596	-3,122,596	-2,416,596

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-781,120	-781,120	-4,884,120	-2,573,120	-1,793,120	-1,087,120
20	-862,409	-862,409	-4,965,409	-2,654,409	-1,874,409	-1,168,409
40	-943,699	-943,699	-5,046,699	-2,735,699	-1,955,699	-1,249,699
50	-984,344	-984,344	-5,087,344	-2,776,344	-1,996,344	-1,290,344
80	-1,106,279	-1,106,279	-5,209,279	-2,898,279	-2,118,279	-1,412,279
100	-1,187,568	-1,187,568	-5,290,568	-2,979,568	-2,199,568	-1,493,568
120	-1,268,858	-1,268,858	-5,371,858	-3,060,858	-2,280,858	-1,574,858
140	-1,350,148	-1,350,148	-5,453,148	-3,142,148	-2,362,148	-1,656,148
150	-1,390,793	-1,390,793	-5,493,793	-3,182,793	-2,402,793	-1,696,793
180	-1,512,728	-1,512,728	-5,615,728	-3,304,728	-2,524,728	-1,818,728
200	-1,594,018	-1,594,018	-5,697,018	-3,386,018	-2,606,018	-1,900,018
210	-1,634,662	-1,634,662	-5,737,662	-3,426,662	-2,646,662	-1,940,662
220	-1,675,306	-1,675,306	-5,778,306	-3,467,306	-2,687,306	-1,981,306
230	-1,715,952	-1,715,952	-5,818,952	-3,507,952	-2,727,952	-2,021,952
240	-1,756,596	-1,756,596	-5,859,596	-3,548,596	-2,768,596	-2,062,596
250	-1,797,242	-1,797,242	-5,900,242	-3,589,242	-2,809,242	-2,103,242

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-622,979	-622,979	-4,725,979	-2,414,979	-1,634,979	-928,979
20	-704,268	-704,268	-4,807,268	-2,496,268	-1,716,268	-1,010,268
40	-785,557	-785,557	-4,888,557	-2,577,557	-1,797,557	-1,091,557
50	-826,203	-826,203	-4,929,203	-2,618,203	-1,838,203	-1,132,203
80	-948,137	-948,137	-5,051,137	-2,740,137	-1,960,137	-1,254,137
100	-1,029,427	-1,029,427	-5,132,427	-2,821,427	-2,041,427	-1,335,427
120	-1,110,717	-1,110,717	-5,213,717	-2,902,717	-2,122,717	-1,416,717
140	-1,192,007	-1,192,007	-5,295,007	-2,984,007	-2,204,007	-1,498,007
150	-1,232,651	-1,232,651	-5,335,651	-3,024,651	-2,244,651	-1,538,651
180	-1,354,586	-1,354,586	-5,457,586	-3,146,586	-2,366,586	-1,660,586
200	-1,435,876	-1,435,876	-5,538,876	-3,227,876	-2,447,876	-1,741,876
210	-1,476,521	-1,476,521	-5,579,521	-3,268,521	-2,488,521	-1,782,521
220	-1,517,165	-1,517,165	-5,620,165	-3,309,165	-2,529,165	-1,823,165
230	-1,557,810	-1,557,810	-5,660,810	-3,349,810	-2,569,810	-1,863,810
240	-1,598,455	-1,598,455	-5,701,455	-3,390,455	-2,610,455	-1,904,455
250	-1,639,100	-1,639,100	-5,742,100	-3,431,100	-2,651,100	-1,945,100

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	162,149	162,149	-3,940,851	-1,629,851	-849,851	-143,851
20	82,168	82,168	-4,020,832	-1,709,832	-929,832	-223,832
40	2,185	2,185	-4,100,815	-1,789,815	-1,009,815	-303,815
50	-38,423	-38,423	-4,141,423	-1,830,423	-1,050,423	-344,423
80	-160,358	-160,358	-4,263,358	-1,952,358	-1,172,358	-466,358
100	-241,647	-241,647	-4,344,647	-2,033,647	-1,253,647	-547,647
120	-322,937	-322,937	-4,425,937	-2,114,937	-1,334,937	-628,937
140	-404,227	-404,227	-4,507,227	-2,196,227	-1,416,227	-710,227
150	-444,872	-444,872	-4,547,872	-2,236,872	-1,456,872	-750,872
180	-566,806	-566,806	-4,669,806	-2,358,806	-1,578,806	-872,806
200	-648,096	-648,096	-4,751,096	-2,440,096	-1,660,096	-954,096
210	-688,741	-688,741	-4,791,741	-2,480,741	-1,700,741	-994,741
220	-729,386	-729,386	-4,832,386	-2,521,386	-1,741,386	-1,035,386
230	-770,031	-770,031	-4,873,031	-2,562,031	-1,782,031	-1,076,031
240	-810,676	-810,676	-4,913,676	-2,602,676	-1,822,676	-1,116,676
250	-851,320	-851,320	-4,954,320	-2,643,320	-1,863,320	-1,157,320

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	626,058	626,058	-3,476,942	-1,165,942	-385,942	320,058
20	546,076	546,076	-3,556,924	-1,245,924	-465,924	240,076
40	466,095	466,095	-3,636,905	-1,325,905	-545,905	160,095
50	426,104	426,104	-3,676,896	-1,365,896	-585,896	120,104
80	306,131	306,131	-3,796,869	-1,485,869	-705,869	131
100	226,150	226,150	-3,876,850	-1,565,850	-785,850	-79,850
120	146,168	146,168	-3,956,832	-1,645,832	-865,832	-159,832
140	66,187	66,187	-4,036,813	-1,725,813	-945,813	-239,813
150	26,196	26,196	-4,076,804	-1,765,804	-985,804	-279,804
180	-95,311	-95,311	-4,198,311	-1,887,311	-1,107,311	-401,311
200	-176,601	-176,601	-4,279,601	-1,968,601	-1,188,601	-482,601
210	-217,245	-217,245	-4,320,245	-2,009,245	-1,229,245	-523,245
220	-257,889	-257,889	-4,360,889	-2,049,889	-1,269,889	-563,889
230	-298,535	-298,535	-4,401,535	-2,090,535	-1,310,535	-604,535
240	-339,179	-339,179	-4,442,179	-2,131,179	-1,351,179	-645,179
250	-379,825	-379,825	-4,482,825	-2,171,825	-1,391,825	-685,825

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,390,489	1,390,489	-2,712,511	-401,511	378,489	1,084,489
20	1,311,794	1,311,794	-2,791,206	-480,206	299,794	1,005,794
40	1,233,100	1,233,100	-2,869,900	-558,900	221,100	927,100
50	1,193,752	1,193,752	-2,909,248	-598,248	181,752	887,752
80	1,075,710	1,075,710	-3,027,290	-716,290	63,710	769,710
100	997,016	997,016	-3,105,984	-794,984	-14,984	691,016
120	918,321	918,321	-3,184,679	-873,679	-93,679	612,321
140	839,626	839,626	-3,263,374	-952,374	-172,374	533,626
150	800,280	800,280	-3,302,720	-991,720	-211,720	494,280
180	681,326	681,326	-3,421,674	-1,110,674	-330,674	375,326
200	601,345	601,345	-3,501,655	-1,190,655	-410,655	295,345
210	561,353	561,353	-3,541,647	-1,230,647	-450,647	255,353
220	521,362	521,362	-3,581,638	-1,270,638	-490,638	215,362
230	481,371	481,371	-3,621,629	-1,310,629	-530,629	175,371
240	441,381	441,381	-3,661,619	-1,350,619	-570,619	135,381
250	401,390	401,390	-3,701,610	-1,390,610	-610,610	95,390

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,004.657	-1,002.329	-5,105.329	-2,794.329	-2,014.329	-1,308.329
20	-2,151.584	-1,075.792	-5,178.792	-2,867.792	-2,087.792	-1,381.792
40	-2,298.510	-1,149.255	-5,252.255	-2,941.255	-2,161.255	-1,455.255
50	-2,371.974	-1,185.987	-5,288.987	-2,977.987	-2,197.987	-1,491.987
80	-2,592.364	-1,296.182	-5,399.182	-3,088.182	-2,308.182	-1,602.182
100	-2,739.291	-1,369.645	-5,472.645	-3,161.645	-2,381.645	-1,675.645
120	-2,886.217	-1,443.108	-5,546.108	-3,235.108	-2,455.108	-1,749.108
140	-3,033.144	-1,516.572	-5,619.572	-3,308.572	-2,528.572	-1,822.572
150	-3,106.607	-1,553.304	-5,656.304	-3,345.304	-2,565.304	-1,859.304
180	-3,326.997	-1,663.499	-5,766.499	-3,455.499	-2,675.499	-1,969.499
200	-3,473.924	-1,736.962	-5,839.962	-3,528.962	-2,748.962	-2,042.962
210	-3,547.387	-1,773.693	-5,876.693	-3,565.693	-2,785.693	-2,079.693
220	-3,620.850	-1,810.425	-5,913.425	-3,602.425	-2,822.425	-2,116.425
230	-3,694.314	-1,847.157	-5,950.157	-3,639.157	-2,859.157	-2,153.157
240	-3,767.777	-1,883.889	-5,986.889	-3,675.889	-2,895.889	-2,189.889
250	-3,841.241	-1,920.620	-6,023.620	-3,712.620	-2,932.620	-2,226.620

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-908.606	-454.303	-4,557.303	-2,246.303	-1,466.303	-760.303
20	-1,055.533	-527.767	-4,630.767	-2,319.767	-1,539.767	-833.767
40	-1,202.459	-601.230	-4,704.230	-2,393.230	-1,613.230	-907.230
50	-1,275.923	-637.961	-4,740.961	-2,429.961	-1,649.961	-943.961
80	-1,496.312	-748.156	-4,851.156	-2,540.156	-1,760.156	-1,054.156
100	-1,643.239	-821.620	-4,924.620	-2,613.620	-1,833.620	-1,127.620
120	-1,790.166	-895.083	-4,998.083	-2,687.083	-1,907.083	-1,201.083
140	-1,937.093	-968.546	-5,071.546	-2,760.546	-1,980.546	-1,274.546
150	-2,010.556	-1,005.278	-5,108.278	-2,797.278	-2,017.278	-1,311.278
180	-2,230.946	-1,115.473	-5,218.473	-2,907.473	-2,127.473	-1,421.473
200	-2,377.873	-1,188.936	-5,291.936	-2,980.936	-2,200.936	-1,494.936
210	-2,451.336	-1,225.668	-5,328.668	-3,017.668	-2,237.668	-1,531.668
220	-2,524.799	-1,262.400	-5,365.400	-3,054.400	-2,274.400	-1,568.400
230	-2,598.263	-1,299.131	-5,402.131	-3,091.131	-2,311.131	-1,605.131
240	-2,671.726	-1,335.863	-5,438.863	-3,127.863	-2,347.863	-1,641.863
250	-2,745.190	-1,372.595	-5,475.595	-3,164.595	-2,384.595	-1,678.595

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	189.445	94.722	-4,008.278	-1,897.278	-917.278	-211.278
20	44.883	22.441	-4,080.559	-1,769.559	-889.559	-283.559
40	-101.310	-50.655	-4,153.655	-1,842.655	-1,062.655	-356.655
50	-174.774	-87.387	-4,190.387	-1,879.387	-1,099.387	-393.387
80	-395.163	-197.582	-4,300.582	-1,989.582	-1,209.582	-503.582
100	-542.091	-271.045	-4,374.045	-2,063.045	-1,283.045	-577.045
120	-689.017	-344.508	-4,447.508	-2,136.508	-1,356.508	-650.508
140	-835.944	-417.972	-4,520.972	-2,209.972	-1,429.972	-723.972
150	-909.407	-454.704	-4,557.704	-2,246.704	-1,466.704	-760.704
180	-1,129.797	-564.898	-4,667.898	-2,356.898	-1,576.898	-870.898
200	-1,276.724	-638.362	-4,741.362	-2,430.362	-1,650.362	-944.362
210	-1,350.187	-675.093	-4,778.093	-2,467.093	-1,687.093	-981.093
220	-1,423.650	-711.825	-4,814.825	-2,503.825	-1,723.825	-1,017.825
230	-1,497.114	-748.557	-4,851.557	-2,540.557	-1,760.557	-1,054.557
240	-1,570.577	-785.289	-4,888.289	-2,577.289	-1,797.289	-1,091.289
250	-1,644.041	-822.020	-4,925.020	-2,614.020	-1,834.020	-1,128.020

Maximum CIL rates (per square metre)

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

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	724,836	362,418	-3,740,582	-1,429,582	-649,582	56,418
20	581,581	290,790	-3,812,210	-1,501,210	-721,210	-15,210
40	437,018	218,509	-3,884,491	-1,573,491	-793,491	-87,491
50	364,738	182,369	-3,920,631	-1,609,631	-829,631	-123,631
80	147,894	73,947	-4,029,053	-1,718,053	-938,053	-232,053
100	3,332	1,666	-4,101,334	-1,790,334	-1,010,334	-304,334
120	-143,540	-71,770	-4,174,770	-1,863,770	-1,083,770	-377,770
140	-290,468	-145,234	-4,248,234	-1,937,234	-1,157,234	-451,234
150	-363,930	-181,965	-4,284,965	-1,973,965	-1,193,965	-487,965
180	-584,321	-292,160	-4,395,160	-2,084,160	-1,304,160	-598,160
200	-731,247	-365,623	-4,468,623	-2,157,623	-1,377,623	-671,623
210	-804,710	-402,355	-4,505,355	-2,194,355	-1,414,355	-708,355
220	-878,174	-439,087	-4,542,087	-2,231,087	-1,451,087	-745,087
230	-951,638	-475,819	-4,578,819	-2,267,819	-1,487,819	-781,819
240	-1,025,100	-512,550	-4,615,550	-2,304,550	-1,524,550	-818,550
250	-1,098,564	-549,282	-4,652,282	-2,341,282	-1,561,282	-855,282

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	991,560	495,780	-3,607,220	-1,296,220	-516,220	189,780
20	849,323	424,662	-3,678,338	-1,367,338	-587,338	118,662
40	707,088	353,544	-3,749,456	-1,438,456	-658,456	47,544
50	635,595	317,798	-3,785,202	-1,474,202	-694,202	11,798
80	418,751	209,376	-3,893,624	-1,582,624	-802,624	-96,624
100	274,189	137,095	-3,965,905	-1,654,905	-874,905	-168,905
120	129,627	64,813	-4,038,187	-1,727,187	-947,187	-241,187
140	-15,180	-7,590	-4,110,590	-1,799,590	-1,019,590	-313,590
150	-88,643	-44,322	-4,147,322	-1,836,322	-1,056,322	-350,322
180	-309,033	-154,516	-4,257,516	-1,946,516	-1,166,516	-460,516
200	-455,960	-227,980	-4,330,980	-2,019,980	-1,239,980	-533,980
210	-529,423	-264,712	-4,367,712	-2,056,712	-1,276,712	-570,712
220	-602,887	-301,443	-4,404,443	-2,093,443	-1,313,443	-607,443
230	-676,350	-338,175	-4,441,175	-2,130,175	-1,350,175	-644,175
240	-749,813	-374,907	-4,477,907	-2,166,907	-1,386,907	-680,907
250	-823,277	-411,638	-4,514,638	-2,203,638	-1,423,638	-717,638

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,304,404	1,152,202	-2,950,798	-639,798	140,202	846,202
20	2,166,401	1,083,200	-3,019,800	-708,800	71,200	777,200
40	2,026,454	1,013,227	-3,089,773	-778,773	1,227	707,227
50	1,956,480	978,240	-3,124,760	-813,760	-33,760	672,240
80	1,746,559	873,280	-3,229,720	-918,720	-138,720	567,280
100	1,606,612	803,306	-3,299,694	-988,694	-208,694	497,306
120	1,466,665	733,333	-3,369,667	-1,058,667	-278,667	427,333
140	1,324,587	662,293	-3,440,707	-1,129,707	-349,707	356,293
150	1,253,469	626,734	-3,476,266	-1,165,266	-385,266	320,734
180	1,040,114	520,057	-3,582,943	-1,271,943	-491,943	214,057
200	897,879	448,939	-3,654,061	-1,343,061	-563,061	142,939
210	826,760	413,380	-3,689,620	-1,378,620	-598,620	107,380
220	756,642	377,821	-3,725,179	-1,414,179	-634,179	71,821
230	683,804	341,902	-3,761,098	-1,450,098	-670,098	35,902
240	611,524	305,762	-3,797,238	-1,486,238	-706,238	-238
250	539,242	269,621	-3,833,379	-1,522,379	-742,379	-36,379

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£230

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,077,581	1,538,790	-2,864,210	-253,210	526,790	1,232,790
20	2,939,886	1,469,943	-2,633,057	-322,057	457,943	1,163,943
40	2,802,190	1,401,095	-2,701,905	-390,905	389,095	1,095,095
50	2,733,343	1,366,671	-2,736,329	-425,329	354,671	1,060,671
80	2,526,800	1,263,400	-2,839,600	-528,600	251,400	957,400
100	2,389,105	1,194,552	-2,908,448	-597,448	182,552	888,552
120	2,250,442	1,125,221	-2,977,779	-666,779	113,221	819,221
140	2,110,494	1,055,247	-3,047,753	-736,753	43,247	749,247
150	2,040,521	1,020,260	-3,082,740	-771,740	8,260	714,260
180	1,830,600	915,300	-3,187,700	-876,700	-96,700	609,300
200	1,690,653	845,327	-3,257,673	-946,673	-166,673	539,327
210	1,620,679	810,340	-3,292,660	-981,660	-201,660	504,340
220	1,550,705	775,353	-3,327,647	-1,016,647	-236,647	469,353
230	1,479,756	739,878	-3,363,122	-1,052,122	-272,122	433,878
240	1,408,638	704,319	-3,398,681	-1,087,681	-307,681	398,319
250	1,337,520	668,760	-3,434,240	-1,123,240	-343,240	362,760

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,350,679	2,175,339	-1,927,661	383,339	1,163,339	1,869,339
20	4,217,379	2,108,690	-1,994,310	316,690	1,096,690	1,802,690
40	4,082,197	2,041,099	-2,061,901	249,099	1,029,099	1,735,099
50	4,014,457	2,007,228	-2,095,772	215,228	995,228	1,701,228
80	3,811,238	1,905,619	-2,197,381	113,619	893,619	1,599,619
100	3,675,758	1,837,879	-2,265,121	45,879	825,879	1,531,879
120	3,540,279	1,770,140	-2,332,860	-21,860	758,140	1,464,140
140	3,404,800	1,702,400	-2,400,600	-89,600	690,400	1,396,400
150	3,336,695	1,668,348	-2,434,652	-123,652	656,348	1,362,348
180	3,130,152	1,565,076	-2,537,924	-226,924	553,076	1,259,076
200	2,992,457	1,496,229	-2,606,771	-295,771	484,229	1,190,229
210	2,923,610	1,461,805	-2,641,195	-330,195	449,805	1,155,805
220	2,854,762	1,427,381	-2,675,619	-364,619	415,381	1,121,381
230	2,785,914	1,392,957	-2,710,043	-399,043	380,957	1,086,957
240	2,717,067	1,358,533	-2,744,467	-433,467	346,533	1,052,533
250	2,648,219	1,324,110	-2,778,890	-467,890	312,110	1,018,110

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary
CIL Test - 20% AH, Social Rent, CSH4, Growth

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

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	0
Area 2	#N/A	#N/A	#N/A	210
Area 3	#N/A	#N/A	50	250
Area 4	#N/A	#N/A	150	250
Area 5	#N/A	#N/A	210	250
Area 6	#N/A	50	250	250
Area 7	#N/A	220	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	40
Area 7	#N/A	#N/A	50	180
Area 8	#N/A	180	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	0
Area 2	#N/A	#N/A	#N/A	180
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	#N/A	180	250
Area 5	#N/A	#N/A	240	250
Area 6	#N/A	150	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	100
Area 8	#N/A	100	230	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	100
Area 3	#N/A	#N/A	120	250
Area 4	#N/A	20	220	250
Area 5	#N/A	80	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	140	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	150
Area 4	#N/A	#N/A	50	250
Area 5	#N/A	#N/A	80	250
Area 6	#N/A	100	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	100
Area 8	#N/A	#N/A	150	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	20
Area 5	#N/A	#N/A	#N/A	50
Area 6	#N/A	#N/A	80	250
Area 7	#N/A	0	230	250
Area 8	#N/A	220	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	40,949	337,829	-3,765,171	-1,454,171	-674,171	31,829
20	36,178	298,465	-3,804,535	-1,493,535	-713,535	-7,535
40	31,407	259,109	-3,843,891	-1,532,891	-752,891	-46,891
50	29,022	239,431	-3,863,569	-1,552,569	-772,569	-66,569
80	21,866	180,398	-3,922,602	-1,611,602	-831,602	-125,602
100	17,095	141,034	-3,961,966	-1,650,966	-870,966	-164,966
120	12,325	101,678	-4,001,322	-1,690,322	-910,322	-204,322
140	7,554	62,322	-4,040,678	-1,729,678	-949,678	-243,678
150	5,169	42,645	-4,060,355	-1,749,355	-969,355	-263,355
180	-2,020	-16,665	-4,119,665	-1,808,665	-1,028,665	-322,665
200	-6,868	-56,663	-4,159,663	-1,848,663	-1,068,663	-362,663
210	-9,293	-76,666	-4,179,666	-1,868,666	-1,088,666	-382,666
220	-11,717	-96,669	-4,199,669	-1,888,669	-1,108,669	-402,669
230	-14,141	-116,664	-4,219,664	-1,908,664	-1,128,664	-422,664
240	-16,566	-136,667	-4,239,667	-1,928,667	-1,148,667	-442,667
250	-18,990	-156,670	-4,259,670	-1,948,670	-1,168,670	-462,670

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£89,231	736,157	-3,366,843	-1,055,843	-275,843	430,157
20	84,461	696,802	-3,406,198	-1,095,198	-315,198	390,802
40	79,699	657,438	-3,445,562	-1,134,562	-354,562	351,438
50	77,304	637,760	-3,465,240	-1,154,240	-374,240	331,760
80	70,149	578,726	-3,524,274	-1,213,274	-433,274	272,726
100	65,378	539,371	-3,563,629	-1,252,629	-472,629	233,371
120	60,607	500,007	-3,602,993	-1,291,993	-511,993	194,007
140	55,836	460,651	-3,642,349	-1,331,349	-551,349	154,651
150	53,451	440,973	-3,662,027	-1,351,027	-571,027	134,973
180	46,296	381,939	-3,721,061	-1,410,061	-630,061	75,939
200	41,524	342,576	-3,760,424	-1,449,424	-669,424	36,576
210	39,139	322,898	-3,780,102	-1,469,102	-689,102	16,898
220	36,754	303,220	-3,799,780	-1,488,780	-708,780	-2,780
230	34,369	283,542	-3,819,458	-1,508,458	-728,458	-22,458
240	31,984	263,864	-3,839,136	-1,528,136	-748,136	-42,136
250	29,598	244,186	-3,858,814	-1,547,814	-767,814	-61,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£210

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,738	1,136,337	-2,966,663	-656,663	124,337	830,337
20	132,967	1,096,982	-3,006,018	-695,018	84,982	790,982
40	128,197	1,057,626	-3,045,374	-734,374	45,626	751,626
50	125,812	1,037,948	-3,065,052	-754,052	25,948	731,948
80	118,655	978,906	-3,124,094	-813,094	-33,094	672,906
100	113,885	939,550	-3,163,450	-852,450	-72,450	633,550
120	109,115	900,195	-3,202,805	-891,805	-111,805	594,195
140	104,343	860,831	-3,242,169	-931,169	-151,169	554,831
150	101,958	841,153	-3,261,847	-950,847	-170,847	535,153
180	94,802	782,119	-3,320,881	-1,009,881	-229,881	476,119
200	90,032	742,764	-3,360,236	-1,049,236	-269,236	436,764
210	87,647	723,086	-3,379,914	-1,068,914	-288,914	417,086
220	85,261	703,400	-3,399,600	-1,088,600	-308,600	397,400
230	82,875	683,722	-3,419,278	-1,108,278	-328,278	377,722
240	80,490	664,044	-3,438,956	-1,127,956	-347,956	358,044
250	78,105	644,366	-3,458,634	-1,147,634	-367,634	338,366

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	161,767	1,334,580	-2,768,420	-457,420	322,580	1,028,580
20	156,997	1,295,224	-2,807,776	-496,776	283,224	989,224
40	152,225	1,255,860	-2,847,140	-536,140	243,860	949,860
50	149,840	1,236,182	-2,866,818	-555,818	224,182	930,182
80	142,685	1,177,149	-2,925,851	-614,851	165,149	871,149
100	137,913	1,137,785	-2,965,215	-654,215	125,785	831,785
120	133,143	1,098,429	-3,004,571	-693,571	86,429	792,429
140	128,373	1,059,074	-3,043,926	-732,926	47,074	753,074
150	125,987	1,039,396	-3,063,604	-752,604	27,396	733,396
180	118,831	980,354	-3,122,646	-811,646	-31,646	674,354
200	114,060	940,998	-3,162,002	-851,002	-71,002	634,998
210	111,675	921,320	-3,181,680	-870,680	-90,680	615,320
220	109,290	901,642	-3,201,358	-890,358	-110,358	595,642
230	106,905	881,965	-3,221,035	-910,035	-130,035	575,965
240	104,520	862,287	-3,240,713	-929,713	-149,713	556,287
250	102,134	842,609	-3,260,391	-949,391	-169,391	536,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,894	1,434,623	-2,668,377	-357,377	422,623	1,128,623
20	169,123	1,395,267	-2,707,733	-396,733	383,267	1,089,267
40	164,353	1,355,911	-2,747,089	-436,089	343,911	1,049,911
50	161,967	1,336,225	-2,766,775	-455,775	324,225	1,030,225
80	154,811	1,277,192	-2,825,808	-514,808	265,192	971,192
100	150,041	1,237,836	-2,865,164	-554,164	225,836	931,836
120	145,270	1,198,480	-2,904,520	-593,520	186,480	892,480
140	140,499	1,159,116	-2,943,884	-632,884	147,116	853,116
150	138,114	1,139,439	-2,963,561	-652,561	127,439	833,439
180	130,958	1,080,405	-3,022,595	-711,595	68,405	774,405
200	126,188	1,041,049	-3,061,951	-750,951	29,049	735,049
210	123,802	1,021,363	-3,081,637	-770,637	9,363	715,363
220	121,416	1,001,685	-3,101,315	-790,315	-10,315	695,685
230	119,031	982,007	-3,120,993	-809,993	-29,993	676,007
240	116,646	962,330	-3,140,670	-829,670	-49,670	656,330
250	114,261	942,652	-3,160,348	-849,348	-69,348	636,652

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£210	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	234,303	1,933,003	-2,169,997	141,003	921,003	1,627,003
20	229,532	1,893,639	-2,209,361	101,639	881,639	1,587,639
40	224,762	1,854,283	-2,248,717	62,283	842,283	1,548,283
50	222,376	1,834,605	-2,268,395	42,605	822,605	1,528,605
80	215,221	1,775,571	-2,327,429	-16,429	763,571	1,469,571
100	210,449	1,736,208	-2,366,792	-55,792	724,208	1,430,208
120	206,679	1,696,852	-2,406,148	-95,148	684,852	1,390,852
140	200,909	1,657,496	-2,445,504	-134,504	645,496	1,351,496
150	198,523	1,637,818	-2,465,182	-154,182	625,818	1,331,818
180	191,367	1,578,776	-2,524,224	-213,224	566,776	1,272,776
200	186,596	1,539,421	-2,563,579	-252,579	527,421	1,233,421
210	184,211	1,519,743	-2,583,257	-272,257	507,743	1,213,743
220	181,826	1,500,065	-2,602,935	-291,935	488,065	1,194,065
230	179,441	1,480,387	-2,622,613	-311,613	468,387	1,174,387
240	177,056	1,460,709	-2,642,291	-331,291	448,709	1,154,709
250	174,669	1,441,023	-2,661,977	-350,977	429,023	1,135,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	270,459	2,231,288	-1,871,712	439,288	1,219,288	1,925,288
20	265,688	2,191,924	-1,911,076	399,924	1,179,924	1,885,924
40	260,917	2,152,569	-1,950,431	360,569	1,140,569	1,846,569
50	258,532	2,132,891	-1,970,109	340,891	1,120,891	1,826,891
80	251,376	2,073,849	-2,029,151	281,849	1,061,849	1,767,849
100	246,605	2,034,493	-2,068,507	242,493	1,022,493	1,728,493
120	241,835	1,995,137	-2,107,863	203,137	983,137	1,689,137
140	237,064	1,955,782	-2,147,218	163,782	943,782	1,649,782
150	234,679	1,936,104	-2,166,896	144,104	924,104	1,630,104
180	227,523	1,877,062	-2,225,938	85,062	865,062	1,571,062
200	222,752	1,837,706	-2,265,294	45,706	825,706	1,531,706
210	220,367	1,818,029	-2,284,971	26,029	806,029	1,512,029
220	217,982	1,798,351	-2,304,649	6,351	786,351	1,492,351
230	215,596	1,778,665	-2,324,335	-13,335	766,665	1,472,665
240	213,211	1,758,987	-2,344,013	-33,013	746,987	1,452,987
250	210,825	1,739,309	-2,363,691	-52,691	727,309	1,433,309

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	330,868	2,729,660	-1,373,340	937,660	1,717,660	2,423,660
20	326,097	2,690,304	-1,412,696	898,304	1,678,304	2,384,304
40	321,327	2,650,948	-1,452,052	858,948	1,638,948	2,344,948
50	318,941	2,631,262	-1,471,738	839,262	1,619,262	2,325,262
80	311,785	2,572,229	-1,530,771	780,229	1,560,229	2,266,229
100	307,015	2,532,873	-1,570,127	740,873	1,520,873	2,226,873
120	302,244	2,493,509	-1,609,491	701,509	1,481,509	2,187,509
140	297,473	2,454,153	-1,648,847	662,153	1,442,153	2,148,153
150	295,088	2,434,475	-1,668,525	642,475	1,422,475	2,128,475
180	287,932	2,375,442	-1,727,558	583,442	1,363,442	2,069,442
200	283,161	2,336,078	-1,766,922	544,078	1,324,078	2,030,078
210	280,776	2,316,400	-1,786,600	524,400	1,304,400	2,010,400
220	278,391	2,296,722	-1,806,278	504,722	1,284,722	1,990,722
230	276,005	2,277,044	-1,825,956	485,044	1,265,044	1,971,044
240	273,620	2,257,366	-1,845,634	465,366	1,245,366	1,951,366
250	271,235	2,237,689	-1,865,311	445,689	1,225,689	1,931,689

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type		2
Flats		
No of units	8 units	
Density:	160 dph	
CSH level:	4	

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-209,198	-4,183,958	-8,286,958	-5,975,958	-5,195,958	-4,489,958
20	-215,265	-4,305,310	-8,408,310	-6,097,310	-5,317,310	-4,611,310
40	-221,332	-4,426,642	-8,529,642	-6,218,642	-5,438,642	-4,732,642
50	-224,366	-4,487,328	-8,590,328	-6,279,328	-5,499,328	-4,793,328
80	-233,466	-4,669,326	-8,772,326	-6,461,326	-5,681,326	-4,975,326
100	-239,534	-4,790,678	-8,893,678	-6,582,678	-5,802,678	-5,096,678
120	-245,601	-4,912,010	-9,015,010	-6,704,010	-5,924,010	-5,218,010
140	-251,668	-5,033,362	-9,136,362	-6,825,362	-6,045,362	-5,339,362
150	-254,701	-5,094,028	-9,197,028	-6,886,028	-6,106,028	-5,400,028
180	-263,801	-5,276,027	-9,379,027	-7,068,027	-6,288,027	-5,582,027
200	-269,869	-5,397,379	-9,500,379	-7,189,379	-6,409,379	-5,703,379
210	-272,902	-5,458,045	-9,561,045	-7,250,045	-6,470,045	-5,764,045
220	-275,936	-5,518,711	-9,621,711	-7,310,711	-6,530,711	-5,824,711
230	-278,970	-5,579,397	-9,682,397	-7,371,397	-6,591,397	-5,885,397
240	-282,003	-5,640,063	-9,743,063	-7,432,063	-6,652,063	-5,946,063
250	-285,036	-5,700,729	-9,803,729	-7,492,729	-6,712,729	-6,006,729

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-149,700	-2,993,994	-7,096,994	-4,785,994	-4,005,994	-3,299,994
20	-155,766	-3,115,326	-7,218,326	-4,907,326	-4,127,326	-3,421,326
40	-161,834	-3,236,678	-7,339,678	-5,028,678	-4,248,678	-3,542,678
50	-164,867	-3,297,344	-7,400,344	-5,089,344	-4,309,344	-3,603,344
80	-173,968	-3,479,362	-7,582,362	-5,271,362	-4,491,362	-3,785,362
100	-180,035	-3,600,694	-7,703,694	-5,392,694	-4,612,694	-3,906,694
120	-186,102	-3,722,046	-7,825,046	-5,514,046	-4,734,046	-4,028,046
140	-192,169	-3,843,378	-7,946,378	-5,635,378	-4,855,378	-4,149,378
150	-195,202	-3,904,044	-8,007,044	-5,696,044	-4,916,044	-4,210,044
180	-204,303	-4,086,063	-8,189,063	-5,878,063	-5,098,063	-4,392,063
200	-210,370	-4,207,395	-8,310,395	-5,999,395	-5,219,395	-4,513,395
210	-213,404	-4,268,081	-8,371,081	-6,060,081	-5,280,081	-4,574,081
220	-216,437	-4,328,747	-8,431,747	-6,120,747	-5,340,747	-4,634,747
230	-219,471	-4,389,413	-8,492,413	-6,181,413	-5,401,413	-4,695,413
240	-222,504	-4,450,079	-8,553,079	-6,242,079	-5,462,079	-4,756,079
250	-225,537	-4,510,745	-8,613,745	-6,302,745	-5,522,745	-4,816,745

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,924	-1,798,474	-5,901,474	-3,590,474	-2,810,474	-2,104,474
20	-95,991	-1,919,826	-6,022,826	-3,711,826	-2,931,826	-2,225,826
40	-102,058	-2,041,158	-6,144,158	-3,833,158	-3,053,158	-2,347,158
50	-105,091	-2,101,824	-6,204,824	-3,893,824	-3,113,824	-2,407,824
80	-114,192	-2,283,842	-6,386,842	-4,075,842	-3,295,842	-2,589,842
100	-120,260	-2,405,194	-6,508,194	-4,197,194	-3,417,194	-2,711,194
120	-126,326	-2,526,527	-6,629,527	-4,318,527	-3,538,527	-2,832,527
140	-132,393	-2,647,859	-6,750,859	-4,439,859	-3,659,859	-2,953,859
150	-135,427	-2,708,545	-6,811,545	-4,500,545	-3,720,545	-3,014,545
180	-144,527	-2,890,543	-6,993,543	-4,682,543	-3,902,543	-3,196,543
200	-150,595	-3,011,895	-7,114,895	-4,803,895	-4,023,895	-3,317,895
210	-153,628	-3,072,561	-7,175,561	-4,864,561	-4,084,561	-3,378,561
220	-156,661	-3,133,227	-7,236,227	-4,925,227	-4,145,227	-3,439,227
230	-159,695	-3,193,893	-7,296,893	-4,985,893	-4,205,893	-3,499,893
240	-162,729	-3,254,579	-7,357,579	-5,046,579	-4,266,579	-3,560,579
250	-165,762	-3,315,245	-7,418,245	-5,107,245	-4,327,245	-3,621,245

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-60,312	-1,206,250	-5,309,250	-2,998,250	-2,218,250	-1,512,250
20	-66,380	-1,327,602	-5,430,602	-3,119,602	-2,339,602	-1,633,602
40	-72,447	-1,448,934	-5,551,934	-3,240,934	-2,460,934	-1,754,934
50	-75,481	-1,509,620	-5,612,620	-3,301,620	-2,521,620	-1,815,620
80	-84,581	-1,691,618	-5,794,618	-3,483,618	-2,703,618	-1,997,618
100	-90,649	-1,812,970	-5,915,970	-3,604,970	-2,824,970	-2,118,970
120	-96,715	-1,934,302	-6,037,302	-3,726,302	-2,946,302	-2,240,302
140	-102,783	-2,055,654	-6,158,654	-3,847,654	-3,067,654	-2,361,654
150	-105,816	-2,116,320	-6,219,320	-3,908,320	-3,128,320	-2,422,320
180	-114,916	-2,298,319	-6,401,319	-4,090,319	-3,310,319	-2,604,319
200	-120,984	-2,419,671	-6,522,671	-4,211,671	-3,431,671	-2,725,671
210	-124,017	-2,480,337	-6,583,337	-4,272,337	-3,492,337	-2,786,337
220	-127,050	-2,541,003	-6,644,003	-4,333,003	-3,553,003	-2,847,003
230	-130,084	-2,601,689	-6,704,689	-4,393,689	-3,613,689	-2,907,689
240	-133,118	-2,662,355	-6,765,355	-4,454,355	-3,674,355	-2,968,355
250	-136,151	-2,723,021	-6,826,021	-4,515,021	-3,735,021	-3,029,021

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-45,369	-907,390	-5,010,390	-2,699,390	-1,919,390	-1,213,390
20	-51,436	-1,028,722	-5,131,722	-2,820,722	-2,040,722	-1,334,722
40	-57,503	-1,150,054	-5,253,054	-2,942,054	-2,162,054	-1,456,054
50	-60,537	-1,210,740	-5,313,740	-3,002,740	-2,222,740	-1,516,740
80	-69,637	-1,392,738	-5,495,738	-3,184,738	-2,404,738	-1,698,738
100	-75,705	-1,514,090	-5,617,090	-3,306,090	-2,526,090	-1,820,090
120	-81,771	-1,635,422	-5,738,422	-3,427,422	-2,647,422	-1,941,422
140	-87,839	-1,756,774	-5,859,774	-3,548,774	-2,768,774	-2,062,774
150	-90,872	-1,817,440	-5,920,440	-3,609,440	-2,829,440	-2,123,440
180	-99,973	-1,999,439	-6,102,439	-3,791,439	-3,011,439	-2,305,439
200	-106,040	-2,120,791	-6,223,791	-3,912,791	-3,132,791	-2,426,791
210	-109,073	-2,181,457	-6,284,457	-3,973,457	-3,193,457	-2,487,457
220	-112,106	-2,242,123	-6,345,123	-4,034,123	-3,254,123	-2,548,123
230	-115,140	-2,302,809	-6,405,809	-4,094,809	-3,314,809	-2,608,809
240	-118,174	-2,363,475	-6,466,475	-4,155,475	-3,375,475	-2,669,475
250	-121,207	-2,424,141	-6,527,141	-4,216,141	-3,436,141	-2,730,141

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,606	572,121	-3,530,879	-1,219,879	-439,879	266,121
20	22,636	452,722	-3,650,278	-1,339,278	-559,278	146,722
40	16,667	333,343	-3,769,657	-1,458,657	-678,657	27,343
50	13,683	273,653	-3,829,347	-1,518,347	-738,347	-32,347
80	4,728	94,564	-4,008,436	-1,697,436	-917,436	-211,436
100	-1,261	-25,226	-4,128,226	-1,817,226	-1,037,226	-331,226
120	-7,329	-146,578	-4,249,578	-1,938,578	-1,158,578	-452,578
140	-13,396	-267,910	-4,370,910	-2,059,910	-1,279,910	-573,910
150	-16,429	-328,576	-4,431,576	-2,120,576	-1,340,576	-634,576
180	-25,530	-510,595	-4,613,595	-2,302,595	-1,522,595	-816,595
200	-31,597	-631,947	-4,734,947	-2,423,947	-1,643,947	-937,947
210	-34,631	-692,613	-4,795,613	-2,484,613	-1,704,613	-998,613
220	-37,664	-753,279	-4,856,279	-2,545,279	-1,765,279	-1,059,279
230	-40,697	-813,945	-4,916,945	-2,605,945	-1,825,945	-1,119,945
240	-43,731	-874,611	-4,977,611	-2,666,611	-1,886,611	-1,180,611
250	-46,765	-935,297	-5,038,297	-2,727,297	-1,947,297	-1,241,297

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	72,444	1,448,883	-2,654,117	-343,117	436,883	1,142,883
20	66,474	1,329,484	-2,773,516	-462,516	317,484	1,023,484
40	60,505	1,210,104	-2,892,896	-581,896	198,104	904,104
50	57,520	1,150,395	-2,952,605	-641,605	138,395	844,395
80	48,566	971,326	-3,131,674	-820,674	-40,674	665,326
100	42,596	851,927	-3,251,073	-940,073	-160,073	545,927
120	36,627	732,547	-3,370,453	-1,059,453	-279,453	426,547
140	30,657	613,148	-3,489,852	-1,178,852	-398,852	307,148
150	27,673	553,458	-3,549,542	-1,238,542	-458,542	247,458
180	18,718	374,370	-3,728,630	-1,417,630	-637,630	68,370
200	12,750	254,990	-3,848,010	-1,537,010	-757,010	-51,010
210	9,765	195,301	-3,907,699	-1,596,699	-816,699	-110,699
220	6,781	135,611	-3,967,389	-1,656,389	-876,389	-170,389
230	3,795	75,901	-4,027,099	-1,716,099	-936,099	-230,099
240	811	16,212	-4,086,788	-1,775,788	-995,788	-289,788
250	-2,210	-44,193	-4,147,193	-1,836,193	-1,056,193	-350,193

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£180

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	145,689	2,913,773	-1,189,227	1,121,773	1,901,773	2,607,773
20	139,719	2,794,374	-1,308,626	1,002,374	1,782,374	2,488,374
40	133,750	2,674,995	-1,428,005	882,995	1,662,995	2,368,995
50	130,765	2,615,305	-1,487,695	823,305	1,603,305	2,309,305
80	121,811	2,436,216	-1,666,784	644,216	1,424,216	2,130,216
100	115,842	2,316,837	-1,786,183	524,837	1,304,837	2,010,837
120	109,872	2,197,438	-1,905,582	405,438	1,185,438	1,891,438
140	103,903	2,078,058	-2,024,982	286,058	1,066,058	1,772,058
150	100,917	2,018,349	-2,084,651	226,349	1,006,349	1,712,349
180	91,964	1,839,280	-2,263,720	47,280	827,280	1,533,280
200	85,994	1,719,881	-2,383,119	-72,119	707,881	1,413,881
210	83,010	1,660,191	-2,442,809	-131,809	648,191	1,354,191
220	80,025	1,600,501	-2,502,499	-191,499	588,501	1,294,501
230	77,041	1,540,812	-2,562,188	-251,188	528,812	1,234,812
240	74,055	1,481,102	-2,621,898	-310,898	469,102	1,175,102
250	71,071	1,421,412	-2,681,588	-370,588	409,412	1,115,412

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density	34 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	110,957	314,379	-3,788,621	-1,477,621	-697,621	8,379
20	93,848	265,902	-3,837,098	-1,526,098	-746,098	-40,098
40	76,737	217,422	-3,885,578	-1,574,578	-794,578	-88,578
50	68,183	193,184	-3,909,816	-1,598,816	-818,816	-112,816
80	42,517	120,466	-3,982,534	-1,671,534	-891,534	-185,534
100	25,408	71,989	-4,031,011	-1,720,011	-940,011	-234,011
120	8,297	23,509	-4,079,491	-1,768,491	-988,491	-282,491
140	-8,957	-25,378	-4,128,378	-1,817,378	-1,037,378	-331,378
150	-17,651	-50,012	-4,153,012	-1,842,012	-1,062,012	-356,012
180	-43,736	-123,919	-4,226,919	-1,915,919	-1,135,919	-429,919
200	-61,126	-173,189	-4,276,189	-1,965,189	-1,185,189	-479,189
210	-69,821	-197,826	-4,300,826	-1,989,826	-1,209,826	-503,826
220	-78,516	-222,463	-4,325,463	-2,014,463	-1,234,463	-528,463
230	-87,210	-247,096	-4,350,096	-2,039,096	-1,259,096	-553,096
240	-95,906	-271,733	-4,374,733	-2,063,733	-1,283,733	-577,733
250	-104,601	-296,369	-4,399,369	-2,088,369	-1,308,369	-602,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	277,470	786,166	-3,316,834	-1,005,834	-225,834	480,166
20	260,360	737,687	-3,365,313	-1,054,313	-274,313	431,687
40	243,251	689,210	-3,413,790	-1,102,790	-322,790	383,210
50	234,696	664,972	-3,438,028	-1,127,028	-347,028	358,972
80	209,031	592,253	-3,510,747	-1,199,747	-419,747	286,253
100	191,920	543,774	-3,559,226	-1,248,226	-468,226	237,774
120	174,811	495,297	-3,607,703	-1,296,703	-516,703	189,297
140	157,702	446,817	-3,656,183	-1,345,183	-565,183	140,817
150	149,146	422,579	-3,680,421	-1,369,421	-589,421	116,579
180	123,480	349,861	-3,753,139	-1,442,139	-662,139	43,861
200	106,371	301,384	-3,801,616	-1,490,616	-710,616	-4,616
210	97,815	277,143	-3,825,857	-1,514,857	-734,857	-28,857
220	89,260	252,904	-3,850,096	-1,539,096	-759,096	-53,096
230	80,706	228,666	-3,874,334	-1,563,334	-783,334	-77,334
240	72,151	204,428	-3,898,572	-1,587,572	-807,572	-101,572
250	63,595	180,186	-3,922,814	-1,611,814	-831,814	-125,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	444,758	1,260,148	-2,842,852	-531,852	248,148	954,148
20	427,647	1,211,668	-2,891,332	-580,332	199,668	905,668
40	410,538	1,163,191	-2,939,809	-628,809	151,191	857,191
50	401,982	1,138,950	-2,964,050	-653,050	126,950	832,950
80	376,318	1,066,235	-3,036,765	-725,765	54,235	760,235
100	359,208	1,017,755	-3,085,245	-774,245	5,755	711,755
120	342,098	969,278	-3,133,722	-822,722	-42,722	663,278
140	324,988	920,798	-3,182,202	-871,202	-91,202	614,798
150	316,433	896,560	-3,206,440	-895,440	-115,440	590,560
180	290,768	823,842	-3,279,158	-968,158	-188,158	517,842
200	273,658	775,365	-3,327,635	-1,016,635	-236,635	469,365
210	265,103	751,124	-3,351,876	-1,040,876	-260,876	445,124
220	256,548	726,886	-3,376,114	-1,065,114	-285,114	420,886
230	247,993	702,647	-3,400,353	-1,089,353	-309,353	396,647
240	239,438	678,409	-3,424,591	-1,113,591	-333,591	372,409
250	230,883	654,167	-3,448,833	-1,137,833	-357,833	348,167

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	527,627	1,494,942	-2,608,058	-297,058	482,942	1,188,942
20	510,517	1,446,465	-2,656,535	-345,535	434,465	1,140,465
40	493,407	1,397,988	-2,705,015	-394,015	385,985	1,091,985
50	484,852	1,373,747	-2,729,253	-418,253	361,747	1,067,747
80	459,187	1,301,029	-2,801,971	-490,971	289,029	995,029
100	442,077	1,252,552	-2,850,448	-539,448	240,552	946,552
120	424,967	1,204,072	-2,898,928	-587,928	192,072	898,072
140	407,857	1,155,596	-2,947,404	-636,404	143,596	849,596
150	399,303	1,131,357	-2,971,643	-660,643	119,357	825,357
180	373,637	1,058,639	-3,044,361	-733,361	46,639	752,639
200	356,527	1,010,159	-3,092,841	-781,841	-1,841	704,159
210	347,972	985,921	-3,117,079	-806,079	-26,079	679,921
220	339,417	961,683	-3,141,317	-830,317	-50,317	655,683
230	330,862	937,441	-3,165,559	-854,559	-74,559	631,441
240	322,307	913,203	-3,189,797	-878,797	-98,797	607,203
250	313,752	888,965	-3,214,035	-903,035	-123,035	582,965

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	569,448	1,613,437	-2,489,563	-178,563	601,437	1,307,437
20	552,339	1,564,960	-2,538,040	-227,040	552,960	1,258,960
40	535,228	1,516,481	-2,586,519	-275,519	504,481	1,210,481
50	526,674	1,492,242	-2,610,758	-299,758	480,242	1,186,242
80	501,009	1,419,524	-2,683,476	-372,476	407,524	1,113,524
100	483,899	1,371,047	-2,731,953	-420,953	359,047	1,065,047
120	466,789	1,322,568	-2,780,432	-469,432	310,568	1,016,568
140	449,679	1,274,091	-2,828,909	-517,909	262,091	968,091
150	441,124	1,249,852	-2,853,148	-542,148	237,852	943,852
180	415,459	1,177,134	-2,925,866	-614,866	165,134	871,134
200	398,349	1,128,655	-2,974,345	-663,345	116,655	822,655
210	389,794	1,104,416	-2,998,584	-687,584	92,416	798,416
220	381,239	1,080,178	-3,022,822	-711,822	68,178	774,178
230	372,684	1,055,937	-3,047,063	-736,063	43,937	749,937
240	364,129	1,031,698	-3,071,302	-760,302	19,698	725,698
250	355,574	1,007,460	-3,095,540	-784,540	-4,540	701,460

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	777,784	2,203,720	-1,899,280	411,720	1,191,720	1,897,720
20	760,673	2,155,240	-1,947,760	363,240	1,143,240	1,849,240
40	743,564	2,106,764	-1,996,236	314,764	1,094,764	1,800,764
50	735,009	2,082,525	-2,020,475	290,525	1,070,525	1,776,525
80	709,344	2,009,807	-2,093,193	217,807	997,807	1,703,807
100	692,233	1,961,328	-2,141,672	169,328	949,328	1,655,328
120	675,124	1,912,851	-2,190,149	120,851	900,851	1,606,851
140	658,013	1,864,371	-2,238,629	72,371	852,371	1,558,371
150	649,459	1,840,133	-2,262,867	48,133	828,133	1,534,133
180	623,793	1,767,415	-2,335,585	-24,585	755,415	1,461,415
200	606,684	1,718,938	-2,384,062	-73,062	706,938	1,412,938
210	598,129	1,694,699	-2,408,301	-97,301	682,699	1,388,699
220	589,573	1,670,458	-2,432,542	-121,542	658,458	1,364,458
230	581,019	1,646,220	-2,456,780	-145,780	634,220	1,340,220
240	572,464	1,621,981	-2,481,019	-170,019	609,981	1,315,981
250	563,909	1,597,743	-2,505,257	-194,257	585,743	1,291,743

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	902,475	2,557,013	-1,545,987	765,013	1,545,013	2,251,013
20	885,365	2,508,533	-1,594,467	716,533	1,496,533	2,202,533
40	868,255	2,460,056	-1,642,944	668,056	1,448,056	2,154,056
50	859,699	2,435,815	-1,667,185	643,815	1,423,815	2,129,815
80	834,035	2,363,100	-1,739,900	571,100	1,351,100	2,057,100
100	816,925	2,314,620	-1,788,380	522,620	1,302,620	2,008,620
120	799,815	2,266,143	-1,836,857	474,143	1,254,143	1,960,143
140	782,705	2,217,663	-1,885,337	425,663	1,205,663	1,911,663
150	774,150	2,193,425	-1,909,575	401,425	1,181,425	1,887,425
180	748,485	2,120,707	-1,982,293	328,707	1,108,707	1,814,707
200	731,374	2,072,227	-2,030,773	280,227	1,060,227	1,766,227
210	722,820	2,047,989	-2,055,011	255,989	1,035,989	1,741,989
220	714,265	2,023,751	-2,079,249	231,751	1,011,751	1,717,751
230	705,710	1,999,512	-2,103,488	207,512	987,512	1,693,512
240	697,154	1,975,271	-2,127,729	183,271	963,271	1,669,271
250	688,600	1,951,032	-2,151,968	159,032	939,032	1,645,032

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,110,809	3,147,293	-955,707	1,355,293	2,135,293	2,841,293
20	1,093,700	3,098,816	-1,004,184	1,306,816	2,086,816	2,792,816
40	1,076,589	3,050,336	-1,052,664	1,258,336	2,038,336	2,744,336
50	1,068,035	3,026,098	-1,076,902	1,234,098	2,014,098	2,720,098
80	1,042,369	2,953,380	-1,149,620	1,161,380	1,941,380	2,647,380
100	1,025,260	2,904,903	-1,198,097	1,112,903	1,892,903	2,598,903
120	1,008,149	2,856,423	-1,246,577	1,064,423	1,844,423	2,550,423
140	991,040	2,807,946	-1,295,054	1,015,946	1,795,946	2,501,946
150	982,484	2,783,705	-1,319,295	991,705	1,771,705	2,477,705
180	956,820	2,710,990	-1,392,010	918,990	1,698,990	2,404,990
200	939,710	2,662,510	-1,440,490	870,510	1,650,510	2,356,510
210	931,155	2,638,272	-1,464,728	846,272	1,626,272	2,332,272
220	922,600	2,614,033	-1,488,967	822,033	1,602,033	2,308,033
230	914,044	2,589,792	-1,513,208	797,792	1,577,792	2,283,792
240	905,490	2,565,554	-1,537,446	773,554	1,553,554	2,259,554
250	896,935	2,541,315	-1,561,685	749,315	1,529,315	2,235,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 4

Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-538,211	-4,473,882	-8,576,882	-6,265,882	-5,485,882	-4,779,882
20	-553,607	-4,593,548	-8,696,548	-6,385,548	-5,605,548	-4,899,548
40	-567,004	-4,713,223	-8,816,223	-6,505,223	-5,725,223	-5,019,223
50	-574,203	-4,773,060	-8,876,060	-6,565,060	-5,785,060	-5,079,060
80	-595,797	-4,952,563	-9,055,563	-6,744,563	-5,964,563	-5,258,563
100	-610,194	-5,072,238	-9,175,238	-6,864,238	-6,084,238	-5,378,238
120	-624,590	-5,191,904	-9,294,904	-6,983,904	-6,203,904	-5,497,904
140	-638,987	-5,311,578	-9,414,578	-7,103,578	-6,323,578	-5,617,578
150	-646,185	-5,371,416	-9,474,416	-7,163,416	-6,383,416	-5,677,416
180	-667,780	-5,550,919	-9,653,919	-7,342,919	-6,562,919	-5,856,919
200	-682,177	-5,670,593	-9,773,593	-7,462,593	-6,682,593	-5,976,593
210	-689,374	-5,730,422	-9,833,422	-7,522,422	-6,742,422	-6,036,422
220	-696,573	-5,790,260	-9,893,260	-7,582,260	-6,802,260	-6,096,260
230	-703,771	-5,850,097	-9,953,097	-7,642,097	-6,862,097	-6,156,097
240	-710,969	-5,909,934	-10,012,934	-7,701,934	-6,921,934	-6,215,934
250	-718,168	-5,969,771	-10,072,771	-7,761,771	-6,981,771	-6,275,771

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-399,506	-3,320,897	-7,423,897	-5,112,897	-4,332,897	-3,626,897
20	-413,903	-3,440,572	-7,543,572	-5,232,572	-4,452,572	-3,746,572
40	-428,299	-3,560,238	-7,663,238	-5,352,238	-4,572,238	-3,866,238
50	-436,498	-3,620,075	-7,723,075	-5,412,075	-4,632,075	-3,926,075
80	-457,092	-3,799,579	-7,902,579	-5,591,579	-4,811,579	-4,105,579
100	-471,489	-3,919,253	-8,022,253	-5,711,253	-4,931,253	-4,225,253
120	-485,885	-4,038,919	-8,141,919	-5,830,919	-5,050,919	-4,344,919
140	-500,282	-4,158,594	-8,261,594	-5,950,594	-5,170,594	-4,464,594
150	-507,480	-4,218,431	-8,321,431	-6,010,431	-5,230,431	-4,524,431
180	-529,075	-4,397,934	-8,500,934	-6,189,934	-5,409,934	-4,703,934
200	-543,472	-4,517,609	-8,620,609	-6,309,609	-5,529,609	-4,823,609
210	-550,670	-4,577,446	-8,680,446	-6,369,446	-5,589,446	-4,883,446
220	-557,868	-4,637,275	-8,740,275	-6,429,275	-5,649,275	-4,943,275
230	-565,066	-4,697,112	-8,800,112	-6,489,112	-5,709,112	-5,003,112
240	-572,265	-4,756,949	-8,859,949	-6,548,949	-5,768,949	-5,062,949
250	-579,463	-4,816,787	-8,919,787	-6,608,787	-5,828,787	-5,122,787

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-260,157	-2,162,552	-6,265,552	-3,954,552	-3,174,552	-2,468,552
20	-274,553	-2,282,219	-6,385,219	-4,074,219	-3,294,219	-2,588,219
40	-288,950	-2,401,893	-6,504,893	-4,193,893	-3,413,893	-2,707,893
50	-296,148	-2,461,730	-6,564,730	-4,253,730	-3,473,730	-2,767,730
80	-317,742	-2,641,234	-6,744,234	-4,433,234	-3,653,234	-2,947,234
100	-332,139	-2,760,908	-6,863,908	-4,552,908	-3,772,908	-3,066,908
120	-346,535	-2,880,574	-6,983,574	-4,672,574	-3,892,574	-3,186,574
140	-360,932	-3,000,249	-7,103,249	-4,792,249	-4,012,249	-3,306,249
150	-368,131	-3,060,086	-7,163,086	-4,852,086	-4,072,086	-3,366,086
180	-389,725	-3,239,589	-7,342,589	-5,031,589	-4,251,589	-3,545,589
200	-404,122	-3,359,264	-7,462,264	-5,151,264	-4,371,264	-3,665,264
210	-411,320	-3,419,101	-7,522,101	-5,211,101	-4,431,101	-3,725,101
220	-418,518	-3,478,930	-7,581,930	-5,270,930	-4,490,930	-3,784,930
230	-425,716	-3,538,767	-7,641,767	-5,330,767	-4,550,767	-3,844,767
240	-432,915	-3,598,604	-7,701,604	-5,390,604	-4,610,604	-3,904,604
250	-440,113	-3,658,441	-7,761,441	-5,450,441	-4,670,441	-3,964,441

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-191,127	-1,588,740	-5,691,740	-3,380,740	-2,600,740	-1,894,740
20	-205,524	-1,708,415	-5,811,415	-3,500,415	-2,720,415	-2,014,415
40	-219,920	-1,828,081	-5,931,081	-3,620,081	-2,840,081	-2,134,081
50	-227,118	-1,887,918	-5,990,918	-3,679,918	-2,899,918	-2,193,918
80	-248,712	-2,067,421	-6,170,421	-3,859,421	-3,079,421	-2,373,421
100	-263,109	-2,187,096	-6,290,096	-3,979,096	-3,199,096	-2,493,096
120	-277,506	-2,306,770	-6,409,770	-4,098,770	-3,318,770	-2,612,770
140	-291,902	-2,426,437	-6,529,437	-4,218,437	-3,438,437	-2,732,437
150	-299,101	-2,486,274	-6,589,274	-4,278,274	-3,498,274	-2,792,274
180	-320,695	-2,665,777	-6,768,777	-4,457,777	-3,677,777	-2,971,777
200	-335,092	-2,785,452	-6,888,452	-4,577,452	-3,797,452	-3,091,452
210	-342,290	-2,845,289	-6,948,289	-4,637,289	-3,857,289	-3,151,289
220	-349,489	-2,905,126	-7,008,126	-4,697,126	-3,917,126	-3,211,126
230	-356,686	-2,964,955	-7,067,955	-4,756,955	-3,976,955	-3,270,955
240	-363,885	-3,024,792	-7,127,792	-4,816,792	-4,036,792	-3,330,792
250	-371,083	-3,084,629	-7,187,629	-4,876,629	-4,096,629	-3,390,629

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-156,289	-1,299,154	-5,402,154	-3,091,154	-2,311,154	-1,605,154
20	-170,686	-1,418,828	-5,521,828	-3,210,828	-2,430,828	-1,724,828
40	-185,082	-1,538,495	-5,641,495	-3,330,495	-2,550,495	-1,844,495
50	-192,281	-1,598,332	-5,701,332	-3,390,332	-2,610,332	-1,904,332
80	-213,875	-1,777,835	-5,880,835	-3,569,835	-2,789,835	-2,083,835
100	-228,272	-1,897,510	-6,000,510	-3,689,510	-2,909,510	-2,203,510
120	-242,669	-2,017,184	-6,120,184	-3,809,184	-3,029,184	-2,323,184
140	-257,065	-2,136,850	-6,239,850	-3,928,850	-3,148,850	-2,442,850
150	-264,263	-2,196,687	-6,299,687	-3,988,687	-3,208,687	-2,502,687
180	-285,858	-2,376,191	-6,479,191	-4,168,191	-3,388,191	-2,682,191
200	-300,254	-2,495,865	-6,598,865	-4,287,865	-3,507,865	-2,801,865
210	-307,453	-2,555,703	-6,658,703	-4,347,703	-3,567,703	-2,861,703
220	-314,651	-2,615,540	-6,718,540	-4,407,540	-3,627,540	-2,921,540
230	-321,849	-2,675,369	-6,778,369	-4,467,369	-3,687,369	-2,981,369
240	-329,047	-2,735,206	-6,838,206	-4,527,206	-3,747,206	-3,041,206
250	-336,246	-2,795,043	-6,898,043	-4,587,043	-3,807,043	-3,101,043

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,975	141,108	-3,961,892	-1,650,892	-870,892	-164,892
20	2,810	23,362	-4,079,638	-1,768,638	-988,638	-282,638
40	-11,540	-95,924	-4,198,924	-1,887,924	-1,107,924	-401,924
50	-18,738	-155,761	-4,258,761	-1,947,761	-1,167,761	-461,761
80	-40,334	-335,273	-4,438,273	-2,127,273	-1,347,273	-641,273
100	-54,729	-454,939	-4,557,939	-2,246,939	-1,466,939	-760,939
120	-69,126	-574,613	-4,677,613	-2,366,613	-1,586,613	-880,613
140	-83,522	-694,279	-4,797,279	-2,486,279	-1,706,279	-1,000,279
150	-90,721	-754,117	-4,857,117	-2,546,117	-1,766,117	-1,060,117
180	-112,316	-933,628	-5,036,628	-2,725,628	-1,945,628	-1,239,628
200	-126,712	-1,053,294	-5,156,294	-2,845,294	-2,065,294	-1,359,294
210	-133,911	-1,113,132	-5,216,132	-2,905,132	-2,125,132	-1,419,132
220	-141,109	-1,172,969	-5,275,969	-2,964,969	-2,184,969	-1,478,969
230	-148,307	-1,232,806	-5,335,806	-3,024,806	-2,244,806	-1,538,806
240	-155,505	-1,292,635	-5,395,635	-3,084,635	-2,304,635	-1,598,635
250	-162,703	-1,352,472	-5,455,472	-3,144,472	-2,364,472	-1,658,472

Maximum CIL rates (per square metre)

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

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	119,172	990,614	-3,112,386	-801,386	-21,386	684,614
20	105,007	872,867	-3,230,133	-919,133	-139,133	566,867
40	90,842	755,121	-3,347,879	-1,036,879	-256,879	449,121
50	83,759	696,247	-3,406,753	-1,095,753	-315,753	390,247
80	62,512	519,628	-3,583,372	-1,272,372	-492,372	213,628
100	48,347	401,881	-3,701,119	-1,390,119	-610,119	95,881
120	34,182	284,135	-3,818,865	-1,507,865	-727,865	-21,865
140	20,018	166,396	-3,936,604	-1,625,604	-845,604	-139,604
150	12,935	107,523	-3,995,477	-1,684,477	-904,477	-198,477
180	-8,449	-70,230	-4,173,230	-1,862,230	-1,082,230	-376,230
200	-22,845	-189,896	-4,292,896	-1,981,896	-1,201,896	-495,896
210	-30,043	-249,733	-4,352,733	-2,041,733	-1,261,733	-555,733
220	-37,242	-309,570	-4,412,570	-2,101,570	-1,321,570	-615,570
230	-44,440	-369,408	-4,472,408	-2,161,408	-1,381,408	-675,408
240	-51,638	-429,245	-4,532,245	-2,221,245	-1,441,245	-735,245
250	-58,836	-489,074	-4,592,074	-2,281,074	-1,501,074	-795,074

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	289,920	2,409,963	-1,693,037	617,963	1,397,963	2,103,963
20	275,755	2,292,216	-1,810,784	500,216	1,280,216	1,986,216
40	261,591	2,174,478	-1,928,522	382,478	1,162,478	1,868,478
50	254,509	2,115,605	-1,987,395	323,605	1,103,605	1,809,605
80	233,261	1,938,985	-2,164,015	146,985	926,985	1,632,985
100	219,096	1,821,239	-2,281,761	29,239	809,239	1,515,239
120	204,931	1,703,492	-2,399,508	-88,508	691,492	1,397,492
140	190,766	1,585,746	-2,517,254	-206,254	573,746	1,279,746
150	183,684	1,526,872	-2,576,128	-265,128	514,872	1,220,872
180	162,437	1,350,261	-2,752,739	-441,739	338,261	1,044,261
200	148,272	1,232,514	-2,870,486	-559,486	220,514	926,514
210	141,190	1,173,641	-2,929,359	-618,359	161,641	867,641
220	134,107	1,114,768	-2,988,232	-677,232	102,768	808,768
230	127,025	1,055,895	-3,047,105	-736,105	43,895	749,895
240	119,942	997,021	-3,105,979	-794,979	-14,979	691,021
250	112,860	938,148	-3,164,852	-853,852	-73,852	632,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£230	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,959	-53,742	-4,156,742	-1,845,742	-1,065,742	-359,742
20	-35,873	-138,110	-4,241,110	-1,930,110	-1,150,110	-444,110
40	-57,787	-222,482	-4,325,482	-2,014,482	-1,234,482	-528,482
50	-68,744	-264,665	-4,367,665	-2,056,665	-1,276,665	-570,665
80	-101,616	-391,221	-4,494,221	-2,183,221	-1,403,221	-697,221
100	-123,531	-475,592	-4,578,592	-2,267,592	-1,487,592	-781,592
120	-145,445	-559,964	-4,662,964	-2,351,964	-1,571,964	-865,964
140	-167,359	-644,332	-4,747,332	-2,436,332	-1,656,332	-950,332
150	-178,317	-686,520	-4,789,520	-2,478,520	-1,698,520	-992,520
180	-211,188	-813,075	-4,916,075	-2,605,075	-1,825,075	-1,119,075
200	-233,103	-897,447	-5,000,447	-2,689,447	-1,909,447	-1,203,447
210	-244,060	-939,630	-5,042,630	-2,731,630	-1,951,630	-1,245,630
220	-255,017	-981,814	-5,084,814	-2,773,814	-1,993,814	-1,287,814
230	-265,975	-1,024,002	-5,127,002	-2,816,002	-2,036,002	-1,330,002
240	-276,931	-1,066,186	-5,169,186	-2,858,186	-2,078,186	-1,372,186
250	-287,888	-1,108,370	-5,211,370	-2,900,370	-2,120,370	-1,414,370

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,338	740,502	-3,362,498	-1,051,498	-271,498	434,502
20	170,777	657,490	-3,445,510	-1,134,510	-354,510	351,490
40	149,215	574,479	-3,528,521	-1,217,521	-437,521	268,479
50	138,434	532,970	-3,570,030	-1,259,030	-479,030	226,970
80	106,092	408,453	-3,694,547	-1,383,547	-603,547	102,453
100	84,529	325,438	-3,777,562	-1,466,562	-686,562	19,438
120	62,968	242,427	-3,860,573	-1,549,573	-769,573	-63,573
140	41,407	159,416	-3,943,584	-1,632,584	-852,584	-146,584
150	30,625	117,906	-3,985,094	-1,674,094	-894,094	-188,094
180	-1,746	-6,721	-4,109,721	-1,798,721	-1,018,721	-312,721
200	-23,660	-91,089	-4,194,089	-1,883,089	-1,103,089	-397,089
210	-34,617	-133,277	-4,236,277	-1,925,277	-1,145,277	-439,277
220	-45,574	-175,461	-4,278,461	-1,967,461	-1,187,461	-481,461
230	-56,531	-217,645	-4,320,645	-2,009,645	-1,229,645	-523,645
240	-67,489	-259,832	-4,362,832	-2,051,832	-1,271,832	-565,832
250	-78,446	-302,016	-4,405,016	-2,094,016	-1,314,016	-608,016

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	399,369	1,537,571	-2,565,429	-254,429	525,571	1,231,571
20	377,808	1,454,560	-2,648,440	-337,440	442,560	1,148,560
40	356,246	1,371,549	-2,731,451	-420,451	359,549	1,065,549
50	345,465	1,330,040	-2,772,960	-461,960	318,040	1,024,040
80	313,123	1,205,523	-2,897,477	-586,477	193,523	899,523
100	291,560	1,122,508	-2,980,492	-669,492	110,508	816,508
120	269,999	1,039,497	-3,063,503	-752,503	27,497	733,497
140	248,437	956,482	-3,146,518	-835,518	-55,518	650,482
150	237,656	914,976	-3,188,024	-877,024	-97,024	608,976
180	205,314	790,459	-3,312,541	-1,001,541	-221,541	484,459
200	183,752	707,444	-3,395,556	-1,084,556	-304,556	401,444
210	172,971	665,939	-3,437,061	-1,126,061	-346,061	359,939
220	162,190	624,433	-3,478,567	-1,167,567	-387,567	318,433
230	151,410	582,927	-3,520,073	-1,209,073	-429,073	276,927
240	140,628	541,418	-3,561,582	-1,250,582	-470,582	235,418
250	129,847	499,912	-3,603,088	-1,292,088	-512,088	193,912

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Site type 5

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	501,927	1,932,418	-2,170,582	140,418	920,418	1,626,418
20	480,364	1,849,403	-2,253,597	57,403	837,403	1,543,403
40	458,803	1,766,392	-2,336,608	-25,608	754,392	1,460,392
50	448,022	1,724,886	-2,378,114	-67,114	712,886	1,418,886
80	415,679	1,600,366	-2,502,634	-191,634	588,366	1,294,366
100	394,118	1,517,354	-2,585,646	-274,646	505,354	1,211,354
120	372,556	1,434,339	-2,668,661	-357,661	422,339	1,128,339
140	350,994	1,351,328	-2,751,672	-440,672	339,328	1,045,328
150	340,214	1,309,823	-2,793,177	-482,177	297,823	1,003,823
180	307,871	1,185,302	-2,917,698	-606,698	173,302	879,302
200	286,309	1,102,291	-3,000,709	-689,709	90,291	796,291
210	275,528	1,060,781	-3,042,219	-731,219	48,781	754,781
220	264,747	1,019,276	-3,083,724	-772,724	7,276	713,276
230	253,966	977,770	-3,125,230	-814,230	-34,230	671,770
240	243,186	936,265	-3,166,735	-855,735	-75,735	630,265
250	232,405	894,759	-3,208,241	-897,241	-117,241	588,759

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£20	£220
			£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	553,684	2,131,684	-1,971,316	339,684	1,119,684	1,825,684
20	532,123	2,048,673	-2,054,327	256,673	1,036,673	1,742,673
40	510,561	1,965,658	-2,137,342	173,658	953,658	1,659,658
50	499,780	1,924,153	-2,178,847	132,153	912,153	1,618,153
80	467,437	1,799,632	-2,303,368	7,632	787,632	1,493,632
100	445,876	1,716,621	-2,386,379	-75,379	704,621	1,410,621
120	424,314	1,633,610	-2,469,390	-158,390	621,610	1,327,610
140	402,752	1,550,595	-2,552,405	-241,405	538,595	1,244,595
150	391,971	1,509,089	-2,593,911	-282,911	497,089	1,203,089
180	359,628	1,384,568	-2,718,432	-407,432	372,568	1,078,568
200	338,067	1,301,557	-2,801,443	-490,443	289,557	995,557
210	327,286	1,260,052	-2,842,948	-531,948	248,052	954,052
220	316,504	1,218,542	-2,884,458	-573,458	206,542	912,542
230	305,724	1,177,037	-2,925,963	-614,963	165,037	871,037
240	294,943	1,135,531	-2,967,469	-656,469	123,531	829,531
250	284,162	1,094,026	-3,008,974	-697,974	82,026	788,026

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£80	£250
			£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	811,514	3,124,330	-978,670	1,332,330	2,112,330	2,818,330
20	789,953	3,041,319	-1,061,681	1,249,319	2,029,319	2,735,319
40	768,391	2,958,304	-1,144,696	1,166,304	1,946,304	2,652,304
50	757,610	2,916,799	-1,186,201	1,124,799	1,904,799	2,610,799
80	725,267	2,792,278	-1,310,722	1,000,278	1,780,278	2,486,278
100	703,706	2,709,267	-1,393,733	917,267	1,697,267	2,403,267
120	682,144	2,626,256	-1,476,744	834,256	1,614,256	2,320,256
140	660,582	2,543,241	-1,559,759	751,241	1,531,241	2,237,241
150	649,801	2,501,735	-1,601,265	709,735	1,489,735	2,195,735
180	617,458	2,377,215	-1,725,785	585,215	1,365,215	2,071,215
200	595,897	2,294,203	-1,808,797	502,203	1,282,203	1,988,203
210	584,116	2,252,698	-1,850,302	460,698	1,240,698	1,946,698
220	573,336	2,211,192	-1,891,808	419,192	1,199,192	1,905,192
230	562,554	2,169,683	-1,933,317	377,683	1,157,683	1,863,683
240	552,773	2,128,177	-1,974,823	336,177	1,116,177	1,822,177
250	541,993	2,086,672	-2,016,328	294,672	1,074,672	1,780,672

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£250	£250
			£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	964,522	3,713,410	-389,590	1,921,410	2,701,410	3,407,410
20	943,307	3,631,732	-471,268	1,839,732	2,619,732	3,325,732
40	922,093	3,550,058	-552,942	1,758,058	2,538,058	3,244,058
50	911,486	3,509,220	-593,780	1,717,220	2,497,220	3,203,220
80	879,582	3,386,391	-716,609	1,594,391	2,374,391	3,080,391
100	858,021	3,303,380	-799,620	1,511,380	2,291,380	2,997,380
120	836,458	3,220,365	-882,635	1,428,365	2,208,365	2,914,365
140	814,897	3,137,354	-965,646	1,345,354	2,125,354	2,831,354
150	804,116	3,095,848	-1,007,152	1,303,848	2,083,848	2,789,848
180	771,773	2,971,328	-1,131,672	1,179,328	1,959,328	2,665,328
200	750,212	2,888,316	-1,214,684	1,096,316	1,876,316	2,582,316
210	739,430	2,846,807	-1,256,193	1,054,807	1,834,807	2,540,807
220	728,650	2,805,301	-1,297,699	1,013,301	1,793,301	2,499,301
230	717,869	2,763,796	-1,339,204	971,796	1,751,796	2,457,796
240	707,088	2,722,290	-1,380,710	930,290	1,710,290	2,416,290
250	696,308	2,680,785	-1,422,215	888,785	1,668,785	2,374,785

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,219,494	4,695,053	592,053	2,903,053	3,683,053	4,389,053
20	1,198,280	4,613,379	510,379	2,821,379	3,601,379	4,307,379
40	1,177,065	4,531,701	428,701	2,739,701	3,519,701	4,225,701
50	1,166,458	4,490,862	387,862	2,698,862	3,478,862	4,184,862
80	1,134,635	4,368,346	265,346	2,576,346	3,356,346	4,062,346
100	1,113,420	4,286,668	183,668	2,494,668	3,274,668	3,980,668
120	1,092,206	4,204,994	101,994	2,412,994	3,192,994	3,898,994
140	1,070,991	4,123,316	20,316	2,331,316	3,111,316	3,817,316
150	1,060,384	4,082,477	-20,523	2,290,477	3,070,477	3,776,477
180	1,028,561	3,959,961	-143,039	2,167,961	2,947,961	3,653,961
200	1,007,347	3,878,287	-224,713	2,086,287	2,866,287	3,572,287
210	996,740	3,837,448	-265,552	2,045,448	2,825,448	3,531,448
220	986,132	3,796,609	-306,391	2,004,609	2,784,609	3,490,609
230	975,525	3,755,770	-347,230	1,963,770	2,743,770	3,449,770
240	964,917	3,714,931	-388,069	1,922,931	2,702,931	3,408,931
250	954,138	3,673,431	-429,569	1,881,431	2,661,431	3,367,431

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-325,486	-477,379	-4,580,379	-2,269,379	-1,489,379	-783,379
20	-374,145	-548,746	-4,651,746	-2,340,746	-1,560,746	-854,746
40	-422,803	-620,111	-4,723,111	-2,412,111	-1,632,111	-926,111
50	-447,132	-655,793	-4,758,793	-2,447,793	-1,667,793	-961,793
80	-520,118	-762,840	-4,865,840	-2,554,840	-1,774,840	-1,068,840
100	-568,776	-834,205	-4,937,205	-2,626,205	-1,846,205	-1,140,205
120	-617,434	-905,570	-5,008,570	-2,697,570	-1,917,570	-1,211,570
140	-666,092	-976,935	-5,079,935	-2,768,935	-1,988,935	-1,282,935
150	-690,421	-1,012,617	-5,115,617	-2,804,617	-2,024,617	-1,318,617
180	-763,408	-1,119,664	-5,222,664	-2,911,664	-2,131,664	-1,425,664
200	-812,065	-1,191,029	-5,294,029	-2,983,029	-2,203,029	-1,497,029
210	-836,394	-1,226,712	-5,329,712	-3,018,712	-2,238,712	-1,532,712
220	-860,723	-1,262,394	-5,365,394	-3,054,394	-2,274,394	-1,568,394
230	-885,052	-1,298,076	-5,401,076	-3,090,076	-2,310,076	-1,604,076
240	-909,381	-1,333,759	-5,436,759	-3,125,759	-2,345,759	-1,639,759
250	-933,710	-1,369,441	-5,472,441	-3,161,441	-2,381,441	-1,675,441

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	132,599	194,479	-3,908,521	-1,597,521	-817,521	-111,521
20	84,724	124,261	-3,978,739	-1,667,739	-887,739	-181,739
40	36,849	54,045	-4,048,955	-1,737,955	-957,955	-251,955
50	12,912	18,937	-4,084,063	-1,773,063	-993,063	-287,063
80	-59,864	-87,800	-4,190,800	-1,879,800	-1,099,800	-393,800
100	-108,522	-159,165	-4,262,165	-1,951,165	-1,171,165	-465,165
120	-157,179	-230,530	-4,333,530	-2,022,530	-1,242,530	-536,530
140	-205,837	-301,895	-4,404,895	-2,093,895	-1,313,895	-607,895
150	-230,166	-337,577	-4,440,577	-2,129,577	-1,349,577	-643,577
180	-303,153	-444,624	-4,547,624	-2,236,624	-1,456,624	-750,624
200	-351,812	-515,991	-4,618,991	-2,307,991	-1,527,991	-821,991
210	-376,141	-551,673	-4,654,673	-2,343,673	-1,563,673	-857,673
220	-400,470	-587,355	-4,690,355	-2,379,355	-1,599,355	-893,355
230	-424,799	-623,038	-4,726,038	-2,415,038	-1,635,038	-929,038
240	-449,127	-658,720	-4,761,720	-2,450,720	-1,670,720	-964,720
250	-473,456	-694,403	-4,797,403	-2,486,403	-1,706,403	-1,000,403

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	587,553	861,745	-3,241,255	-930,255	-150,255	555,745
20	539,678	791,527	-3,311,473	-1,000,473	-220,473	485,527
40	491,803	721,311	-3,381,689	-1,070,689	-290,689	415,311
50	467,866	686,203	-3,416,797	-1,105,797	-325,797	380,203
80	396,054	580,879	-3,522,121	-1,211,121	-431,121	274,879
100	348,178	510,662	-3,592,338	-1,281,338	-501,338	204,662
120	300,304	440,445	-3,662,555	-1,351,555	-571,555	134,445
140	252,429	370,229	-3,732,771	-1,421,771	-641,771	64,229
150	228,492	335,121	-3,767,879	-1,456,879	-676,879	29,121
180	156,679	229,796	-3,873,204	-1,562,204	-782,204	-76,204
200	108,804	159,579	-3,943,421	-1,632,421	-852,421	-146,421
210	84,867	124,471	-3,978,529	-1,667,529	-887,529	-181,529
220	60,930	89,363	-4,013,637	-1,702,637	-922,637	-216,637
230	36,991	54,254	-4,048,746	-1,737,746	-957,746	-251,746
240	13,054	19,146	-4,083,854	-1,772,854	-992,854	-286,854
250	-11,061	-16,223	-4,119,223	-1,808,223	-1,028,223	-322,223

Maximum CIL rates (per square metre)

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

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	812,924	1,192,288	-2,910,712	-599,712	180,288	886,288
20	765,049	1,122,072	-2,980,928	-669,928	110,072	816,072
40	717,174	1,051,856	-3,051,144	-740,144	39,856	745,856
50	693,237	1,016,748	-3,086,252	-775,252	4,748	710,748
80	621,424	911,422	-3,191,578	-880,578	-100,578	605,422
100	573,549	841,206	-3,261,794	-950,794	-170,794	535,206
120	525,675	770,990	-3,332,010	-1,021,010	-241,010	464,990
140	477,799	700,772	-3,402,228	-1,091,228	-311,228	394,772
150	453,862	665,664	-3,437,336	-1,126,336	-346,336	359,664
180	382,050	560,340	-3,542,660	-1,231,660	-451,660	254,340
200	334,174	490,122	-3,612,878	-1,301,878	-521,878	184,122
210	310,237	455,014	-3,647,986	-1,336,986	-556,986	149,014
220	286,300	419,906	-3,683,094	-1,372,094	-592,094	113,906
230	262,362	384,798	-3,718,202	-1,407,202	-627,202	78,798
240	238,425	349,690	-3,753,310	-1,442,310	-662,310	43,690
250	214,488	314,582	-3,788,418	-1,477,418	-697,418	8,582

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	926,662	1,359,104	-2,743,896	-432,896	347,104	1,053,104
20	878,787	1,288,888	-2,814,112	-503,112	276,888	982,888
40	830,913	1,218,672	-2,884,328	-573,328	206,672	912,672
50	806,975	1,183,564	-2,919,436	-608,436	171,564	877,564
80	735,163	1,078,238	-3,024,762	-713,762	66,238	772,238
100	687,288	1,008,022	-3,094,978	-783,978	-3,978	702,022
120	639,413	937,806	-3,165,194	-854,194	-74,194	631,806
140	591,538	867,589	-3,235,411	-924,411	-144,411	561,589
150	567,600	832,481	-3,270,519	-959,519	-179,519	526,481
180	495,788	727,156	-3,375,844	-1,064,844	-284,844	421,156
200	447,913	656,939	-3,446,061	-1,135,061	-355,061	350,939
210	423,975	621,831	-3,481,169	-1,170,169	-390,169	315,831
220	400,038	586,723	-3,516,277	-1,205,277	-425,277	280,723
230	376,101	551,615	-3,551,385	-1,240,385	-460,385	245,615
240	352,164	516,507	-3,586,493	-1,275,493	-495,493	210,507
250	328,226	481,398	-3,621,602	-1,310,602	-530,602	175,398

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,486,684	2,180,469	-1,922,531	388,469	1,168,469	1,874,469
20	1,439,579	2,111,382	-1,991,618	319,382	1,099,382	1,805,382
40	1,392,475	2,042,297	-2,060,703	250,297	1,030,297	1,736,297
50	1,368,923	2,007,753	-2,095,247	215,753	995,753	1,701,753
80	1,298,265	1,904,123	-2,198,877	112,123	892,123	1,598,123
100	1,251,162	1,835,037	-2,267,963	43,037	823,037	1,529,037
120	1,204,057	1,765,950	-2,337,050	-26,050	753,950	1,459,950
140	1,156,952	1,696,863	-2,406,137	-95,137	684,863	1,390,863
150	1,133,400	1,662,320	-2,440,680	-129,680	650,320	1,356,320
180	1,062,374	1,558,149	-2,544,851	-233,851	546,149	1,252,149
200	1,014,499	1,487,933	-2,615,067	-304,067	475,933	1,181,933
210	990,562	1,452,824	-2,650,176	-339,176	440,824	1,146,824
220	966,625	1,417,716	-2,685,284	-374,284	405,716	1,111,716
230	942,688	1,382,608	-2,720,392	-409,392	370,608	1,076,608
240	918,750	1,347,500	-2,755,500	-444,500	335,500	1,041,500
250	894,812	1,312,391	-2,790,609	-479,609	300,391	1,006,391

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,821,338	2,671,295	-1,431,705	879,295	1,659,295	2,365,295
20	1,774,233	2,602,208	-1,500,792	810,208	1,590,208	2,296,208
40	1,727,129	2,533,123	-1,569,877	741,123	1,521,123	2,227,123
50	1,703,577	2,498,579	-1,604,421	706,579	1,486,579	2,192,579
80	1,632,920	2,394,949	-1,708,051	602,949	1,382,949	2,088,949
100	1,585,816	2,325,863	-1,777,137	533,863	1,313,863	2,019,863
120	1,538,711	2,256,776	-1,846,224	464,776	1,244,776	1,950,776
140	1,491,606	2,187,689	-1,915,311	395,689	1,175,689	1,881,689
150	1,468,054	2,153,146	-1,949,854	361,146	1,141,146	1,847,146
180	1,397,398	2,049,517	-2,053,483	257,517	1,037,517	1,743,517
200	1,350,293	1,980,430	-2,122,570	188,430	968,430	1,674,430
210	1,326,740	1,945,886	-2,157,114	153,886	933,886	1,639,886
220	1,303,188	1,911,343	-2,191,657	119,343	899,343	1,605,343
230	1,279,636	1,876,799	-2,226,201	84,799	864,799	1,570,799
240	1,256,084	1,842,257	-2,260,743	50,257	830,257	1,536,257
250	1,232,532	1,807,713	-2,295,287	15,713	795,713	1,501,713

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,380,480	3,491,371	-611,629	1,699,371	2,479,371	3,185,371
20	2,333,376	3,422,284	-680,716	1,630,284	2,410,284	3,116,284
40	2,286,272	3,353,199	-749,801	1,561,199	2,341,199	3,047,199
50	2,262,719	3,318,655	-784,345	1,526,655	2,306,655	3,012,655
80	2,192,062	3,215,025	-887,975	1,423,025	2,203,025	2,909,025
100	2,144,958	3,145,939	-957,061	1,353,939	2,133,939	2,839,939
120	2,097,854	3,076,852	-1,026,148	1,284,852	2,064,852	2,770,852
140	2,050,749	3,007,765	-1,095,235	1,215,765	1,995,765	2,701,765
150	2,027,197	2,973,222	-1,129,778	1,181,222	1,961,222	2,667,222
180	1,956,540	2,869,592	-1,233,408	1,077,592	1,857,592	2,563,592
200	1,909,436	2,800,505	-1,302,495	1,008,505	1,788,505	2,494,505
210	1,885,883	2,765,962	-1,337,038	973,962	1,753,962	2,459,962
220	1,862,331	2,731,418	-1,371,582	939,418	1,719,418	2,425,418
230	1,838,778	2,696,875	-1,406,125	904,875	1,684,875	2,390,875
240	1,815,226	2,662,331	-1,440,669	870,331	1,650,331	2,356,331
250	1,791,675	2,627,789	-1,475,211	835,789	1,615,789	2,321,789

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southeast-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 7

Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,166,595	-13,888,649	-17,991,649	-15,680,649	-14,900,649	-14,194,649
20	-4,212,551	-14,041,838	-18,144,838	-15,833,838	-15,053,838	-14,347,838
40	-4,258,507	-14,195,023	-18,298,023	-15,987,023	-15,207,023	-14,501,023
50	-4,281,485	-14,271,615	-18,374,615	-16,063,615	-15,283,615	-14,577,615
80	-4,350,419	-14,501,396	-18,604,396	-16,293,396	-15,513,396	-14,807,396
100	-4,396,374	-14,654,581	-18,757,581	-16,446,581	-15,666,581	-14,960,581
120	-4,442,331	-14,807,770	-18,910,770	-16,599,770	-15,819,770	-15,113,770
140	-4,488,286	-14,960,955	-19,063,955	-16,752,955	-15,972,955	-15,266,955
150	-4,511,264	-15,037,547	-19,140,547	-16,829,547	-16,049,547	-15,343,547
180	-4,580,198	-15,267,328	-19,370,328	-17,059,328	-16,279,328	-15,573,328
200	-4,626,154	-15,420,513	-19,523,513	-17,212,513	-16,432,513	-15,726,513
210	-4,649,133	-15,497,109	-19,600,109	-17,289,109	-16,509,109	-15,803,109
220	-4,672,110	-15,573,701	-19,676,701	-17,365,701	-16,585,701	-15,879,701
230	-4,695,088	-15,650,294	-19,753,294	-17,442,294	-16,662,294	-15,956,294
240	-4,718,066	-15,726,887	-19,829,887	-17,518,887	-16,738,887	-16,032,887
250	-4,741,045	-15,803,482	-19,906,482	-17,595,482	-16,815,482	-16,109,482

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,741,762	-12,472,539	-16,575,539	-14,264,539	-13,484,539	-12,778,539
20	-3,787,717	-12,625,724	-16,728,724	-14,417,724	-13,637,724	-12,931,724
40	-3,833,673	-12,778,909	-16,881,909	-14,570,909	-13,790,909	-13,084,909
50	-3,856,652	-12,855,505	-16,958,505	-14,647,505	-13,867,505	-13,161,505
80	-3,925,585	-13,085,283	-17,188,283	-14,877,283	-14,097,283	-13,391,283
100	-3,971,541	-13,238,471	-17,341,471	-15,030,471	-14,250,471	-13,544,471
120	-4,017,497	-13,391,656	-17,494,656	-15,183,656	-14,403,656	-13,697,656
140	-4,063,453	-13,544,844	-17,647,844	-15,336,844	-14,556,844	-13,850,844
150	-4,086,431	-13,621,437	-17,724,437	-15,413,437	-14,633,437	-13,927,437
180	-4,155,365	-13,851,218	-17,954,218	-15,643,218	-14,863,218	-14,157,218
200	-4,201,321	-14,004,403	-18,107,403	-15,796,403	-15,016,403	-14,310,403
210	-4,224,299	-14,080,995	-18,183,995	-15,872,995	-15,092,995	-14,386,995
220	-4,247,276	-14,157,588	-18,260,588	-15,949,588	-15,169,588	-14,463,588
230	-4,270,255	-14,234,184	-18,337,184	-16,026,184	-15,246,184	-14,540,184
240	-4,293,233	-14,310,776	-18,413,776	-16,102,776	-15,322,776	-14,616,776
250	-4,316,211	-14,387,369	-18,490,369	-16,179,369	-15,399,369	-14,693,369

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,314,952	-11,049,840	-15,152,840	-12,841,840	-12,061,840	-11,355,840
20	-3,360,908	-11,203,025	-15,306,025	-12,995,025	-12,215,025	-11,509,025
40	-3,406,864	-11,356,214	-15,459,214	-13,148,214	-12,368,214	-11,662,214
50	-3,429,842	-11,432,806	-15,535,806	-13,224,806	-12,444,806	-11,738,806
80	-3,498,775	-11,662,584	-15,765,584	-13,454,584	-12,674,584	-11,968,584
100	-3,544,732	-11,815,772	-15,918,772	-13,607,772	-12,827,772	-12,121,772
120	-3,590,687	-11,968,957	-16,071,957	-13,760,957	-12,980,957	-12,274,957
140	-3,636,644	-12,122,145	-16,225,145	-13,914,145	-13,134,145	-12,428,145
150	-3,659,621	-12,198,738	-16,301,738	-13,990,738	-13,210,738	-12,504,738
180	-3,728,556	-12,428,519	-16,531,519	-14,220,519	-13,440,519	-12,734,519
200	-3,774,511	-12,581,704	-16,684,704	-14,373,704	-13,593,704	-12,887,704
210	-3,797,489	-12,658,296	-16,761,296	-14,450,296	-13,670,296	-12,964,296
220	-3,820,468	-12,734,892	-16,837,892	-14,526,892	-13,746,892	-13,040,892
230	-3,843,445	-12,811,485	-16,914,485	-14,603,485	-13,823,485	-13,117,485
240	-3,866,423	-12,888,077	-16,991,077	-14,680,077	-13,900,077	-13,194,077
250	-3,889,401	-12,964,670	-17,067,670	-14,756,670	-13,976,670	-13,270,670

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,103,523	-10,345,078	-14,448,078	-12,137,078	-11,357,078	-10,651,078
20	-3,149,479	-10,498,263	-14,601,263	-12,290,263	-11,510,263	-10,804,263
40	-3,195,434	-10,651,448	-14,754,448	-12,443,448	-11,663,448	-10,957,448
50	-3,218,413	-10,728,044	-14,831,044	-12,520,044	-11,740,044	-11,034,044
80	-3,287,346	-10,957,821	-15,060,821	-12,749,821	-11,969,821	-11,263,821
100	-3,333,303	-11,111,010	-15,214,010	-12,903,010	-12,123,010	-11,417,010
120	-3,379,258	-11,264,195	-15,367,195	-13,056,195	-12,276,195	-11,570,195
140	-3,425,215	-11,417,383	-15,520,383	-13,209,383	-12,429,383	-11,723,383
150	-3,448,193	-11,493,976	-15,596,976	-13,285,976	-12,505,976	-11,799,976
180	-3,517,127	-11,723,756	-15,826,756	-13,515,756	-12,735,756	-12,029,756
200	-3,563,082	-11,876,942	-15,979,942	-13,668,942	-12,888,942	-12,182,942
210	-3,586,060	-11,953,534	-16,056,534	-13,745,534	-12,965,534	-12,259,534
220	-3,609,038	-12,030,127	-16,133,127	-13,822,127	-13,042,127	-12,336,127
230	-3,632,017	-12,106,722	-16,209,722	-13,898,722	-13,118,722	-12,412,722
240	-3,654,994	-12,183,315	-16,286,315	-13,975,315	-13,195,315	-12,489,315
250	-3,677,972	-12,259,907	-16,362,907	-14,051,907	-13,271,907	-12,565,907

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,996,820	-9,989,401	-14,092,401	-11,781,401	-11,001,401	-10,295,401
20	-3,042,777	-10,142,589	-14,245,589	-11,934,589	-11,154,589	-10,448,589
40	-3,088,732	-10,295,774	-14,398,774	-12,087,774	-11,307,774	-10,601,774
50	-3,111,710	-10,372,366	-14,475,366	-12,164,366	-11,384,366	-10,678,366
80	-3,180,644	-10,602,147	-14,705,147	-12,394,147	-11,614,147	-10,908,147
100	-3,226,601	-10,755,336	-14,858,336	-12,547,336	-11,767,336	-11,061,336
120	-3,272,556	-10,908,521	-15,011,521	-12,700,521	-11,920,521	-11,214,521
140	-3,318,512	-11,061,706	-15,164,706	-12,853,706	-12,073,706	-11,367,706
150	-3,341,491	-11,138,302	-15,241,302	-12,930,302	-12,150,302	-11,444,302
180	-3,410,424	-11,368,079	-15,471,079	-13,160,079	-12,380,079	-11,674,079
200	-3,456,380	-11,521,268	-15,624,268	-13,313,268	-12,533,268	-11,827,268
210	-3,479,358	-11,597,860	-15,700,860	-13,389,860	-12,609,860	-11,903,860
220	-3,502,336	-11,674,453	-15,777,453	-13,466,453	-12,686,453	-11,980,453
230	-3,525,314	-11,751,045	-15,854,045	-13,543,045	-12,763,045	-12,057,045
240	-3,548,292	-11,827,641	-15,930,641	-13,619,641	-12,839,641	-12,133,641
250	-3,571,270	-11,904,234	-16,007,234	-13,696,234	-12,916,234	-12,210,234

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,465,285	-8,217,616	-12,320,616	-10,009,616	-9,229,616	-8,523,616
20	-2,511,240	-8,370,801	-12,473,801	-10,162,801	-9,382,801	-8,676,801
40	-2,557,197	-8,523,990	-12,626,990	-10,315,990	-9,535,990	-8,829,990
50	-2,580,175	-8,600,582	-12,703,582	-10,392,582	-9,612,582	-8,906,582
80	-2,649,108	-8,830,360	-12,933,360	-10,622,360	-9,842,360	-9,136,360
100	-2,695,064	-8,983,548	-13,086,548	-10,775,548	-9,995,548	-9,289,548
120	-2,741,020	-9,136,733	-13,239,733	-10,928,733	-10,148,733	-9,442,733
140	-2,786,977	-9,289,922	-13,392,922	-11,081,922	-10,301,922	-9,595,922
150	-2,809,954	-9,366,514	-13,469,514	-11,158,514	-10,378,514	-9,672,514
180	-2,878,889	-9,596,295	-13,699,295	-11,388,295	-10,608,295	-9,902,295
200	-2,924,844	-9,749,480	-13,852,480	-11,541,480	-10,761,480	-10,055,480
210	-2,947,822	-9,826,073	-13,929,073	-11,618,073	-10,838,073	-10,132,073
220	-2,970,800	-9,902,665	-14,005,665	-11,694,665	-10,914,665	-10,208,665
230	-2,993,778	-9,979,261	-14,082,261	-11,771,261	-10,991,261	-10,285,261
240	-3,016,756	-10,055,854	-14,158,854	-11,847,854	-11,067,854	-10,361,854
250	-3,039,734	-10,132,446	-14,235,446	-11,924,446	-11,144,446	-10,438,446

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,147,153	-7,157,177	-11,260,177	-8,949,177	-8,169,177	-7,463,177
20	-2,193,110	-7,310,365	-11,413,365	-9,102,365	-8,322,365	-7,616,365
40	-2,239,065	-7,463,550	-11,566,550	-9,255,550	-8,475,550	-7,769,550
50	-2,262,043	-7,540,143	-11,643,143	-9,332,143	-8,552,143	-7,846,143
80	-2,330,977	-7,769,924	-11,872,924	-9,561,924	-8,781,924	-8,075,924
100	-2,376,934	-7,923,112	-12,026,112	-9,715,112	-8,935,112	-8,229,112
120	-2,422,889	-8,076,297	-12,179,297	-9,868,297	-9,088,297	-8,382,297
140	-2,468,845	-8,229,482	-12,332,482	-10,021,482	-9,241,482	-8,535,482
150	-2,491,823	-8,306,078	-12,409,078	-10,098,078	-9,318,078	-8,612,078
180	-2,560,757	-8,535,855	-12,638,855	-10,327,855	-9,547,855	-8,841,855
200	-2,606,713	-8,689,044	-12,792,044	-10,481,044	-9,701,044	-8,995,044
210	-2,629,691	-8,765,636	-12,868,636	-10,557,636	-9,777,636	-9,071,636
220	-2,652,669	-8,842,229	-12,945,229	-10,634,229	-9,854,229	-9,148,229
230	-2,675,646	-8,918,821	-13,021,821	-10,710,821	-9,930,821	-9,224,821
240	-2,698,625	-8,995,417	-13,098,417	-10,787,417	-10,007,417	-9,301,417
250	-2,721,603	-9,072,010	-13,175,010	-10,864,010	-10,084,010	-9,378,010

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,615,618	-5,385,393	-9,488,393	-7,177,393	-6,397,393	-5,691,393
20	-1,661,573	-5,538,578	-9,641,578	-7,330,578	-6,550,578	-5,844,578
40	-1,707,529	-5,691,763	-9,794,763	-7,483,763	-6,703,763	-5,997,763
50	-1,730,508	-5,768,359	-9,871,359	-7,560,359	-6,780,359	-6,074,359
80	-1,799,441	-5,998,136	-10,101,136	-7,790,136	-7,010,136	-6,304,136
100	-1,845,397	-6,151,325	-10,254,325	-7,943,325	-7,163,325	-6,457,325
120	-1,891,353	-6,304,510	-10,407,510	-8,096,510	-7,316,510	-6,610,510
140	-1,937,309	-6,457,698	-10,560,698	-8,249,698	-7,469,698	-6,763,698
150	-1,960,287	-6,534,290	-10,637,290	-8,326,290	-7,546,290	-6,840,290
180	-2,029,221	-6,764,071	-10,867,071	-8,556,071	-7,776,071	-7,070,071
200	-2,075,177	-6,917,256	-11,020,256	-8,709,256	-7,929,256	-7,223,256
210	-2,098,155	-6,993,849	-11,096,849	-8,785,849	-8,005,849	-7,299,849
220	-2,121,132	-7,070,441	-11,173,441	-8,862,441	-8,082,441	-7,376,441
230	-2,144,111	-7,147,037	-11,250,037	-8,939,037	-8,159,037	-7,453,037
240	-2,167,089	-7,223,630	-11,326,630	-9,015,630	-8,235,630	-7,529,630
250	-2,190,067	-7,300,222	-11,403,222	-9,092,222	-8,312,222	-7,606,222

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	8
Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,738,314	-2,738,314	-6,841,314	-4,530,314	-3,750,314	-3,044,314
20	-2,819,604	-2,819,604	-6,922,604	-4,611,604	-3,831,604	-3,125,604
40	-2,900,894	-2,900,894	-7,003,894	-4,692,894	-3,912,894	-3,206,894
50	-2,941,538	-2,941,538	-7,044,538	-4,733,538	-3,953,538	-3,247,538
80	-3,063,474	-3,063,474	-7,166,474	-4,855,474	-4,075,474	-3,369,474
100	-3,144,763	-3,144,763	-7,247,763	-4,936,763	-4,156,763	-3,450,763
120	-3,226,052	-3,226,052	-7,329,052	-5,018,052	-4,238,052	-3,532,052
140	-3,307,342	-3,307,342	-7,410,342	-5,099,342	-4,319,342	-3,613,342
150	-3,347,988	-3,347,988	-7,450,988	-5,139,988	-4,359,988	-3,653,988
180	-3,469,922	-3,469,922	-7,572,922	-5,261,922	-4,481,922	-3,775,922
200	-3,551,212	-3,551,212	-7,654,212	-5,343,212	-4,563,212	-3,857,212
210	-3,591,856	-3,591,856	-7,694,856	-5,383,856	-4,603,856	-3,897,856
220	-3,632,502	-3,632,502	-7,735,502	-5,424,502	-4,644,502	-3,938,502
230	-3,673,146	-3,673,146	-7,776,146	-5,465,146	-4,685,146	-3,979,146
240	-3,713,791	-3,713,791	-7,816,791	-5,505,791	-4,725,791	-4,019,791
250	-3,754,436	-3,754,436	-7,857,436	-5,546,436	-4,766,436	-4,060,436

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,999,570	-1,999,570	-6,102,570	-3,791,570	-3,011,570	-2,305,570
20	-2,080,860	-2,080,860	-6,183,860	-3,872,860	-3,092,860	-2,386,860
40	-2,162,150	-2,162,150	-6,265,150	-3,954,150	-3,174,150	-2,468,150
50	-2,202,794	-2,202,794	-6,305,794	-3,994,794	-3,214,794	-2,508,794
80	-2,324,729	-2,324,729	-6,427,729	-4,116,729	-3,336,729	-2,630,729
100	-2,406,019	-2,406,019	-6,509,019	-4,198,019	-3,418,019	-2,712,019
120	-2,487,309	-2,487,309	-6,590,309	-4,279,309	-3,499,309	-2,793,309
140	-2,568,599	-2,568,599	-6,671,599	-4,360,599	-3,580,599	-2,874,599
150	-2,609,243	-2,609,243	-6,712,243	-4,401,243	-3,621,243	-2,915,243
180	-2,731,177	-2,731,177	-6,834,177	-4,523,177	-3,743,177	-3,037,177
200	-2,812,467	-2,812,467	-6,915,467	-4,604,467	-3,824,467	-3,118,467
210	-2,853,113	-2,853,113	-6,956,113	-4,645,113	-3,865,113	-3,159,113
220	-2,893,757	-2,893,757	-6,996,757	-4,685,757	-3,905,757	-3,199,757
230	-2,934,403	-2,934,403	-7,037,403	-4,726,403	-3,946,403	-3,240,403
240	-2,975,047	-2,975,047	-7,078,047	-4,767,047	-3,987,047	-3,281,047
250	-3,015,691	-3,015,691	-7,118,691	-4,807,691	-4,027,691	-3,321,691

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,257,390	-1,257,390	-5,360,390	-3,049,390	-2,269,390	-1,563,390
20	-1,338,680	-1,338,680	-5,441,680	-3,130,680	-2,350,680	-1,644,680
40	-1,419,970	-1,419,970	-5,522,970	-3,211,970	-2,431,970	-1,725,970
50	-1,460,614	-1,460,614	-5,563,614	-3,252,614	-2,472,614	-1,766,614
80	-1,582,549	-1,582,549	-5,685,549	-3,374,549	-2,594,549	-1,888,549
100	-1,663,839	-1,663,839	-5,766,839	-3,455,839	-2,675,839	-1,969,839
120	-1,745,128	-1,745,128	-5,848,128	-3,537,128	-2,757,128	-2,051,128
140	-1,826,418	-1,826,418	-5,929,418	-3,618,418	-2,838,418	-2,132,418
150	-1,867,063	-1,867,063	-5,970,063	-3,659,063	-2,879,063	-2,173,063
180	-1,988,997	-1,988,997	-6,091,997	-3,780,997	-3,000,997	-2,294,997
200	-2,070,287	-2,070,287	-6,173,287	-3,862,287	-3,082,287	-2,376,287
210	-2,110,933	-2,110,933	-6,213,933	-3,902,933	-3,122,933	-2,416,933
220	-2,151,577	-2,151,577	-6,254,577	-3,943,577	-3,163,577	-2,457,577
230	-2,192,221	-2,192,221	-6,295,221	-3,984,221	-3,204,221	-2,498,221
240	-2,232,867	-2,232,867	-6,335,867	-4,024,867	-3,244,867	-2,538,867
250	-2,273,511	-2,273,511	-6,376,511	-4,065,511	-3,285,511	-2,579,511

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-889,736	-889,736	-4,992,736	-2,681,736	-1,901,736	-1,195,736
20	-971,026	-971,026	-5,074,026	-2,763,026	-1,983,026	-1,277,026
40	-1,052,316	-1,052,316	-5,155,316	-2,844,316	-2,064,316	-1,358,316
50	-1,092,960	-1,092,960	-5,195,960	-2,884,960	-2,104,960	-1,398,960
80	-1,214,895	-1,214,895	-5,317,895	-3,006,895	-2,226,895	-1,520,895
100	-1,296,184	-1,296,184	-5,399,184	-3,088,184	-2,308,184	-1,602,184
120	-1,377,474	-1,377,474	-5,480,474	-3,169,474	-2,389,474	-1,683,474
140	-1,458,764	-1,458,764	-5,561,764	-3,250,764	-2,470,764	-1,764,764
150	-1,499,409	-1,499,409	-5,602,409	-3,291,409	-2,511,409	-1,805,409
180	-1,621,343	-1,621,343	-5,724,343	-3,413,343	-2,633,343	-1,927,343
200	-1,702,633	-1,702,633	-5,805,633	-3,494,633	-2,714,633	-2,008,633
210	-1,743,278	-1,743,278	-5,846,278	-3,535,278	-2,755,278	-2,049,278
220	-1,783,923	-1,783,923	-5,886,923	-3,575,923	-2,795,923	-2,089,923
230	-1,824,568	-1,824,568	-5,927,568	-3,616,568	-2,836,568	-2,130,568
240	-1,865,213	-1,865,213	-5,968,213	-3,657,213	-2,877,213	-2,171,213
250	-1,905,857	-1,905,857	-6,008,857	-3,697,857	-2,917,857	-2,211,857

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-704,191	-704,191	-4,807,191	-2,496,191	-1,716,191	-1,010,191
20	-785,480	-785,480	-4,888,480	-2,577,480	-1,797,480	-1,091,480
40	-866,770	-866,770	-4,969,770	-2,658,770	-1,878,770	-1,172,770
50	-907,415	-907,415	-5,010,415	-2,699,415	-1,919,415	-1,213,415
80	-1,029,350	-1,029,350	-5,132,350	-2,821,350	-2,041,350	-1,335,350
100	-1,110,640	-1,110,640	-5,213,640	-2,902,640	-2,122,640	-1,416,640
120	-1,191,930	-1,191,930	-5,294,930	-2,983,930	-2,203,930	-1,497,930
140	-1,273,219	-1,273,219	-5,376,219	-3,065,219	-2,285,219	-1,579,219
150	-1,313,864	-1,313,864	-5,416,864	-3,105,864	-2,325,864	-1,619,864
180	-1,435,798	-1,435,798	-5,538,798	-3,227,798	-2,447,798	-1,741,798
200	-1,517,088	-1,517,088	-5,620,088	-3,309,088	-2,529,088	-1,823,088
210	-1,557,733	-1,557,733	-5,660,733	-3,349,733	-2,569,733	-1,863,733
220	-1,598,378	-1,598,378	-5,701,378	-3,390,378	-2,610,378	-1,904,378
230	-1,639,023	-1,639,023	-5,742,023	-3,431,023	-2,651,023	-1,945,023
240	-1,679,668	-1,679,668	-5,782,668	-3,471,668	-2,691,668	-1,985,668
250	-1,720,312	-1,720,312	-5,823,312	-3,512,312	-2,732,312	-2,026,312

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	216,556	216,556	-3,886,444	-1,575,444	-795,444	-89,444
20	136,575	136,575	-3,966,425	-1,655,425	-875,425	-169,425
40	56,593	56,593	-4,046,407	-1,735,407	-955,407	-249,407
50	16,603	16,603	-4,086,397	-1,775,397	-995,397	-289,397
80	-105,060	-105,060	-4,208,060	-1,897,060	-1,117,060	-411,060
100	-186,350	-186,350	-4,289,350	-1,978,350	-1,198,350	-492,350
120	-267,640	-267,640	-4,370,640	-2,059,640	-1,279,640	-573,640
140	-348,930	-348,930	-4,451,930	-2,140,930	-1,360,930	-654,930
150	-389,574	-389,574	-4,492,574	-2,181,574	-1,401,574	-695,574
180	-511,509	-511,509	-4,614,509	-2,303,509	-1,523,509	-817,509
200	-592,799	-592,799	-4,695,799	-2,384,799	-1,604,799	-898,799
210	-633,444	-633,444	-4,736,444	-2,425,444	-1,645,444	-939,444
220	-674,089	-674,089	-4,777,089	-2,466,089	-1,686,089	-980,089
230	-714,734	-714,734	-4,817,734	-2,506,734	-1,726,734	-1,020,734
240	-755,378	-755,378	-4,858,378	-2,547,378	-1,767,378	-1,061,378
250	-796,023	-796,023	-4,899,023	-2,588,023	-1,808,023	-1,102,023

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	760,853	760,853	-3,342,147	-1,031,147	-251,147	454,853
20	680,872	680,872	-3,422,128	-1,111,128	-331,128	374,872
40	600,891	600,891	-3,502,109	-1,191,109	-411,109	294,891
50	560,900	560,900	-3,542,100	-1,231,100	-451,100	254,900
80	440,927	440,927	-3,662,073	-1,351,073	-571,073	134,927
100	360,945	360,945	-3,742,055	-1,431,055	-651,055	54,945
120	280,964	280,964	-3,822,036	-1,511,036	-731,036	-25,036
140	200,982	200,982	-3,902,018	-1,591,018	-811,018	-105,018
150	160,992	160,992	-3,942,008	-1,631,008	-851,008	-145,008
180	41,019	41,019	-4,061,981	-1,750,981	-970,981	-264,981
200	-39,600	-39,600	-4,142,600	-1,831,600	-1,051,600	-345,600
210	-80,245	-80,245	-4,183,245	-1,872,245	-1,092,245	-386,245
220	-120,890	-120,890	-4,223,890	-1,912,890	-1,132,890	-426,890
230	-161,534	-161,534	-4,264,534	-1,953,534	-1,173,534	-467,534
240	-202,180	-202,180	-4,305,180	-1,994,180	-1,214,180	-508,180
250	-242,824	-242,824	-4,345,824	-2,034,824	-1,254,824	-548,824

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,657,439	1,657,439	-2,445,561	-134,561	645,439	1,351,439
20	1,578,744	1,578,744	-2,524,256	-213,256	566,744	1,272,744
40	1,500,050	1,500,050	-2,602,950	-291,950	488,050	1,194,050
50	1,460,703	1,460,703	-2,642,297	-331,297	448,703	1,154,703
80	1,342,661	1,342,661	-2,760,339	-449,339	330,661	1,036,661
100	1,263,966	1,263,966	-2,839,034	-528,034	251,966	957,966
120	1,185,271	1,185,271	-2,917,729	-606,729	173,271	879,271
140	1,106,577	1,106,577	-2,996,423	-685,423	94,577	800,577
150	1,067,229	1,067,229	-3,035,771	-724,771	55,229	761,229
180	949,187	949,187	-3,153,813	-842,813	-62,813	643,187
200	870,453	870,453	-3,232,547	-921,547	-141,547	564,453
210	830,463	830,463	-3,272,537	-961,537	-181,537	524,463
220	790,472	790,472	-3,312,528	-1,001,528	-221,528	484,472
230	750,480	750,480	-3,352,520	-1,041,520	-261,520	444,480
240	710,489	710,489	-3,392,511	-1,081,511	-301,511	404,489
250	670,499	670,499	-3,432,501	-1,121,501	-341,501	364,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,338,103	-1,169,051	-5,272,051	-2,961,051	-2,181,051	-1,475,051
20	-2,488,030	-1,242,515	-5,345,515	-3,034,515	-2,254,515	-1,548,515
40	-2,631,956	-1,315,978	-5,418,978	-3,107,978	-2,327,978	-1,621,978
50	-2,705,420	-1,352,710	-5,455,710	-3,144,710	-2,364,710	-1,658,710
80	-2,925,810	-1,462,905	-5,565,905	-3,254,905	-2,474,905	-1,768,905
100	-3,072,736	-1,536,368	-5,639,368	-3,328,368	-2,548,368	-1,842,368
120	-3,219,663	-1,609,832	-5,712,832	-3,401,832	-2,621,832	-1,915,832
140	-3,366,590	-1,683,295	-5,786,295	-3,475,295	-2,695,295	-1,989,295
150	-3,440,053	-1,720,027	-5,823,027	-3,512,027	-2,732,027	-2,026,027
180	-3,660,443	-1,830,221	-5,933,221	-3,622,221	-2,842,221	-2,136,221
200	-3,807,370	-1,903,685	-6,006,685	-3,695,685	-2,915,685	-2,209,685
210	-3,880,833	-1,940,417	-6,043,417	-3,732,417	-2,952,417	-2,246,417
220	-3,954,297	-1,977,148	-6,080,148	-3,769,148	-2,989,148	-2,283,148
230	-4,027,759	-2,013,880	-6,116,880	-3,805,880	-3,025,880	-2,319,880
240	-4,101,223	-2,050,612	-6,153,612	-3,842,612	-3,062,612	-2,356,612
250	-4,174,687	-2,087,343	-6,190,343	-3,879,343	-3,099,343	-2,393,343

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,052,406	-526,203	-4,629,203	-2,318,203	-1,538,203	-832,203
20	-1,199,333	-599,666	-4,702,666	-2,391,666	-1,611,666	-905,666
40	-1,346,259	-673,130	-4,776,130	-2,465,130	-1,685,130	-979,130
50	-1,419,723	-709,861	-4,812,861	-2,501,861	-1,721,861	-1,015,861
80	-1,640,112	-820,056	-4,923,056	-2,612,056	-1,832,056	-1,126,056
100	-1,787,039	-893,520	-4,996,520	-2,685,520	-1,905,520	-1,199,520
120	-1,933,966	-966,983	-5,069,983	-2,758,983	-1,978,983	-1,272,983
140	-2,080,893	-1,040,446	-5,143,446	-2,832,446	-2,052,446	-1,346,446
150	-2,154,356	-1,077,178	-5,180,178	-2,869,178	-2,089,178	-1,383,178
180	-2,374,746	-1,187,373	-5,290,373	-2,979,373	-2,199,373	-1,493,373
200	-2,521,673	-1,260,836	-5,363,836	-3,052,836	-2,272,836	-1,566,836
210	-2,595,136	-1,297,568	-5,400,568	-3,089,568	-2,309,568	-1,603,568
220	-2,668,599	-1,334,300	-5,437,300	-3,126,300	-2,346,300	-1,640,300
230	-2,742,063	-1,371,031	-5,474,031	-3,163,031	-2,383,031	-1,677,031
240	-2,815,526	-1,407,763	-5,510,763	-3,199,763	-2,419,763	-1,713,763
250	-2,888,990	-1,444,495	-5,547,495	-3,236,495	-2,456,495	-1,750,495

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	235,421	117,710	-3,985,290	-1,674,290	-894,290	-188,290
20	90,859	45,429	-4,057,571	-1,746,571	-966,571	-260,571
40	-54,582	-27,291	-4,130,291	-1,819,291	-1,039,291	-333,291
50	-128,046	-64,023	-4,167,023	-1,856,023	-1,076,023	-370,023
80	-348,435	-174,218	-4,277,218	-1,966,218	-1,186,218	-480,218
100	-495,362	-247,681	-4,350,681	-2,039,681	-1,259,681	-553,681
120	-642,289	-321,145	-4,424,145	-2,113,145	-1,333,145	-627,145
140	-789,215	-394,608	-4,497,608	-2,186,608	-1,406,608	-700,608
150	-862,679	-431,340	-4,534,340	-2,223,340	-1,443,340	-737,340
180	-1,083,069	-541,534	-4,644,534	-2,333,534	-1,553,534	-847,534
200	-1,229,996	-614,998	-4,717,998	-2,406,998	-1,626,998	-920,998
210	-1,303,459	-651,730	-4,754,730	-2,443,730	-1,663,730	-957,730
220	-1,376,922	-688,461	-4,791,461	-2,480,461	-1,700,461	-994,461
230	-1,450,385	-725,193	-4,828,193	-2,517,193	-1,737,193	-1,031,193
240	-1,523,849	-761,925	-4,864,925	-2,553,925	-1,773,925	-1,067,925
250	-1,597,313	-798,656	-4,901,656	-2,590,656	-1,810,656	-1,104,656

Maximum CIL rates (per square metre)

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

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	863,350	431,675	-3,671,325	-1,360,325	-580,325	125,675
20	720,420	360,210	-3,742,790	-1,431,790	-651,790	54,210
40	575,858	287,929	-3,815,071	-1,504,071	-724,071	-18,071
50	503,577	251,788	-3,851,212	-1,540,212	-760,212	-54,212
80	286,734	143,367	-3,959,633	-1,648,633	-868,633	-162,633
100	142,171	71,085	-4,031,915	-1,720,915	-940,915	-234,915
120	-2,430	-1,215	-4,104,215	-1,793,215	-1,013,215	-307,215
140	-149,357	-74,679	-4,177,679	-1,866,679	-1,086,679	-380,679
150	-222,821	-111,410	-4,214,410	-1,903,410	-1,123,410	-417,410
180	-443,210	-221,605	-4,324,605	-2,013,605	-1,233,605	-527,605
200	-590,137	-295,069	-4,398,069	-2,087,069	-1,307,069	-601,069
210	-663,600	-331,800	-4,434,800	-2,123,800	-1,343,800	-637,800
220	-737,064	-368,532	-4,471,532	-2,160,532	-1,380,532	-674,532
230	-810,527	-405,264	-4,508,264	-2,197,264	-1,417,264	-711,264
240	-883,991	-441,995	-4,544,995	-2,233,995	-1,453,995	-747,995
250	-957,453	-478,727	-4,581,727	-2,270,727	-1,490,727	-784,727

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,176,226	588,113	-3,514,887	-1,203,887	-423,887	282,113
20	1,033,990	516,995	-3,586,005	-1,275,005	-495,005	210,995
40	891,754	445,877	-3,657,123	-1,346,123	-566,123	139,877
50	820,637	410,318	-3,692,682	-1,381,682	-601,682	104,318
80	604,456	302,228	-3,800,772	-1,489,772	-709,772	-3,772
100	458,894	229,447	-3,873,053	-1,562,053	-782,053	-76,053
120	315,332	157,666	-3,945,334	-1,634,334	-854,334	-148,334
140	170,770	85,385	-4,017,615	-1,706,615	-926,615	-220,615
150	98,488	49,244	-4,053,756	-1,742,756	-962,756	-256,756
180	-120,292	-60,146	-4,163,146	-1,852,146	-1,072,146	-366,146
200	-267,218	-133,609	-4,236,609	-1,925,609	-1,145,609	-439,609
210	-340,681	-170,341	-4,273,341	-1,962,341	-1,182,341	-476,341
220	-414,145	-207,072	-4,310,072	-1,999,072	-1,219,072	-513,072
230	-487,607	-243,804	-4,346,804	-2,035,804	-1,255,804	-549,804
240	-561,071	-280,535	-4,383,535	-2,072,535	-1,292,535	-586,535
250	-634,534	-317,267	-4,420,267	-2,109,267	-1,329,267	-623,267

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,716,462	1,358,231	-2,744,769	-433,769	346,231	1,052,231
20	2,578,621	1,289,310	-2,813,690	-502,690	277,310	983,310
40	2,438,674	1,219,337	-2,883,663	-572,663	207,337	913,337
50	2,368,700	1,184,350	-2,918,650	-607,650	172,350	878,350
80	2,158,780	1,079,390	-3,023,610	-712,610	67,390	773,390
100	2,018,832	1,009,416	-3,093,584	-782,584	-2,584	703,416
120	1,878,885	939,443	-3,163,557	-852,557	-72,557	633,443
140	1,738,938	869,469	-3,233,531	-922,531	-142,531	563,469
150	1,668,046	834,023	-3,268,977	-957,977	-177,977	528,023
180	1,454,691	727,346	-3,375,654	-1,064,654	-284,654	421,346
200	1,312,455	656,228	-3,446,772	-1,135,772	-355,772	350,228
210	1,241,337	620,668	-3,482,332	-1,171,332	-391,332	314,668
220	1,170,219	585,109	-3,517,891	-1,206,891	-426,891	279,109
230	1,099,101	549,550	-3,553,450	-1,242,450	-462,450	243,550
240	1,027,983	513,992	-3,589,008	-1,278,008	-498,008	207,992
250	956,865	478,433	-3,624,567	-1,313,567	-533,567	172,433

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,623,466	1,811,733	-2,291,267	19,733	799,733	1,505,733
20	3,485,771	1,742,886	-2,360,114	-49,114	730,886	1,436,886
40	3,348,076	1,674,038	-2,428,962	-117,962	662,038	1,368,038
50	3,279,228	1,639,614	-2,463,386	-152,386	627,614	1,333,614
80	3,072,686	1,536,343	-2,566,657	-255,657	524,343	1,230,343
100	2,934,990	1,467,495	-2,635,505	-324,505	455,495	1,161,495
120	2,797,295	1,398,648	-2,704,352	-393,352	386,648	1,092,648
140	2,658,352	1,329,176	-2,773,224	-462,224	317,176	1,023,176
150	2,588,379	1,294,190	-2,808,810	-497,810	282,190	988,190
180	2,378,458	1,189,229	-2,913,771	-602,771	177,229	883,229
200	2,238,510	1,119,255	-2,983,745	-672,745	107,255	813,255
210	2,168,537	1,084,269	-3,018,731	-707,731	72,269	778,269
220	2,098,564	1,049,282	-3,053,718	-742,718	37,282	743,282
230	2,028,590	1,014,295	-3,088,705	-777,705	2,295	708,295
240	1,958,617	979,308	-3,123,692	-812,692	-32,692	673,308
250	1,888,643	944,321	-3,158,679	-847,679	-67,679	638,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£230
			£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,117,836	2,558,918	-1,544,082	766,918	1,546,918	2,252,918
20	4,984,537	2,492,268	-1,610,732	700,268	1,480,268	2,186,268
40	4,849,255	2,424,628	-1,678,372	632,628	1,412,628	2,118,628
50	4,781,516	2,390,758	-1,712,242	598,758	1,378,758	2,084,758
80	4,578,296	2,289,148	-1,813,852	497,148	1,277,148	1,983,148
100	4,442,817	2,221,409	-1,881,591	429,409	1,209,409	1,915,409
120	4,307,337	2,153,669	-1,949,331	361,669	1,141,669	1,847,669
140	4,171,858	2,085,929	-2,017,071	293,929	1,073,929	1,779,929
150	4,104,119	2,052,059	-2,050,941	260,059	1,040,059	1,746,059
180	3,899,639	1,949,819	-2,153,181	157,819	937,819	1,643,819
200	3,761,944	1,880,972	-2,222,028	88,972	868,972	1,574,972
210	3,693,096	1,846,548	-2,256,452	54,548	834,548	1,540,548
220	3,624,249	1,812,124	-2,290,876	20,124	800,124	1,506,124
230	3,555,401	1,777,700	-2,325,300	-14,300	765,700	1,471,700
240	3,486,553	1,743,277	-2,359,723	-48,723	731,277	1,437,277
250	3,417,706	1,708,853	-2,394,147	-83,147	696,853	1,402,853

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£220	£250
			£250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

CIL Test - 20% AH, Social Rent, CSH4, SV Drop

Site type T1 - 4 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	50
Area 2	#N/A	#N/A	#N/A	240
Area 3	#N/A	#N/A	50	250
Area 4	#N/A	#N/A	140	250
Area 5	#N/A	#N/A	180	250
Area 6	#N/A	0	250	250
Area 7	#N/A	120	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	0	120
Area 7	#N/A	0	140	250
Area 8	#N/A	220	250	250

Site type T3 - 12 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	50
Area 2	#N/A	#N/A	#N/A	220
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	#N/A	180	250
Area 5	#N/A	#N/A	220	250
Area 6	#N/A	100	250	250
Area 7	#N/A	230	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	50
Area 7	#N/A	#N/A	50	180
Area 8	#N/A	150	250	250

Site type T5 - 20 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	150
Area 3	#N/A	#N/A	150	250
Area 4	#N/A	40	230	250
Area 5	#N/A	80	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	50	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	40
Area 3	#N/A	#N/A	0	200
Area 4	#N/A	#N/A	80	250
Area 5	#N/A	#N/A	120	250
Area 6	#N/A	100	250	250
Area 7	#N/A	220	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	50
Area 7	#N/A	#N/A	0	180
Area 8	#N/A	0	200	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	20
Area 4	#N/A	#N/A	#N/A	100
Area 5	#N/A	#N/A	#N/A	140
Area 6	#N/A	#N/A	120	250
Area 7	#N/A	0	240	250
Area 8	#N/A	200	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type **1**

Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	53,757	443,497	-3,659,503	-1,348,503	-568,503	137,497
20	48,987	404,141	-3,698,859	-1,387,859	-607,859	98,141
40	44,216	364,786	-3,738,214	-1,427,214	-647,214	58,786
50	41,830	345,099	-3,757,901	-1,446,901	-666,901	39,099
80	34,675	286,066	-3,816,934	-1,505,934	-725,934	-19,934
100	29,904	246,710	-3,856,290	-1,545,290	-765,290	-59,290
120	25,134	207,354	-3,895,646	-1,584,646	-804,646	-98,646
140	20,362	167,990	-3,935,010	-1,624,010	-844,010	-138,010
150	17,977	148,313	-3,954,687	-1,643,687	-863,687	-157,687
180	10,822	89,279	-4,013,721	-1,702,721	-922,721	-216,721
200	6,050	49,915	-4,053,085	-1,742,085	-962,085	-256,085
210	3,665	30,237	-4,072,763	-1,761,763	-981,763	-275,763
220	1,280	10,559	-4,092,441	-1,781,441	-1,001,441	-295,441
230	-1,123	-9,269	-4,112,269	-1,801,269	-1,021,269	-315,269
240	-3,548	-29,272	-4,132,272	-1,821,272	-1,041,272	-335,272
250	-5,972	-49,266	-4,152,266	-1,841,266	-1,061,266	-355,266

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£94,873	782,699	-3,320,301	-1,009,301	-229,301	476,699
20	90,101	743,335	-3,359,665	-1,048,665	-268,665	437,335
40	85,331	703,979	-3,399,021	-1,088,021	-308,021	397,979
50	82,946	684,302	-3,418,698	-1,107,698	-327,698	378,302
80	75,790	625,268	-3,477,732	-1,166,732	-386,732	319,268
100	71,019	585,904	-3,517,096	-1,206,096	-426,096	279,904
120	66,248	546,548	-3,556,452	-1,245,452	-465,452	240,548
140	61,478	507,193	-3,595,807	-1,284,807	-504,807	201,193
150	59,093	487,515	-3,615,485	-1,304,485	-524,485	181,515
180	51,936	428,473	-3,674,527	-1,363,527	-583,527	122,473
200	47,166	389,117	-3,713,883	-1,402,883	-622,883	83,117
210	44,781	369,439	-3,733,561	-1,422,561	-642,561	63,439
220	42,395	349,762	-3,753,238	-1,442,238	-662,238	43,762
230	40,010	330,084	-3,772,916	-1,461,916	-681,916	24,084
240	37,624	310,398	-3,792,602	-1,481,602	-701,602	4,398
250	35,239	290,720	-3,812,280	-1,501,280	-721,280	-15,280

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£240

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	136,178	1,123,469	-2,979,531	-668,531	111,469	817,469
20	131,408	1,084,113	-3,018,887	-707,887	72,113	778,113
40	126,637	1,044,758	-3,058,242	-747,242	32,758	738,758
50	124,252	1,025,080	-3,077,920	-766,920	13,080	719,080
80	117,095	966,038	-3,136,962	-825,962	-45,962	660,038
100	112,325	926,682	-3,176,318	-865,318	-85,318	620,682
120	107,555	887,326	-3,215,674	-904,674	-124,674	581,326
140	102,783	847,962	-3,255,038	-944,038	-164,038	541,962
150	100,398	828,285	-3,274,715	-963,715	-183,715	522,285
180	93,243	769,251	-3,333,749	-1,022,749	-242,749	463,251
200	88,472	729,895	-3,373,105	-1,062,105	-282,105	423,895
210	86,087	710,217	-3,392,783	-1,081,783	-301,783	404,217
220	83,701	690,531	-3,412,469	-1,101,469	-321,469	384,531
230	81,316	670,853	-3,432,147	-1,121,147	-341,147	364,853
240	78,930	651,176	-3,451,824	-1,140,824	-360,824	345,176
250	76,545	631,498	-3,471,502	-1,160,502	-380,502	325,498

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£250

Site type 1

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,640	1,292,278	-2,810,722	-499,722	280,278	986,278
20	151,869	1,252,922	-2,850,078	-539,078	240,922	946,922
40	147,099	1,213,567	-2,889,433	-578,433	201,567	907,567
50	144,714	1,193,889	-2,909,111	-598,111	181,889	887,889
80	137,557	1,134,847	-2,968,153	-657,153	122,847	828,847
100	132,787	1,095,491	-3,007,509	-696,509	83,491	789,491
120	128,016	1,056,135	-3,046,865	-735,865	44,135	750,135
140	123,246	1,016,780	-3,086,220	-775,220	4,780	710,780
150	120,860	997,094	-3,105,906	-794,906	-14,906	691,094
180	113,704	938,060	-3,164,940	-853,940	-73,940	632,060
200	108,934	898,704	-3,204,296	-893,296	-113,296	592,704
210	106,549	879,027	-3,223,973	-912,973	-132,973	573,027
220	104,163	859,349	-3,243,651	-932,651	-152,651	553,349
230	101,777	839,663	-3,263,337	-952,337	-172,337	533,663
240	99,392	819,985	-3,283,015	-972,015	-192,015	513,985
250	97,007	800,307	-3,302,693	-991,693	-211,693	494,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	166,967	1,377,479	-2,725,521	-414,521	365,479	1,071,479
20	162,196	1,338,115	-2,764,885	-453,885	326,115	1,032,115
40	157,425	1,298,759	-2,804,241	-493,241	286,759	992,759
50	155,040	1,279,081	-2,823,919	-512,919	267,081	973,081
80	147,885	1,220,048	-2,882,952	-571,952	208,048	914,048
100	143,113	1,180,684	-2,922,316	-611,316	168,684	874,684
120	138,343	1,141,328	-2,961,672	-650,672	129,328	835,328
140	133,572	1,101,972	-3,001,028	-690,028	89,972	795,972
150	131,187	1,082,294	-3,020,706	-709,706	70,294	776,294
180	124,031	1,023,253	-3,079,747	-768,747	11,253	717,253
200	119,260	983,897	-3,119,103	-808,103	-28,103	677,897
210	116,875	964,219	-3,138,781	-827,781	-47,781	658,219
220	114,490	944,541	-3,158,459	-847,459	-67,459	638,541
230	112,105	924,863	-3,178,137	-867,137	-87,137	618,863
240	109,718	905,177	-3,197,823	-886,823	-106,823	599,177
250	107,333	885,499	-3,217,501	-906,501	-126,501	579,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	218,408	1,801,865	-2,301,135	9,865	789,865	1,495,865
20	213,637	1,762,509	-2,340,491	-29,491	750,509	1,456,509
40	208,867	1,723,154	-2,379,846	-68,846	711,154	1,417,154
50	206,482	1,703,476	-2,399,524	-88,524	691,476	1,397,476
80	199,325	1,644,434	-2,458,566	-147,566	632,434	1,338,434
100	194,555	1,605,078	-2,497,922	-186,922	593,078	1,299,078
120	189,785	1,565,723	-2,537,277	-226,277	553,723	1,259,723
140	185,014	1,526,367	-2,576,633	-265,633	514,367	1,220,367
150	182,628	1,506,681	-2,596,319	-285,319	494,681	1,200,681
180	175,472	1,447,647	-2,655,353	-344,353	435,647	1,141,647
200	170,702	1,408,291	-2,694,709	-383,709	396,291	1,102,291
210	168,317	1,388,614	-2,714,386	-403,386	376,614	1,082,614
220	165,931	1,368,927	-2,734,073	-423,073	356,927	1,062,927
230	163,545	1,349,250	-2,753,750	-442,750	337,250	1,043,250
240	161,160	1,329,572	-2,773,428	-462,428	317,572	1,023,572
250	158,775	1,309,894	-2,793,106	-482,106	297,894	1,003,894

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	249,197	2,055,875	-2,047,125	263,875	1,043,875	1,749,875
20	244,426	2,016,511	-2,086,489	224,511	1,004,511	1,710,511
40	239,655	1,977,155	-2,125,845	185,155	965,155	1,671,155
50	237,270	1,957,477	-2,145,523	165,477	945,477	1,651,477
80	230,114	1,898,444	-2,204,556	106,444	886,444	1,592,444
100	225,343	1,859,080	-2,243,920	67,080	847,080	1,553,080
120	220,573	1,819,724	-2,283,276	27,724	807,724	1,513,724
140	215,802	1,780,368	-2,322,632	-11,632	768,368	1,474,368
150	213,417	1,760,690	-2,342,310	-31,310	748,690	1,454,690
180	206,260	1,701,649	-2,401,351	-90,351	689,649	1,395,649
200	201,490	1,662,293	-2,440,707	-129,707	650,293	1,356,293
210	199,105	1,642,615	-2,460,385	-149,385	630,615	1,336,615
220	196,720	1,622,937	-2,480,063	-169,063	610,937	1,316,937
230	194,334	1,603,259	-2,499,741	-188,741	591,259	1,297,259
240	191,948	1,583,573	-2,519,427	-208,427	571,573	1,277,573
250	189,563	1,563,895	-2,539,105	-228,105	551,895	1,257,895

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	300,638	2,480,261	-1,622,739	688,261	1,468,261	2,174,261
20	295,867	2,440,906	-1,662,094	648,906	1,428,906	2,134,906
40	291,097	2,401,550	-1,701,450	609,550	1,389,550	2,095,550
50	286,712	2,381,872	-1,721,128	589,872	1,369,872	2,075,872
80	281,555	2,322,830	-1,780,170	530,830	1,310,830	2,016,830
100	276,785	2,283,474	-1,819,526	491,474	1,271,474	1,977,474
120	272,014	2,244,119	-1,858,881	452,119	1,232,119	1,938,119
140	267,244	2,204,763	-1,898,237	412,763	1,192,763	1,898,763
150	264,858	2,185,077	-1,917,923	393,077	1,173,077	1,879,077
180	257,702	2,126,043	-1,976,957	334,043	1,114,043	1,820,043
200	252,932	2,086,688	-2,016,312	294,688	1,074,688	1,780,688
210	250,547	2,067,010	-2,035,990	275,010	1,055,010	1,761,010
220	248,160	2,047,324	-2,055,676	255,324	1,035,324	1,741,324
230	245,775	2,027,646	-2,075,354	235,646	1,015,646	1,721,646
240	243,390	2,007,968	-2,095,032	215,968	995,968	1,701,968
250	241,005	1,988,290	-2,114,710	196,290	976,290	1,682,290

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-145,723	-2,914,458	-7,017,458	-4,706,458	-3,926,458	-3,220,458
20	-151,789	-3,035,790	-7,138,790	-4,827,790	-4,047,790	-3,341,790
40	-157,857	-3,157,142	-7,260,142	-4,949,142	-4,169,142	-3,463,142
50	-160,890	-3,217,808	-7,320,808	-5,009,808	-4,229,808	-3,523,808
80	-169,990	-3,399,806	-7,502,806	-5,191,806	-4,411,806	-3,705,806
100	-176,058	-3,521,158	-7,624,158	-5,313,158	-4,533,158	-3,827,158
120	-182,125	-3,642,490	-7,745,490	-5,434,490	-4,654,490	-3,948,490
140	-188,192	-3,763,842	-7,866,842	-5,555,842	-4,775,842	-4,069,842
150	-191,225	-3,824,508	-7,927,508	-5,616,508	-4,836,508	-4,130,508
180	-200,326	-4,006,527	-8,109,527	-5,798,527	-5,018,527	-4,312,527
200	-206,393	-4,127,859	-8,230,859	-5,919,859	-5,139,859	-4,433,859
210	-209,426	-4,188,525	-8,291,525	-5,980,525	-5,200,525	-4,494,525
220	-212,461	-4,249,211	-8,352,211	-6,041,211	-5,261,211	-4,555,211
230	-215,494	-4,309,877	-8,412,877	-6,101,877	-5,321,877	-4,615,877
240	-218,527	-4,370,543	-8,473,543	-6,162,543	-5,382,543	-4,676,543
250	-221,560	-4,431,209	-8,534,209	-6,223,209	-5,443,209	-4,737,209

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-95,048	-1,900,965	-6,003,965	-3,692,965	-2,912,965	-2,206,965
20	-101,115	-2,022,297	-6,125,297	-3,814,297	-3,034,297	-2,328,297
40	-107,182	-2,143,649	-6,246,649	-3,935,649	-3,155,649	-2,449,649
50	-110,216	-2,204,315	-6,307,315	-3,996,315	-3,216,315	-2,510,315
80	-119,317	-2,386,333	-6,489,333	-4,178,333	-3,398,333	-2,692,333
100	-125,383	-2,507,665	-6,610,665	-4,299,665	-3,519,665	-2,813,665
120	-131,450	-2,628,997	-6,731,997	-4,420,997	-3,640,997	-2,934,997
140	-137,517	-2,750,349	-6,853,349	-4,542,349	-3,762,349	-3,056,349
150	-140,551	-2,811,015	-6,914,015	-4,603,015	-3,823,015	-3,117,015
180	-149,652	-2,993,034	-7,096,034	-4,785,034	-4,005,034	-3,299,034
200	-155,718	-3,114,366	-7,217,366	-4,906,366	-4,126,366	-3,420,366
210	-158,752	-3,175,032	-7,278,032	-4,967,032	-4,187,032	-3,481,032
220	-161,786	-3,235,718	-7,338,718	-5,027,718	-4,247,718	-3,541,718
230	-164,819	-3,296,384	-7,399,384	-5,088,384	-4,308,384	-3,602,384
240	-167,852	-3,357,050	-7,460,050	-5,149,050	-4,369,050	-3,663,050
250	-170,886	-3,417,716	-7,520,716	-5,209,716	-4,429,716	-3,723,716

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-44,137	-882,748	-4,985,748	-2,674,748	-1,894,748	-1,188,748
20	-50,205	-1,004,100	-5,107,100	-2,796,100	-2,016,100	-1,310,100
40	-56,272	-1,125,432	-5,228,432	-2,917,432	-2,137,432	-1,431,432
50	-59,306	-1,186,118	-5,289,118	-2,978,118	-2,198,118	-1,492,118
80	-68,406	-1,368,116	-5,471,116	-3,160,116	-2,380,116	-1,674,116
100	-74,473	-1,489,468	-5,592,468	-3,281,468	-2,501,468	-1,795,468
120	-80,540	-1,610,800	-5,713,800	-3,402,800	-2,622,800	-1,916,800
140	-86,608	-1,732,152	-5,835,152	-3,524,152	-2,744,152	-2,038,152
150	-89,641	-1,792,818	-5,895,818	-3,584,818	-2,804,818	-2,098,818
180	-98,741	-1,974,817	-6,077,817	-3,766,817	-2,986,817	-2,280,817
200	-104,808	-2,096,169	-6,199,169	-3,888,169	-3,108,169	-2,402,169
210	-107,842	-2,156,835	-6,259,835	-3,948,835	-3,168,835	-2,462,835
220	-110,875	-2,217,501	-6,320,501	-4,009,501	-3,229,501	-2,523,501
230	-113,909	-2,278,187	-6,381,187	-4,070,187	-3,290,187	-2,584,187
240	-116,943	-2,338,853	-6,441,853	-4,130,853	-3,350,853	-2,644,853
250	-119,976	-2,399,519	-6,502,519	-4,191,519	-3,411,519	-2,705,519

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,918	-378,363	-4,481,363	-2,170,363	-1,390,363	-684,363
20	-24,986	-499,715	-4,602,715	-2,291,715	-1,511,715	-805,715
40	-31,052	-621,047	-4,724,047	-2,413,047	-1,633,047	-927,047
50	-34,086	-681,714	-4,784,714	-2,473,714	-1,693,714	-987,714
80	-43,187	-863,732	-4,966,732	-2,655,732	-1,875,732	-1,169,732
100	-49,253	-985,064	-5,088,064	-2,777,064	-1,997,064	-1,291,064
120	-55,321	-1,106,416	-5,209,416	-2,898,416	-2,118,416	-1,412,416
140	-61,387	-1,227,748	-5,330,748	-3,019,748	-2,239,748	-1,533,748
150	-64,422	-1,288,434	-5,391,434	-3,080,434	-2,300,434	-1,594,434
180	-73,522	-1,470,432	-5,573,432	-3,262,432	-2,482,432	-1,776,432
200	-79,589	-1,591,784	-5,694,784	-3,383,784	-2,603,784	-1,897,784
210	-82,623	-1,652,450	-5,755,450	-3,444,450	-2,664,450	-1,958,450
220	-85,656	-1,713,116	-5,816,116	-3,505,116	-2,725,116	-2,019,116
230	-88,689	-1,773,782	-5,876,782	-3,565,782	-2,785,782	-2,079,782
240	-91,723	-1,834,469	-5,937,469	-3,626,469	-2,846,469	-2,140,469
250	-94,757	-1,895,135	-5,998,135	-3,687,135	-2,907,135	-2,201,135

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,191	-123,819	-4,226,819	-1,915,819	-1,135,819	-429,819
20	-12,258	-245,151	-4,348,151	-2,037,151	-1,257,151	-551,151
40	-18,325	-366,503	-4,469,503	-2,158,503	-1,378,503	-672,503
50	-21,358	-427,169	-4,530,169	-2,219,169	-1,439,169	-733,169
80	-30,459	-609,187	-4,712,187	-2,401,187	-1,621,187	-915,187
100	-36,526	-730,520	-4,833,520	-2,522,520	-1,742,520	-1,036,520
120	-42,593	-851,852	-4,954,852	-2,643,852	-1,863,852	-1,157,852
140	-48,660	-973,204	-5,076,204	-2,765,204	-1,985,204	-1,279,204
150	-51,693	-1,033,870	-5,136,870	-2,825,870	-2,045,870	-1,339,870
180	-60,794	-1,215,888	-5,318,888	-3,007,888	-2,227,888	-1,521,888
200	-66,861	-1,337,220	-5,440,220	-3,129,220	-2,349,220	-1,643,220
210	-69,894	-1,397,886	-5,500,886	-3,189,886	-2,409,886	-1,703,886
220	-72,929	-1,458,572	-5,561,572	-3,250,572	-2,470,572	-1,764,572
230	-75,962	-1,519,238	-5,622,238	-3,311,238	-2,531,238	-1,825,238
240	-78,995	-1,579,904	-5,682,904	-3,371,904	-2,591,904	-1,885,904
250	-82,029	-1,640,570	-5,743,570	-3,432,570	-2,652,570	-1,946,570

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	56,291	1,125,812	-2,977,188	-666,188	113,812	819,812
20	50,322	1,006,432	-3,096,568	-785,568	-5,568	700,432
40	44,352	887,033	-3,215,967	-904,967	-124,967	581,033
50	41,367	827,343	-3,275,657	-964,657	-184,657	521,343
80	32,413	648,255	-3,454,745	-1,143,745	-363,745	342,255
100	26,444	528,875	-3,574,125	-1,263,125	-483,125	222,875
120	20,474	409,476	-3,693,524	-1,382,524	-602,524	103,476
140	14,505	290,097	-3,812,903	-1,501,903	-721,903	-15,903
150	11,520	230,407	-3,872,593	-1,561,593	-781,593	-75,593
180	2,566	51,318	-4,051,682	-1,740,682	-960,682	-254,682
200	-3,459	-69,183	-4,172,183	-1,861,183	-1,081,183	-375,183
210	-9,492	-129,849	-4,232,849	-1,921,849	-1,141,849	-435,849
220	-15,526	-190,515	-4,293,515	-1,982,515	-1,202,515	-496,515
230	-21,560	-251,201	-4,354,201	-2,043,201	-1,263,201	-557,201
240	-27,593	-311,867	-4,414,867	-2,103,867	-1,323,867	-617,867
250	-33,627	-372,533	-4,475,533	-2,164,533	-1,384,533	-678,533

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£120

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	93,627	1,872,536	-2,230,464	80,536	860,536	1,566,536
20	87,658	1,753,156	-2,349,844	-38,844	741,156	1,447,156
40	81,688	1,633,757	-2,469,243	-158,243	621,757	1,327,757
50	78,703	1,574,067	-2,528,933	-217,933	562,067	1,268,067
80	69,749	1,394,978	-2,708,022	-397,022	382,978	1,088,978
100	63,780	1,275,599	-2,827,401	-516,401	263,599	969,599
120	57,811	1,156,220	-2,946,780	-635,780	144,220	850,220
140	51,841	1,036,821	-3,066,179	-755,179	24,821	730,821
150	48,857	977,131	-3,125,869	-814,869	-34,869	671,131
180	39,902	798,042	-3,304,958	-993,958	-213,958	492,042
200	33,933	678,663	-3,424,337	-1,113,337	-333,337	372,663
210	30,948	618,953	-3,484,047	-1,173,047	-393,047	312,953
220	27,963	559,264	-3,543,736	-1,232,736	-452,736	253,264
230	24,979	499,574	-3,603,426	-1,292,426	-512,426	193,574
240	21,994	439,884	-3,663,116	-1,352,116	-572,116	133,884
250	19,010	380,195	-3,722,805	-1,411,805	-631,805	74,195

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£140	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,009	3,120,171	-992,829	1,328,171	2,108,171	2,814,171
20	150,040	3,000,792	-1,102,208	1,208,792	1,988,792	2,694,792
40	144,070	2,881,393	-1,221,607	1,089,393	1,869,393	2,575,393
50	141,085	2,821,703	-1,281,297	1,029,703	1,809,703	2,515,703
80	132,132	2,642,634	-1,460,366	850,634	1,630,634	2,336,634
100	126,162	2,523,235	-1,579,765	731,235	1,511,235	2,217,235
120	120,193	2,403,855	-1,699,145	611,855	1,391,855	2,097,855
140	114,223	2,284,456	-1,818,544	492,456	1,272,456	1,978,456
150	111,238	2,224,767	-1,878,233	432,767	1,212,767	1,918,767
180	102,284	2,045,678	-2,057,322	253,678	1,033,678	1,739,678
200	96,315	1,926,298	-2,176,702	134,298	914,298	1,620,298
210	93,330	1,866,609	-2,236,391	74,609	854,609	1,560,609
220	90,345	1,806,899	-2,296,101	14,899	794,899	1,500,899
230	87,360	1,747,209	-2,355,791	-44,791	735,209	1,441,209
240	84,376	1,687,520	-2,415,480	-104,480	675,520	1,381,520
250	81,392	1,627,830	-2,475,170	-164,170	615,830	1,321,830

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 3

Houses
No of units 12 units
Density: 34 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	161,797	458,425	-3,644,575	-1,333,575	-553,575	152,425
20	144,687	409,945	-3,693,055	-1,382,055	-602,055	103,945
40	127,577	361,465	-3,741,531	-1,430,531	-650,531	55,469
50	119,022	337,230	-3,765,770	-1,454,770	-674,770	31,230
80	93,357	264,512	-3,838,488	-1,527,488	-747,488	-41,488
100	76,247	216,032	-3,886,968	-1,575,968	-795,968	-89,968
120	59,137	167,556	-3,935,444	-1,624,444	-844,444	-138,444
140	42,027	119,076	-3,983,924	-1,672,924	-892,924	-186,924
150	33,472	94,838	-4,008,162	-1,697,162	-917,162	-211,162
180	7,807	22,119	-4,080,881	-1,769,881	-989,881	-283,881
200	-9,455	-26,789	-4,129,789	-1,818,789	-1,038,789	-332,789
210	-18,149	-51,423	-4,154,423	-1,843,423	-1,063,423	-357,423
220	-26,845	-76,060	-4,179,060	-1,868,060	-1,088,060	-382,060
230	-35,540	-100,696	-4,203,696	-1,892,696	-1,112,696	-406,696
240	-44,234	-125,330	-4,228,330	-1,917,330	-1,137,330	-431,330
250	-52,929	-149,967	-4,252,967	-1,941,967	-1,161,967	-455,967

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	303,624	860,268	-3,242,732	-931,732	-151,732	554,268
20	286,515	811,791	-3,291,209	-980,209	-200,209	505,791
40	269,404	763,312	-3,339,688	-1,028,688	-248,688	457,312
50	260,849	739,073	-3,363,927	-1,052,927	-272,927	433,073
80	238,184	666,355	-3,436,645	-1,125,645	-345,645	360,355
100	218,075	617,878	-3,485,122	-1,174,122	-394,122	311,878
120	200,964	569,399	-3,533,601	-1,222,601	-442,601	263,399
140	183,855	520,922	-3,582,078	-1,271,078	-491,078	214,922
150	175,300	496,683	-3,606,317	-1,295,317	-515,317	190,683
180	149,635	423,965	-3,679,035	-1,368,035	-588,035	117,965
200	132,524	375,486	-3,727,514	-1,416,514	-636,514	69,486
210	123,970	351,247	-3,751,753	-1,440,753	-660,753	45,247
220	115,415	327,009	-3,775,991	-1,464,991	-684,991	21,009
230	106,860	302,770	-3,800,230	-1,489,230	-709,230	-3,230
240	98,304	278,529	-3,824,471	-1,513,471	-733,471	-27,471
250	89,750	254,291	-3,848,709	-1,537,709	-757,709	-51,709

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£220

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	446,111	1,263,982	-2,839,018	-528,018	251,982	957,982
20	429,002	1,215,505	-2,887,495	-576,495	203,505	909,505
40	411,891	1,167,025	-2,935,975	-624,975	155,025	861,025
50	403,337	1,142,787	-2,960,213	-649,213	130,787	836,787
80	377,671	1,070,069	-3,032,931	-721,931	58,069	764,069
100	360,562	1,021,592	-3,081,408	-770,408	9,592	715,592
120	343,451	973,112	-3,129,888	-818,888	-38,888	667,112
140	326,342	924,636	-3,178,364	-867,364	-87,364	618,636
150	317,787	900,397	-3,202,603	-891,603	-111,603	594,397
180	292,122	827,679	-3,275,321	-964,321	-184,321	521,679
200	275,012	779,199	-3,323,801	-1,012,801	-232,801	473,199
210	266,457	754,961	-3,348,039	-1,037,039	-257,039	448,961
220	257,902	730,723	-3,372,277	-1,061,277	-281,277	424,723
230	249,346	706,481	-3,396,519	-1,085,519	-305,519	400,481
240	240,792	682,243	-3,420,757	-1,109,757	-329,757	376,243
250	232,237	658,005	-3,444,995	-1,133,995	-353,995	352,005

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	516,695	1,463,969	-2,639,031	-328,031	451,969	1,157,969
20	499,586	1,415,493	-2,687,507	-376,507	403,493	1,109,493
40	482,475	1,367,013	-2,735,987	-424,987	355,013	1,061,013
50	473,920	1,342,774	-2,760,226	-449,226	330,774	1,036,774
80	448,255	1,270,056	-2,832,944	-521,944	258,056	964,056
100	431,146	1,221,580	-2,881,420	-570,420	209,580	915,580
120	414,035	1,173,100	-2,929,900	-618,900	161,100	867,100
140	396,926	1,124,623	-2,978,377	-667,377	112,623	818,623
150	388,371	1,100,385	-3,002,615	-691,615	88,385	794,385
180	362,706	1,027,667	-3,075,333	-764,333	15,667	721,667
200	345,595	979,187	-3,123,813	-812,813	-32,813	673,187
210	337,041	954,949	-3,148,051	-837,051	-57,051	648,949
220	328,486	930,710	-3,172,290	-861,290	-81,290	624,710
230	319,931	906,472	-3,196,528	-885,528	-105,528	600,472
240	311,375	882,231	-3,220,769	-909,769	-129,769	576,231
250	302,821	857,992	-3,245,008	-934,008	-154,008	551,992

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	552,317	1,564,899	-2,538,101	-227,101	552,899	1,258,899
20	538,208	1,516,422	-2,586,578	-275,578	504,422	1,210,422
40	518,097	1,467,942	-2,635,058	-324,058	455,942	1,161,942
50	509,542	1,443,704	-2,659,296	-348,296	431,704	1,137,704
80	483,877	1,370,986	-2,732,014	-421,014	358,986	1,064,986
100	466,768	1,322,509	-2,780,491	-469,491	310,509	1,016,509
120	449,657	1,274,029	-2,828,971	-517,971	262,029	968,029
140	432,548	1,225,552	-2,877,448	-566,448	213,552	919,552
150	423,992	1,201,311	-2,901,689	-590,689	189,311	895,311
180	398,328	1,128,596	-2,974,404	-663,404	116,596	822,596
200	381,217	1,080,116	-3,022,884	-711,884	68,116	774,116
210	372,663	1,055,878	-3,047,122	-736,122	43,878	749,878
220	364,107	1,031,637	-3,071,363	-760,363	19,637	725,637
230	355,552	1,007,398	-3,095,602	-784,602	-4,602	701,398
240	346,998	983,160	-3,119,840	-808,840	-28,840	677,160
250	338,443	958,921	-3,144,079	-833,079	-53,079	652,921

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	729,766	2,067,671	-2,035,329	275,671	1,055,671	1,761,671
20	712,657	2,019,194	-2,083,806	227,194	1,007,194	1,713,194
40	696,546	1,970,714	-2,132,286	178,714	958,714	1,664,714
50	686,991	1,946,476	-2,156,524	154,476	934,476	1,640,476
80	661,326	1,873,758	-2,229,242	81,758	861,758	1,567,758
100	644,217	1,825,281	-2,277,719	33,281	813,281	1,519,281
120	627,106	1,776,801	-2,326,199	-15,199	764,801	1,470,801
140	609,997	1,728,324	-2,374,676	-63,676	716,324	1,422,324
150	601,442	1,704,086	-2,398,914	-87,914	692,086	1,398,086
180	575,777	1,631,368	-2,471,632	-160,632	619,368	1,325,368
200	558,666	1,582,888	-2,520,112	-209,112	570,888	1,276,888
210	550,112	1,558,650	-2,544,350	-233,350	546,650	1,252,650
220	541,557	1,534,412	-2,568,588	-257,588	522,412	1,228,412
230	533,001	1,510,170	-2,592,830	-281,830	498,170	1,204,170
240	524,447	1,485,932	-2,617,068	-306,068	473,932	1,179,932
250	515,892	1,461,693	-2,641,307	-330,307	449,693	1,155,693

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	835,972	2,368,567	-1,734,413	576,587	1,356,587	2,062,587
20	818,863	2,320,111	-1,782,889	528,111	1,308,111	2,014,111
40	801,752	2,271,631	-1,831,369	479,631	1,259,631	1,965,631
50	793,197	2,247,393	-1,855,607	455,393	1,235,393	1,941,393
80	767,532	2,174,674	-1,928,326	382,674	1,162,674	1,868,674
100	750,423	2,126,198	-1,976,802	334,198	1,114,198	1,820,198
120	733,312	2,077,718	-2,025,282	285,718	1,065,718	1,771,718
140	716,203	2,029,241	-2,073,759	237,241	1,017,241	1,723,241
150	707,647	2,005,000	-2,098,000	213,000	993,000	1,699,000
180	681,983	1,932,285	-2,170,715	140,285	920,285	1,626,285
200	664,872	1,883,805	-2,219,195	91,805	871,805	1,577,805
210	656,318	1,859,567	-2,243,433	67,567	847,567	1,553,567
220	647,763	1,835,328	-2,267,672	43,328	823,328	1,529,328
230	639,207	1,811,087	-2,291,913	19,087	799,087	1,505,087
240	630,652	1,786,849	-2,316,151	-5,151	774,849	1,480,849
250	622,098	1,762,610	-2,340,390	-29,390	750,610	1,456,610

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,013,107	2,870,470	-1,232,530	1,078,470	1,858,470	2,564,470
20	996,272	2,822,770	-1,280,230	1,030,770	1,810,770	2,516,770
40	979,201	2,774,403	-1,328,597	982,403	1,762,403	2,468,403
50	970,646	2,750,165	-1,352,835	958,165	1,738,165	2,444,165
80	944,981	2,677,447	-1,425,553	885,447	1,665,447	2,371,447
100	927,872	2,628,970	-1,474,030	836,970	1,616,970	2,322,970
120	910,761	2,580,490	-1,522,510	788,490	1,568,490	2,274,490
140	893,652	2,532,013	-1,570,987	740,013	1,520,013	2,226,013
150	885,097	2,507,775	-1,595,225	715,775	1,495,775	2,201,775
180	859,432	2,435,057	-1,667,943	643,057	1,423,057	2,129,057
200	842,321	2,386,577	-1,716,423	594,577	1,374,577	2,080,577
210	833,767	2,362,339	-1,740,661	570,339	1,350,339	2,056,339
220	825,212	2,338,100	-1,764,900	546,100	1,326,100	2,032,100
230	816,657	2,313,862	-1,789,138	521,862	1,301,862	2,007,862
240	808,101	2,289,621	-1,813,379	497,621	1,277,621	1,983,621
250	799,547	2,265,382	-1,837,618	473,382	1,253,382	1,959,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1 Offices higher £4,103,000	BLV2 Offices lower £1,792,000	BLV3 Industrial £1,012,000	BLV4 Inst/Comty/Resi £306,000
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Site type 4	
Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-382,379	-3,178,523	-7,281,523	-4,970,523	-4,190,523	-3,484,523
20	-396,776	-3,298,197	-7,401,197	-5,090,197	-4,310,197	-3,604,197
40	-411,173	-3,417,872	-7,520,872	-5,209,872	-4,429,872	-3,723,872
50	-418,370	-3,477,701	-7,580,701	-5,269,701	-4,489,701	-3,783,701
80	-439,965	-3,657,212	-7,760,212	-5,449,212	-4,669,212	-3,963,212
100	-454,361	-3,776,878	-7,879,878	-5,568,878	-4,788,878	-4,082,878
120	-468,758	-3,896,553	-7,999,553	-5,688,553	-4,908,553	-4,202,553
140	-483,155	-4,016,227	-8,119,227	-5,808,227	-5,028,227	-4,322,227
150	-490,353	-4,076,056	-8,179,056	-5,868,056	-5,088,056	-4,382,056
180	-511,948	-4,255,568	-8,358,568	-6,047,568	-5,267,568	-4,561,568
200	-526,344	-4,375,234	-8,478,234	-6,167,234	-5,387,234	-4,681,234
210	-533,542	-4,435,071	-8,538,071	-6,227,071	-5,447,071	-4,741,071
220	-540,741	-4,494,908	-8,597,908	-6,286,908	-5,506,908	-4,800,908
230	-547,939	-4,554,746	-8,657,746	-6,346,746	-5,566,746	-4,860,746
240	-555,138	-4,614,583	-8,717,583	-6,406,583	-5,626,583	-4,920,583
250	-562,335	-4,674,412	-8,777,412	-6,466,412	-5,686,412	-4,980,412

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-264,221	-2,196,335	-6,299,335	-3,988,335	-3,208,335	-2,502,335
20	-278,617	-2,316,001	-6,419,001	-4,108,001	-3,328,001	-2,622,001
40	-293,014	-2,435,676	-6,538,676	-4,227,676	-3,447,676	-2,741,676
50	-300,212	-2,495,513	-6,598,513	-4,287,513	-3,507,513	-2,801,513
80	-321,806	-2,675,016	-6,778,016	-4,467,016	-3,687,016	-2,981,016
100	-336,203	-2,794,691	-6,897,691	-4,586,691	-3,806,691	-3,100,691
120	-350,599	-2,914,357	-7,017,357	-4,706,357	-3,926,357	-3,220,357
140	-364,996	-3,034,031	-7,137,031	-4,826,031	-4,046,031	-3,340,031
150	-372,195	-3,093,868	-7,196,868	-4,885,868	-4,105,868	-3,399,868
180	-393,789	-3,273,372	-7,376,372	-5,065,372	-4,285,372	-3,579,372
200	-408,186	-3,393,046	-7,496,046	-5,185,046	-4,405,046	-3,699,046
210	-415,383	-3,452,875	-7,555,875	-5,244,875	-4,464,875	-3,758,875
220	-422,582	-3,512,712	-7,615,712	-5,304,712	-4,524,712	-3,818,712
230	-429,780	-3,572,550	-7,675,550	-5,364,550	-4,584,550	-3,878,550
240	-436,979	-3,632,387	-7,735,387	-5,424,387	-4,644,387	-3,938,387
250	-444,177	-3,692,224	-7,795,224	-5,484,224	-4,704,224	-3,998,224

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-146,512	-1,209,572	-5,312,572	-3,001,572	-2,221,572	-1,515,572
20	-159,908	-1,329,238	-5,432,238	-3,121,238	-2,341,238	-1,635,238
40	-174,305	-1,448,913	-5,551,913	-3,240,913	-2,460,913	-1,754,913
50	-181,504	-1,508,750	-5,611,750	-3,300,750	-2,520,750	-1,814,750
80	-203,098	-1,688,253	-5,791,253	-3,480,253	-2,700,253	-1,994,253
100	-217,495	-1,807,928	-5,910,928	-3,599,928	-2,819,928	-2,113,928
120	-231,891	-1,927,594	-6,030,594	-3,719,594	-2,939,594	-2,233,594
140	-246,288	-2,047,268	-6,150,268	-3,839,268	-3,059,268	-2,353,268
150	-253,486	-2,107,105	-6,210,105	-3,899,105	-3,119,105	-2,413,105
180	-275,081	-2,286,609	-6,389,609	-4,078,609	-3,298,609	-2,592,609
200	-289,478	-2,406,283	-6,509,283	-4,198,283	-3,418,283	-2,712,283
210	-296,675	-2,466,112	-6,569,112	-4,258,112	-3,478,112	-2,772,112
220	-303,874	-2,525,949	-6,628,949	-4,317,949	-3,537,949	-2,831,949
230	-311,072	-2,585,787	-6,688,787	-4,377,787	-3,597,787	-2,891,787
240	-318,271	-2,645,624	-6,748,624	-4,437,624	-3,657,624	-2,951,624
250	-325,469	-2,705,461	-6,808,461	-4,497,461	-3,717,461	-3,011,461

Maximum CIL rates (per square metre)

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

Site type 4

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-86,707	-720,753	-4,823,753	-2,512,753	-1,732,753	-1,026,753
20	-101,104	-840,428	-4,943,428	-2,632,428	-1,852,428	-1,146,428
40	-115,501	-960,102	-5,063,102	-2,752,102	-1,972,102	-1,266,102
50	-122,698	-1,019,931	-5,122,931	-2,811,931	-2,031,931	-1,325,931
80	-144,294	-1,199,443	-5,302,443	-2,991,443	-2,211,443	-1,505,443
100	-158,690	-1,319,109	-5,422,109	-3,111,109	-2,331,109	-1,625,109
120	-173,087	-1,438,783	-5,541,783	-3,230,783	-2,450,783	-1,744,783
140	-187,483	-1,558,449	-5,661,449	-3,350,449	-2,570,449	-1,864,449
150	-194,681	-1,618,287	-5,721,287	-3,410,287	-2,630,287	-1,924,287
180	-216,276	-1,797,798	-5,900,798	-3,589,798	-2,809,798	-2,103,798
200	-230,672	-1,917,465	-6,020,465	-3,709,465	-2,929,465	-2,223,465
210	-237,871	-1,977,302	-6,080,302	-3,769,302	-2,989,302	-2,283,302
220	-245,069	-2,037,139	-6,140,139	-3,829,139	-3,049,139	-2,343,139
230	-252,268	-2,096,976	-6,199,976	-3,888,976	-3,108,976	-2,402,976
240	-259,465	-2,156,805	-6,259,805	-3,948,805	-3,168,805	-2,462,805
250	-266,664	-2,216,642	-6,319,642	-4,008,642	-3,228,642	-2,522,642

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-57,031	-474,069	-4,577,069	-2,266,069	-1,486,069	-780,069
20	-71,427	-593,735	-4,696,735	-2,385,735	-1,605,735	-899,735
40	-85,824	-713,409	-4,816,409	-2,505,409	-1,725,409	-1,019,409
50	-93,022	-773,247	-4,876,247	-2,565,247	-1,785,247	-1,079,247
80	-114,617	-952,750	-5,055,750	-2,744,750	-1,964,750	-1,258,750
100	-129,013	-1,072,424	-5,175,424	-2,864,424	-2,084,424	-1,378,424
120	-143,409	-1,192,099	-5,295,099	-2,984,099	-2,204,099	-1,498,099
140	-157,806	-1,311,765	-5,414,765	-3,103,765	-2,323,765	-1,617,765
150	-165,005	-1,371,602	-5,474,602	-3,163,602	-2,383,602	-1,677,602
180	-186,599	-1,551,106	-5,654,106	-3,343,106	-2,563,106	-1,857,106
200	-200,995	-1,670,772	-5,773,772	-3,462,772	-2,682,772	-1,976,772
210	-208,194	-1,730,609	-5,833,609	-3,522,609	-2,742,609	-2,036,609
220	-215,392	-1,790,446	-5,893,446	-3,582,446	-2,802,446	-2,096,446
230	-222,590	-1,850,283	-5,953,283	-3,642,283	-2,862,283	-2,156,283
240	-229,789	-1,910,121	-6,013,121	-3,702,121	-2,922,121	-2,216,121
250	-236,986	-1,969,958	-6,072,958	-3,761,958	-2,981,958	-2,275,958

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	89,344	742,674	-3,360,326	-1,049,326	-269,326	436,674
20	75,179	624,927	-3,478,073	-1,167,073	-387,073	318,927
40	61,014	507,181	-3,595,819	-1,284,819	-504,819	201,181
50	53,932	448,308	-3,654,692	-1,343,692	-563,692	142,308
80	32,685	271,696	-3,831,304	-1,520,304	-740,304	-34,304
100	18,520	153,950	-3,949,050	-1,638,050	-858,050	-152,050
120	4,355	36,203	-4,066,797	-1,755,797	-975,797	-269,797
140	-9,970	-82,876	-4,185,876	-1,874,876	-1,094,876	-388,876
150	-17,169	-142,713	-4,245,713	-1,934,713	-1,154,713	-448,713
180	-38,763	-322,217	-4,425,217	-2,114,217	-1,334,217	-628,217
200	-53,160	-441,891	-4,544,891	-2,233,891	-1,453,891	-747,891
210	-60,358	-501,728	-4,604,728	-2,293,728	-1,513,728	-807,728
220	-67,556	-561,557	-4,664,557	-2,353,557	-1,573,557	-867,557
230	-74,754	-621,394	-4,724,394	-2,413,394	-1,633,394	-927,394
240	-81,953	-681,232	-4,784,232	-2,473,232	-1,693,232	-987,232
250	-89,151	-741,069	-4,844,069	-2,533,069	-1,753,069	-1,047,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	176,402	1,466,344	-2,636,656	-325,656	454,344	1,160,344
20	162,237	1,348,598	-2,754,402	-443,402	336,598	1,042,598
40	148,072	1,230,851	-2,872,149	-561,149	218,851	924,851
50	140,990	1,171,978	-2,931,022	-620,022	159,978	865,978
80	119,742	995,358	-3,107,642	-796,642	-16,642	689,358
100	105,577	877,612	-3,225,388	-914,388	-134,388	571,612
120	91,413	759,873	-3,343,127	-1,032,127	-252,127	453,873
140	77,248	642,127	-3,460,873	-1,149,873	-369,873	336,127
150	70,166	583,254	-3,519,746	-1,208,746	-428,746	277,254
180	48,918	406,634	-3,696,366	-1,385,366	-605,366	100,634
200	34,753	288,887	-3,814,113	-1,503,113	-723,113	-17,113
210	27,671	230,014	-3,872,986	-1,561,986	-781,986	-75,986
220	20,588	171,141	-3,931,859	-1,620,859	-840,859	-134,859
230	13,506	112,268	-3,990,732	-1,679,732	-899,732	-193,732
240	6,423	53,394	-4,049,606	-1,738,606	-958,606	-252,606
250	-670	-5,566	-4,108,566	-1,797,566	-1,017,566	-311,566

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£180

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	321,859	2,675,454	-1,427,546	883,454	1,663,454	2,369,454
20	307,694	2,557,707	-1,545,293	765,707	1,545,707	2,251,707
40	293,529	2,439,961	-1,663,039	647,961	1,427,961	2,133,961
50	286,447	2,381,088	-1,721,912	589,088	1,369,088	2,075,088
80	265,199	2,204,468	-1,898,532	412,468	1,192,468	1,898,468
100	251,035	2,086,730	-2,016,270	294,730	1,074,730	1,780,730
120	236,870	1,968,983	-2,134,017	176,983	956,983	1,662,983
140	222,705	1,851,237	-2,251,763	59,237	839,237	1,545,237
150	215,623	1,792,363	-2,310,637	363	780,363	1,486,363
180	194,375	1,615,744	-2,487,256	-176,256	603,744	1,309,744
200	180,210	1,497,997	-2,605,003	-294,003	485,997	1,191,997
210	173,128	1,439,124	-2,663,876	-352,876	427,124	1,133,124
220	166,045	1,380,251	-2,722,749	-411,749	368,251	1,074,251
230	158,963	1,321,377	-2,781,623	-470,623	309,377	1,015,377
240	151,881	1,262,512	-2,840,488	-529,488	250,512	956,512
250	144,799	1,203,639	-2,899,361	-588,361	191,639	897,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type **5**

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	76,926	296,165	-3,806,835	-1,495,835	-715,835	-9,835
20	53,364	213,150	-3,889,850	-1,578,850	-798,850	-92,850
40	33,802	130,139	-3,972,861	-1,661,861	-881,861	-175,861
50	23,022	88,633	-4,014,367	-1,703,367	-923,367	-217,367
80	-9,474	-36,476	-4,139,476	-1,828,476	-1,048,476	-342,476
100	-31,388	-120,844	-4,223,844	-1,912,844	-1,132,844	-426,844
120	-53,303	-205,215	-4,308,215	-1,997,215	-1,217,215	-511,215
140	-75,217	-289,587	-4,392,587	-2,081,587	-1,301,587	-595,587
150	-86,174	-331,771	-4,434,771	-2,123,771	-1,343,771	-637,771
180	-119,046	-458,326	-4,561,326	-2,250,326	-1,470,326	-764,326
200	-140,961	-542,698	-4,645,698	-2,334,698	-1,554,698	-848,698
210	-151,917	-584,882	-4,687,882	-2,376,882	-1,596,882	-890,882
220	-162,875	-627,070	-4,730,070	-2,419,070	-1,639,070	-933,070
230	-173,832	-669,253	-4,772,253	-2,461,253	-1,681,253	-975,253
240	-184,789	-711,437	-4,814,437	-2,503,437	-1,723,437	-1,017,437
250	-195,747	-753,625	-4,856,625	-2,545,625	-1,765,625	-1,059,625

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,473	972,022	-3,130,978	-819,978	-39,978	666,022
20	230,912	889,011	-3,213,989	-902,989	-122,989	583,011
40	209,349	805,995	-3,297,005	-986,005	-206,005	499,995
50	198,569	764,490	-3,338,510	-1,027,510	-247,510	458,490
80	166,226	639,969	-3,463,031	-1,152,031	-372,031	333,969
100	144,664	556,958	-3,546,042	-1,235,042	-455,042	250,958
120	123,102	473,943	-3,629,057	-1,318,057	-538,057	167,943
140	101,541	390,932	-3,712,068	-1,401,068	-621,068	84,932
150	90,760	349,426	-3,753,574	-1,442,574	-662,574	43,426
180	58,417	224,906	-3,878,094	-1,567,094	-787,094	-81,094
200	36,856	141,895	-3,961,105	-1,650,105	-870,105	-164,105
210	26,075	100,389	-4,002,611	-1,691,611	-911,611	-205,611
220	15,293	58,880	-4,044,120	-1,733,120	-953,120	-247,120
230	4,513	17,374	-4,085,626	-1,774,626	-994,626	-288,626
240	-6,371	-24,527	-4,127,527	-1,816,527	-1,036,527	-330,527
250	-17,328	-66,711	-4,169,711	-1,858,711	-1,078,711	-372,711

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	428,837	1,651,023	-2,451,977	-140,977	639,023	1,345,023
20	407,276	1,568,012	-2,534,988	-223,988	556,012	1,262,012
40	385,714	1,484,997	-2,618,003	-307,003	472,997	1,178,997
50	374,933	1,443,491	-2,659,509	-348,509	431,491	1,137,491
80	342,590	1,318,971	-2,784,029	-473,029	306,971	1,012,971
100	321,028	1,235,960	-2,867,040	-556,040	223,960	929,960
120	299,467	1,152,949	-2,950,051	-639,051	140,949	846,949
140	277,905	1,069,934	-3,033,066	-722,066	57,934	763,934
150	267,124	1,028,428	-3,074,572	-763,572	16,428	722,428
180	234,781	903,907	-3,199,093	-888,093	-108,093	597,907
200	213,220	820,896	-3,282,104	-971,104	-191,104	514,896
210	202,439	779,391	-3,323,609	-1,012,609	-232,609	473,391
220	191,657	737,881	-3,365,119	-1,054,119	-274,119	431,881
230	180,877	696,376	-3,406,624	-1,095,624	-315,624	390,376
240	170,096	654,870	-3,448,130	-1,137,130	-357,130	348,870
250	159,315	613,364	-3,489,636	-1,178,636	-398,636	307,364

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Site type 5

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	516,203	1,987,381	-2,115,619	195,381	975,381	1,681,381
20	494,641	1,904,366	-2,198,634	112,366	892,366	1,598,366
40	473,079	1,821,355	-2,281,645	29,355	809,355	1,515,355
50	462,299	1,779,850	-2,323,150	-12,150	767,850	1,473,850
80	429,956	1,655,329	-2,447,671	-136,671	643,329	1,349,329
100	408,394	1,572,318	-2,530,682	-219,682	560,318	1,266,318
120	386,832	1,489,303	-2,613,697	-302,697	477,303	1,183,303
140	365,271	1,406,292	-2,696,708	-385,708	394,292	1,100,292
150	354,490	1,364,786	-2,738,214	-427,214	352,786	1,058,786
180	322,147	1,240,265	-2,862,735	-551,735	228,265	934,265
200	300,586	1,157,254	-2,945,746	-634,746	145,254	851,254
210	289,804	1,115,745	-2,987,255	-676,255	103,745	809,745
220	279,023	1,074,239	-3,028,761	-717,761	62,239	768,239
230	268,243	1,032,734	-3,070,266	-759,266	20,734	726,734
240	257,462	991,228	-3,111,772	-800,772	-20,772	685,228
250	246,681	949,723	-3,153,277	-842,277	-62,277	643,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£230	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	560,294	2,157,131	-1,945,869	365,131	1,145,131	1,851,131
20	538,732	2,074,120	-2,028,880	282,120	1,062,120	1,768,120
40	517,170	1,991,105	-2,111,895	199,105	979,105	1,685,105
50	506,389	1,949,599	-2,153,401	157,599	937,599	1,643,599
80	474,046	1,825,078	-2,277,922	33,078	813,078	1,519,078
100	452,485	1,742,067	-2,360,933	-49,933	730,067	1,436,067
120	430,924	1,659,056	-2,443,944	-132,944	647,056	1,353,056
140	409,361	1,576,041	-2,526,959	-215,959	564,041	1,270,041
150	398,581	1,534,535	-2,568,465	-257,465	522,535	1,228,535
180	366,238	1,410,015	-2,692,985	-381,985	398,015	1,104,015
200	344,676	1,327,004	-2,775,996	-464,996	315,004	1,021,004
210	333,896	1,285,498	-2,817,502	-506,502	273,498	979,498
220	323,114	1,243,989	-2,859,011	-548,011	231,989	937,989
230	312,333	1,202,483	-2,900,517	-589,517	190,483	896,483
240	301,553	1,160,978	-2,942,022	-631,022	148,978	854,978
250	290,772	1,119,472	-2,983,528	-672,528	107,472	813,472

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	778,748	2,998,178	-1,104,822	1,206,178	1,986,178	2,692,178
20	757,533	2,916,500	-1,186,500	1,124,500	1,904,500	2,610,500
40	736,318	2,834,822	-1,268,178	1,042,822	1,822,822	2,528,822
50	725,710	2,793,983	-1,309,017	1,001,983	1,781,983	2,487,983
80	693,685	2,670,689	-1,432,311	878,689	1,658,689	2,364,689
100	672,124	2,587,677	-1,515,323	795,677	1,575,677	2,281,677
120	650,562	2,504,662	-1,598,338	712,662	1,492,662	2,198,662
140	629,000	2,421,651	-1,681,349	629,651	1,409,651	2,115,651
150	618,220	2,380,146	-1,722,854	588,146	1,368,146	2,074,146
180	585,877	2,255,625	-1,847,375	463,625	1,243,625	1,949,625
200	564,315	2,172,614	-1,930,386	380,614	1,160,614	1,866,614
210	553,534	2,131,105	-1,971,895	339,105	1,119,105	1,825,105
220	542,753	2,089,599	-2,013,401	297,599	1,077,599	1,783,599
230	531,972	2,048,093	-2,054,907	256,093	1,036,093	1,742,093
240	521,192	2,006,588	-2,096,412	214,588	994,588	1,700,588
250	510,410	1,965,078	-2,137,922	173,078	953,078	1,659,078

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	908,741	3,498,651	-604,349	1,706,651	2,486,651	3,192,651
20	887,526	3,416,973	-686,027	1,624,973	2,404,973	3,110,973
40	866,311	3,335,296	-767,704	1,543,296	2,323,296	3,029,296
50	855,703	3,294,457	-808,543	1,502,457	2,282,457	2,988,457
80	823,882	3,171,944	-931,056	1,379,944	2,159,944	2,865,944
100	802,667	3,090,266	-1,012,734	1,298,266	2,078,266	2,784,266
120	781,452	3,008,588	-1,094,412	1,216,588	1,996,588	2,702,588
140	760,237	2,926,911	-1,176,089	1,134,911	1,914,911	2,620,911
150	749,629	2,886,072	-1,216,928	1,094,072	1,874,072	2,580,072
180	717,333	2,761,733	-1,341,267	969,733	1,749,733	2,455,733
200	695,772	2,678,721	-1,424,279	886,721	1,666,721	2,372,721
210	684,990	2,637,212	-1,465,788	845,212	1,625,212	2,331,212
220	674,209	2,595,706	-1,507,294	803,706	1,583,706	2,289,706
230	663,429	2,554,201	-1,548,799	762,201	1,542,201	2,248,201
240	652,648	2,512,695	-1,590,305	720,695	1,500,695	2,206,695
250	641,867	2,471,190	-1,631,810	679,190	1,459,190	2,165,190

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,125,934	4,334,846	231,846	2,542,846	3,322,846	4,028,846
20	1,104,719	4,253,168	150,168	2,461,168	3,241,168	3,947,168
40	1,083,504	4,171,491	68,491	2,379,491	3,159,491	3,865,491
50	1,072,898	4,130,656	27,656	2,338,656	3,118,656	3,824,656
80	1,041,075	4,008,139	-94,861	2,216,139	2,996,139	3,702,139
100	1,019,860	3,926,461	-176,539	2,134,461	2,914,461	3,620,461
120	998,645	3,844,783	-258,217	2,052,783	2,832,783	3,538,783
140	977,431	3,763,109	-339,891	1,971,109	2,751,109	3,457,109
150	966,824	3,722,271	-380,729	1,930,271	2,710,271	3,416,271
180	935,001	3,599,754	-503,246	1,807,754	2,587,754	3,293,754
200	913,786	3,518,076	-584,924	1,726,076	2,506,076	3,212,076
210	903,178	3,477,237	-625,763	1,685,237	2,465,237	3,171,237
220	892,571	3,436,398	-666,602	1,644,398	2,424,398	3,130,398
230	881,963	3,395,559	-707,441	1,603,559	2,383,559	3,089,559
240	871,357	3,354,724	-748,276	1,562,724	2,342,724	3,048,724
250	860,749	3,313,885	-789,115	1,521,885	2,301,885	3,007,885

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1 Offices higher £4,103,000	BLV2 Offices lower £1,792,000	BLV3 Industrial £1,012,000	BLV4 Inst/Comty/Resi £306,000
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Site type 6

Flats and Houses
No of units 45 units
Density: 66 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-69,393	-101,776	-4,204,776	-1,893,776	-1,113,776	-407,776
20	-118,051	-173,141	-4,276,141	-1,965,141	-1,185,141	-479,141
40	-166,710	-244,507	-4,347,507	-2,036,507	-1,256,507	-550,507
50	-191,038	-280,190	-4,383,190	-2,072,190	-1,292,190	-586,190
80	-264,025	-387,237	-4,490,237	-2,179,237	-1,399,237	-693,237
100	-312,683	-458,602	-4,561,602	-2,250,602	-1,470,602	-764,602
120	-361,341	-529,967	-4,632,967	-2,321,967	-1,541,967	-835,967
140	-409,999	-601,331	-4,704,331	-2,393,331	-1,613,331	-907,331
150	-434,328	-637,014	-4,740,014	-2,429,014	-1,649,014	-943,014
180	-507,314	-744,061	-4,847,061	-2,536,061	-1,756,061	-1,050,061
200	-555,972	-815,426	-4,918,426	-2,607,426	-1,827,426	-1,121,426
210	-589,301	-851,108	-4,954,108	-2,643,108	-1,863,108	-1,157,108
220	-604,630	-886,791	-4,989,791	-2,678,791	-1,898,791	-1,192,791
230	-628,959	-922,473	-5,025,473	-2,714,473	-1,934,473	-1,228,473
240	-653,288	-958,156	-5,061,156	-2,750,156	-1,970,156	-1,264,156
250	-677,617	-993,838	-5,096,838	-2,785,838	-2,005,838	-1,299,838

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	317,520	465,696	-3,637,304	-1,326,304	-546,304	159,696
20	269,645	395,480	-3,707,520	-1,396,520	-616,520	89,480
40	221,770	325,262	-3,777,738	-1,466,738	-686,738	19,262
50	197,832	290,154	-3,812,846	-1,501,846	-721,846	-15,846
80	126,021	184,830	-3,918,170	-1,607,170	-827,170	-121,170
100	78,145	114,613	-3,988,387	-1,677,387	-897,387	-191,387
120	30,270	44,396	-4,058,604	-1,747,604	-967,604	-261,604
140	-17,892	-26,242	-4,129,242	-1,818,242	-1,038,242	-332,242
150	-42,221	-61,924	-4,164,924	-1,853,924	-1,073,924	-367,924
180	-115,209	-168,973	-4,271,973	-1,960,973	-1,180,973	-474,973
200	-163,866	-240,338	-4,343,338	-2,032,338	-1,252,338	-546,338
210	-188,195	-276,020	-4,379,020	-2,068,020	-1,288,020	-582,020
220	-212,524	-311,702	-4,414,702	-2,103,702	-1,323,702	-617,702
230	-236,853	-347,385	-4,450,385	-2,139,385	-1,359,385	-653,385
240	-261,182	-383,067	-4,486,067	-2,175,067	-1,395,067	-689,067
250	-285,511	-418,750	-4,521,750	-2,210,750	-1,430,750	-724,750

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	705,111	1,034,163	-3,068,837	-757,837	22,163	728,163
20	657,236	963,946	-3,139,054	-828,054	-48,054	657,946
40	609,361	893,730	-3,209,270	-898,270	-118,270	587,730
50	585,424	858,622	-3,244,378	-933,378	-153,378	552,622
80	513,611	753,296	-3,349,704	-1,038,704	-258,704	447,296
100	465,736	683,080	-3,419,920	-1,108,920	-328,920	377,080
120	417,862	612,864	-3,490,136	-1,179,136	-399,136	306,864
140	369,987	542,648	-3,560,352	-1,249,352	-469,352	236,648
150	346,049	507,538	-3,595,462	-1,284,462	-504,462	201,538
180	274,237	402,214	-3,700,786	-1,389,786	-609,786	96,214
200	226,362	331,998	-3,771,002	-1,460,002	-680,002	25,998
210	202,425	296,890	-3,806,110	-1,495,110	-715,110	-9,110
220	178,487	261,780	-3,841,220	-1,530,220	-750,220	-44,220
230	154,549	226,672	-3,876,328	-1,565,328	-785,328	-79,328
240	130,612	191,564	-3,911,436	-1,600,436	-820,436	-114,436
250	106,675	156,456	-3,946,544	-1,635,544	-855,544	-149,544

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£200

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	895,725	1,313,730	-2,789,270	-478,270	301,730	1,007,730
20	849,620	1,244,643	-2,858,357	-547,357	232,643	938,643
40	807,362	1,175,331	-2,927,669	-616,669	163,331	869,331
50	777,425	1,140,223	-2,962,777	-651,777	128,223	834,223
80	705,613	1,034,899	-3,068,101	-757,101	22,899	728,899
100	657,737	964,681	-3,138,319	-827,319	-47,319	658,681
120	609,862	894,465	-3,208,535	-897,535	-117,535	588,465
140	561,988	824,249	-3,278,751	-967,751	-187,751	518,249
150	538,051	789,141	-3,313,859	-1,002,859	-222,859	483,141
180	466,238	683,815	-3,419,185	-1,108,185	-328,185	377,815
200	418,363	613,599	-3,489,401	-1,178,401	-398,401	307,599
210	394,426	578,491	-3,524,509	-1,213,509	-433,509	272,491
220	370,488	543,383	-3,559,617	-1,248,617	-468,617	237,383
230	346,550	508,273	-3,594,727	-1,283,727	-503,727	202,273
240	322,613	473,165	-3,629,835	-1,318,835	-538,835	167,165
250	298,675	438,057	-3,664,943	-1,353,943	-573,943	132,057

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	991,348	1,453,976	-2,649,024	-338,024	441,976	1,147,976
20	944,243	1,384,889	-2,718,111	-407,111	372,889	1,078,889
40	897,138	1,315,802	-2,787,198	-476,198	303,802	1,009,802
50	873,586	1,281,259	-2,821,741	-510,741	269,259	975,259
80	802,511	1,177,016	-2,925,984	-614,984	165,016	871,016
100	754,635	1,106,798	-2,996,202	-685,202	94,798	800,798
120	706,760	1,036,582	-3,066,418	-755,418	24,582	730,582
140	658,886	966,366	-3,136,634	-825,634	-45,634	660,366
150	634,948	931,258	-3,171,742	-860,742	-80,742	625,258
180	563,135	825,932	-3,277,068	-966,068	-186,068	519,932
200	515,261	755,716	-3,347,284	-1,036,284	-256,284	449,716
210	491,324	720,608	-3,382,392	-1,071,392	-291,392	414,608
220	467,386	685,500	-3,417,500	-1,106,500	-326,500	379,500
230	443,448	650,390	-3,452,610	-1,141,610	-361,610	344,390
240	419,511	615,282	-3,487,718	-1,176,718	-396,718	309,282
250	395,573	580,174	-3,522,826	-1,211,826	-431,826	274,174

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,467,687	2,152,607	-1,950,393	360,607	1,140,607	1,846,607
20	1,420,582	2,083,520	-2,019,480	291,520	1,071,520	1,777,520
40	1,373,477	2,014,433	-2,088,567	222,433	1,002,433	1,708,433
50	1,349,926	1,979,891	-2,123,109	187,891	967,891	1,673,891
80	1,279,268	1,876,260	-2,226,740	84,260	864,260	1,570,260
100	1,232,164	1,807,173	-2,295,827	15,173	795,173	1,501,173
120	1,185,060	1,738,088	-2,364,912	-53,912	726,088	1,432,088
140	1,137,955	1,669,001	-2,433,999	-122,999	657,001	1,363,001
150	1,114,403	1,634,457	-2,468,543	-157,543	622,457	1,328,457
180	1,043,745	1,530,827	-2,572,173	-261,173	518,827	1,224,827
200	996,642	1,461,741	-2,641,259	-330,259	449,741	1,155,741
210	973,089	1,427,198	-2,675,802	-364,802	415,198	1,121,198
220	949,537	1,392,654	-2,710,346	-399,346	380,654	1,086,654
230	925,985	1,358,111	-2,744,889	-433,889	346,111	1,052,111
240	902,433	1,323,567	-2,779,433	-468,433	311,567	1,017,567
250	878,881	1,289,023	-2,813,976	-502,976	277,023	983,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,752,781	2,570,746	-1,832,254	778,746	1,558,746	2,264,746
20	1,705,678	2,501,661	-1,601,339	709,661	1,489,661	2,195,661
40	1,658,573	2,432,574	-1,670,426	640,574	1,420,574	2,126,574
50	1,635,021	2,398,030	-1,704,970	606,030	1,386,030	2,092,030
80	1,564,363	2,294,400	-1,808,600	502,400	1,282,400	1,988,400
100	1,517,260	2,225,314	-1,877,686	433,314	1,213,314	1,919,314
120	1,470,155	2,156,227	-1,946,773	364,227	1,144,227	1,850,227
140	1,423,050	2,087,140	-2,015,860	295,140	1,075,140	1,781,140
150	1,399,498	2,052,596	-2,050,404	260,596	1,040,596	1,746,596
180	1,328,841	1,948,967	-2,154,033	156,967	936,967	1,642,967
200	1,281,737	1,879,880	-2,223,120	87,880	867,880	1,573,880
210	1,258,184	1,845,337	-2,257,663	53,337	833,337	1,539,337
220	1,234,632	1,810,793	-2,292,207	18,793	798,793	1,504,793
230	1,211,079	1,776,250	-2,326,750	-15,750	764,250	1,470,250
240	1,187,528	1,741,708	-2,361,292	-50,292	729,708	1,435,708
250	1,163,976	1,707,164	-2,395,836	-84,836	695,164	1,401,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,227,256	3,266,643	-836,357	1,474,643	2,254,643	2,960,643
20	2,180,910	3,198,669	-904,331	1,406,669	2,186,669	2,892,669
40	2,134,564	3,130,694	-972,306	1,338,694	2,118,694	2,824,694
50	2,111,360	3,096,661	-1,006,339	1,304,661	2,084,661	2,790,661
80	2,040,703	2,993,032	-1,109,968	1,201,032	1,981,032	2,687,032
100	1,993,599	2,923,945	-1,179,055	1,131,945	1,911,945	2,617,945
120	1,946,494	2,854,858	-1,248,142	1,062,858	1,842,858	2,548,858
140	1,899,389	2,785,771	-1,317,229	993,771	1,773,771	2,479,771
150	1,875,838	2,751,229	-1,351,771	959,229	1,739,229	2,445,229
180	1,805,180	2,647,598	-1,455,402	855,598	1,635,598	2,341,598
200	1,758,076	2,578,511	-1,524,489	786,511	1,566,511	2,272,511
210	1,734,523	2,543,967	-1,559,033	751,967	1,531,967	2,237,967
220	1,710,972	2,509,425	-1,593,575	717,425	1,497,425	2,203,425
230	1,687,419	2,474,882	-1,628,118	682,882	1,462,882	2,168,882
240	1,663,867	2,440,338	-1,662,662	648,338	1,428,338	2,134,338
250	1,640,315	2,405,795	-1,697,205	613,795	1,393,795	2,099,795

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type **7**

Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,234,373	-10,781,242	-14,884,242	-12,573,242	-11,793,242	-11,087,242
20	-3,280,328	-10,934,427	-15,037,427	-12,726,427	-11,946,427	-11,240,427
40	-3,326,285	-11,087,616	-15,190,616	-12,879,616	-12,099,616	-11,393,616
50	-3,349,262	-11,164,208	-15,267,208	-12,956,208	-12,176,208	-11,470,208
80	-3,418,197	-11,393,989	-15,496,989	-13,185,989	-12,405,989	-11,699,989
100	-3,464,152	-11,547,174	-15,650,174	-13,339,174	-12,559,174	-11,853,174
120	-3,510,109	-11,700,362	-15,803,362	-13,492,362	-12,712,362	-12,006,362
140	-3,556,064	-11,853,547	-15,956,547	-13,645,547	-12,865,547	-12,159,547
150	-3,579,042	-11,930,140	-16,033,140	-13,722,140	-12,942,140	-12,236,140
180	-3,647,976	-12,159,921	-16,262,921	-13,951,921	-13,171,921	-12,465,921
200	-3,693,932	-12,313,106	-16,416,106	-14,105,106	-13,325,106	-12,619,106
210	-3,716,910	-12,389,702	-16,492,702	-14,181,702	-13,401,702	-12,695,702
220	-3,739,888	-12,466,294	-16,569,294	-14,258,294	-13,478,294	-12,772,294
230	-3,762,866	-12,542,887	-16,645,887	-14,334,887	-13,554,887	-12,848,887
240	-3,785,844	-12,619,479	-16,722,479	-14,411,479	-13,631,479	-12,925,479
250	-3,808,823	-12,696,075	-16,799,075	-14,488,075	-13,708,075	-13,002,075

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,872,363	-9,574,542	-13,677,542	-11,366,542	-10,586,542	-9,880,542
20	-2,918,319	-9,727,730	-13,830,730	-11,519,730	-10,739,730	-10,033,730
40	-2,964,275	-9,880,915	-13,983,915	-11,672,915	-10,892,915	-10,186,915
50	-2,987,252	-9,957,508	-14,060,508	-11,749,508	-10,969,508	-10,263,508
80	-3,056,187	-10,187,289	-14,290,289	-11,979,289	-11,199,289	-10,493,289
100	-3,102,143	-10,340,477	-14,443,477	-12,132,477	-11,352,477	-10,646,477
120	-3,148,099	-10,493,662	-14,596,662	-12,285,662	-11,505,662	-10,799,662
140	-3,194,054	-10,646,847	-14,749,847	-12,438,847	-11,658,847	-10,952,847
150	-3,217,033	-10,723,443	-14,826,443	-12,515,443	-11,735,443	-11,029,443
180	-3,285,966	-10,953,221	-15,056,221	-12,745,221	-11,965,221	-11,259,221
200	-3,331,923	-11,106,409	-15,209,409	-12,898,409	-12,118,409	-11,412,409
210	-3,354,900	-11,183,001	-15,286,001	-12,975,001	-12,195,001	-11,489,001
220	-3,377,878	-11,259,594	-15,362,594	-13,051,594	-12,271,594	-11,565,594
230	-3,400,856	-11,336,186	-15,439,186	-13,128,186	-12,348,186	-11,642,186
240	-3,423,835	-11,412,782	-15,515,782	-13,204,782	-12,424,782	-11,718,782
250	-3,446,812	-11,489,375	-15,592,375	-13,281,375	-12,501,375	-11,795,375

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,508,669	-8,362,230	-12,465,230	-10,154,230	-9,374,230	-8,668,230
20	-2,554,626	-8,515,419	-12,618,419	-10,307,419	-9,527,419	-8,821,419
40	-2,600,581	-8,668,604	-12,771,604	-10,460,604	-9,680,604	-8,974,604
50	-2,623,559	-8,745,196	-12,848,196	-10,537,196	-9,757,196	-9,051,196
80	-2,692,493	-8,974,977	-13,077,977	-10,766,977	-9,986,977	-9,280,977
100	-2,738,450	-9,128,165	-13,231,165	-10,920,165	-10,140,165	-9,434,165
120	-2,784,405	-9,281,350	-13,384,350	-11,073,350	-10,293,350	-9,587,350
140	-2,830,361	-9,434,535	-13,537,535	-11,226,535	-10,446,535	-9,740,535
150	-2,853,339	-9,511,131	-13,614,131	-11,303,131	-10,523,131	-9,817,131
180	-2,922,273	-9,740,909	-13,843,909	-11,532,909	-10,752,909	-10,046,909
200	-2,968,229	-9,894,097	-13,997,097	-11,686,097	-10,906,097	-10,200,097
210	-2,991,207	-9,970,690	-14,073,690	-11,762,690	-10,982,690	-10,276,690
220	-3,014,185	-10,047,282	-14,150,282	-11,839,282	-11,059,282	-10,353,282
230	-3,037,162	-10,123,875	-14,226,875	-11,915,875	-11,135,875	-10,429,875
240	-3,060,141	-10,200,471	-14,303,471	-11,992,471	-11,212,471	-10,506,471
250	-3,083,119	-10,277,063	-14,380,063	-12,069,063	-11,289,063	-10,583,063

Maximum CIL rates (per square metre)

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

Site type 7

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,328,506	-7,761,687	-11,864,687	-9,553,687	-8,773,687	-8,067,687
20	-2,374,463	-7,914,876	-12,017,876	-9,706,876	-8,926,876	-8,220,876
40	-2,420,418	-8,068,061	-12,171,061	-9,860,061	-9,080,061	-8,374,061
50	-2,443,396	-8,144,653	-12,247,653	-9,936,653	-9,156,653	-8,450,653
80	-2,512,330	-8,374,434	-12,477,434	-10,166,434	-9,386,434	-8,680,434
100	-2,558,286	-8,527,619	-12,630,619	-10,319,619	-9,539,619	-8,833,619
120	-2,604,242	-8,680,808	-12,783,808	-10,472,808	-9,692,808	-8,986,808
140	-2,650,198	-8,833,993	-12,936,993	-10,625,993	-9,845,993	-9,139,993
150	-2,673,177	-8,910,589	-13,013,589	-10,702,589	-9,922,589	-9,216,589
180	-2,742,110	-9,140,366	-13,243,366	-10,932,366	-10,152,366	-9,446,366
200	-2,788,066	-9,293,554	-13,396,554	-11,085,554	-10,305,554	-9,599,554
210	-2,811,044	-9,370,147	-13,473,147	-11,162,147	-10,382,147	-9,676,147
220	-2,834,022	-9,446,740	-13,549,740	-11,238,740	-10,458,740	-9,752,740
230	-2,857,000	-9,523,332	-13,626,332	-11,315,332	-10,535,332	-9,829,332
240	-2,879,978	-9,599,928	-13,702,928	-11,391,928	-10,611,928	-9,905,928
250	-2,902,956	-9,676,520	-13,779,520	-11,468,520	-10,688,520	-9,982,520

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,237,583	-7,458,609	-11,561,609	-9,250,609	-8,470,609	-7,764,609
20	-2,283,539	-7,611,797	-11,714,797	-9,403,797	-8,623,797	-7,917,797
40	-2,329,495	-7,764,982	-11,867,982	-9,556,982	-8,776,982	-8,070,982
50	-2,352,473	-7,841,578	-11,944,578	-9,633,578	-8,853,578	-8,147,578
80	-2,421,407	-8,071,356	-12,174,356	-9,863,356	-9,083,356	-8,377,356
100	-2,467,363	-8,224,544	-12,327,544	-10,016,544	-9,236,544	-8,530,544
120	-2,513,319	-8,377,729	-12,480,729	-10,169,729	-9,389,729	-8,683,729
140	-2,559,275	-8,530,917	-12,633,917	-10,322,917	-9,542,917	-8,836,917
150	-2,582,253	-8,607,510	-12,710,510	-10,399,510	-9,619,510	-8,913,510
180	-2,651,186	-8,837,287	-12,940,287	-10,629,287	-9,849,287	-9,143,287
200	-2,697,143	-8,990,476	-13,093,476	-10,782,476	-10,002,476	-9,296,476
210	-2,720,120	-9,067,068	-13,170,068	-10,859,068	-10,079,068	-9,373,068
220	-2,743,098	-9,143,661	-13,246,661	-10,935,661	-10,155,661	-9,449,661
230	-2,766,077	-9,220,257	-13,323,257	-11,012,257	-10,232,257	-9,526,257
240	-2,789,055	-9,296,849	-13,399,849	-11,088,849	-10,308,849	-9,602,849
250	-2,812,033	-9,373,442	-13,476,442	-11,165,442	-10,385,442	-9,679,442

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,784,650	-5,948,833	-10,051,833	-7,740,833	-6,960,833	-6,254,833
20	-1,830,606	-6,102,021	-10,205,021	-7,894,021	-7,114,021	-6,408,021
40	-1,876,562	-6,255,206	-10,358,206	-8,047,206	-7,267,206	-6,561,206
50	-1,899,540	-6,331,799	-10,434,799	-8,123,799	-7,343,799	-6,637,799
80	-1,968,474	-6,561,580	-10,664,580	-8,353,580	-7,573,580	-6,867,580
100	-2,014,429	-6,714,765	-10,817,765	-8,506,765	-7,726,765	-7,020,765
120	-2,060,386	-6,867,953	-10,970,953	-8,659,953	-7,879,953	-7,173,953
140	-2,106,341	-7,021,138	-11,124,138	-8,813,138	-8,033,138	-7,327,138
150	-2,129,319	-7,097,731	-11,200,731	-8,889,731	-8,109,731	-7,403,731
180	-2,198,254	-7,327,512	-11,430,512	-9,119,512	-8,339,512	-7,633,512
200	-2,244,209	-7,480,697	-11,583,697	-9,272,697	-8,492,697	-7,786,697
210	-2,267,188	-7,557,293	-11,660,293	-9,349,293	-8,569,293	-7,863,293
220	-2,290,166	-7,633,885	-11,736,885	-9,425,885	-8,645,885	-7,939,885
230	-2,313,143	-7,710,478	-11,813,478	-9,502,478	-8,722,478	-8,016,478
240	-2,336,121	-7,787,070	-11,890,070	-9,579,070	-8,799,070	-8,093,070
250	-2,359,100	-7,863,666	-11,966,666	-9,655,666	-8,875,666	-8,169,666

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,513,563	-5,045,212	-9,148,212	-6,837,212	-6,057,212	-5,351,212
20	-1,559,520	-5,198,400	-9,301,400	-6,990,400	-6,210,400	-5,504,400
40	-1,605,475	-5,351,585	-9,454,585	-7,143,585	-6,363,585	-5,657,585
50	-1,628,453	-5,428,177	-9,531,177	-7,220,177	-6,440,177	-5,734,177
80	-1,697,388	-5,657,958	-9,760,958	-7,449,958	-6,669,958	-5,963,958
100	-1,743,343	-5,811,143	-9,914,143	-7,603,143	-6,823,143	-6,117,143
120	-1,789,300	-5,964,332	-10,067,332	-7,756,332	-6,976,332	-6,270,332
140	-1,835,255	-6,117,517	-10,220,517	-7,909,517	-7,129,517	-6,423,517
150	-1,858,233	-6,194,109	-10,297,109	-7,986,109	-7,206,109	-6,500,109
180	-1,927,167	-6,423,890	-10,526,890	-8,215,890	-7,435,890	-6,729,890
200	-1,973,124	-6,577,079	-10,680,079	-8,369,079	-7,589,079	-6,883,079
210	-1,996,101	-6,653,671	-10,756,671	-8,445,671	-7,665,671	-6,959,671
220	-2,019,079	-6,730,264	-10,833,264	-8,522,264	-7,742,264	-7,036,264
230	-2,042,057	-6,806,856	-10,909,856	-8,598,856	-7,818,856	-7,112,856
240	-2,065,035	-6,883,449	-10,986,449	-8,675,449	-7,895,449	-7,189,449
250	-2,088,013	-6,960,045	-11,063,045	-8,752,045	-7,972,045	-7,266,045

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,060,631	-3,535,436	-7,638,436	-5,327,436	-4,547,436	-3,841,436
20	-1,106,586	-3,688,621	-7,791,621	-5,480,621	-4,700,621	-3,994,621
40	-1,152,543	-3,841,809	-7,944,809	-5,633,809	-4,853,809	-4,147,809
50	-1,175,521	-3,918,402	-8,021,402	-5,710,402	-4,930,402	-4,224,402
80	-1,244,455	-4,148,183	-8,251,183	-5,940,183	-5,160,183	-4,454,183
100	-1,290,410	-4,301,368	-8,404,368	-6,093,368	-5,313,368	-4,607,368
120	-1,336,366	-4,454,553	-8,557,553	-6,246,553	-5,466,553	-4,760,553
140	-1,382,322	-4,607,741	-8,710,741	-6,399,741	-5,619,741	-4,913,741
150	-1,405,300	-4,684,334	-8,787,334	-6,476,334	-5,696,334	-4,990,334
180	-1,474,234	-4,914,115	-9,017,115	-6,706,115	-5,926,115	-5,220,115
200	-1,520,190	-5,067,300	-9,170,300	-6,859,300	-6,079,300	-5,373,300
210	-1,543,168	-5,143,892	-9,246,892	-6,935,892	-6,155,892	-5,449,892
220	-1,566,146	-5,220,488	-9,323,488	-7,012,488	-6,232,488	-5,526,488
230	-1,589,124	-5,297,080	-9,400,080	-7,089,080	-6,309,080	-5,603,080
240	-1,612,102	-5,373,673	-9,476,673	-7,165,673	-6,385,673	-5,679,673
250	-1,635,080	-5,450,266	-9,553,266	-7,242,266	-6,462,266	-5,756,266

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 8	
Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,916,318	-1,916,318	-6,019,318	-3,708,318	-2,928,318	-2,222,318
20	-1,997,608	-1,997,608	-6,100,608	-3,789,608	-3,009,608	-2,303,608
40	-2,078,898	-2,078,898	-6,181,898	-3,870,898	-3,090,898	-2,384,898
50	-2,119,543	-2,119,543	-6,222,543	-3,911,543	-3,131,543	-2,425,543
80	-2,241,478	-2,241,478	-6,344,478	-4,033,478	-3,253,478	-2,547,478
100	-2,322,768	-2,322,768	-6,425,768	-4,114,768	-3,334,768	-2,628,768
120	-2,404,057	-2,404,057	-6,507,057	-4,196,057	-3,416,057	-2,710,057
140	-2,485,346	-2,485,346	-6,588,346	-4,277,346	-3,497,346	-2,791,346
150	-2,525,992	-2,525,992	-6,628,992	-4,317,992	-3,537,992	-2,831,992
180	-2,647,926	-2,647,926	-6,750,926	-4,439,926	-3,659,926	-2,953,926
200	-2,729,216	-2,729,216	-6,832,216	-4,521,216	-3,741,216	-3,035,216
210	-2,769,861	-2,769,861	-6,872,861	-4,561,861	-3,781,861	-3,075,861
220	-2,810,506	-2,810,506	-6,913,506	-4,602,506	-3,822,506	-3,116,506
230	-2,851,150	-2,851,150	-6,954,150	-4,643,150	-3,863,150	-3,157,150
240	-2,891,795	-2,891,795	-6,994,795	-4,683,795	-3,903,795	-3,197,795
250	-2,932,440	-2,932,440	-7,035,440	-4,724,440	-3,944,440	-3,238,440

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,286,681	-1,286,681	-5,389,681	-3,078,681	-2,298,681	-1,592,681
20	-1,367,971	-1,367,971	-5,470,971	-3,159,971	-2,379,971	-1,673,971
40	-1,449,260	-1,449,260	-5,552,260	-3,241,260	-2,461,260	-1,755,260
50	-1,489,905	-1,489,905	-5,592,905	-3,281,905	-2,501,905	-1,795,905
80	-1,611,840	-1,611,840	-5,714,840	-3,403,840	-2,623,840	-1,917,840
100	-1,693,129	-1,693,129	-5,796,129	-3,485,129	-2,705,129	-1,999,129
120	-1,774,419	-1,774,419	-5,877,419	-3,566,419	-2,786,419	-2,080,419
140	-1,855,709	-1,855,709	-5,958,709	-3,647,709	-2,867,709	-2,161,709
150	-1,896,353	-1,896,353	-5,999,353	-3,688,353	-2,908,353	-2,202,353
180	-2,018,289	-2,018,289	-6,121,289	-3,810,289	-3,030,289	-2,324,289
200	-2,099,579	-2,099,579	-6,202,579	-3,891,579	-3,111,579	-2,405,579
210	-2,140,223	-2,140,223	-6,243,223	-3,932,223	-3,152,223	-2,446,223
220	-2,180,868	-2,180,868	-6,283,868	-3,972,868	-3,192,868	-2,486,868
230	-2,221,513	-2,221,513	-6,324,513	-4,013,513	-3,233,513	-2,527,513
240	-2,262,157	-2,262,157	-6,365,157	-4,054,157	-3,274,157	-2,568,157
250	-2,302,803	-2,302,803	-6,405,803	-4,094,803	-3,314,803	-2,608,803

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-654,114	-654,114	-4,757,114	-2,446,114	-1,666,114	-960,114
20	-735,404	-735,404	-4,838,404	-2,527,404	-1,747,404	-1,041,404
40	-816,694	-816,694	-4,919,694	-2,608,694	-1,828,694	-1,122,694
50	-857,339	-857,339	-4,960,339	-2,649,339	-1,869,339	-1,163,339
80	-979,273	-979,273	-5,082,273	-2,771,273	-1,991,273	-1,285,273
100	-1,060,563	-1,060,563	-5,163,563	-2,852,563	-2,072,563	-1,366,563
120	-1,141,853	-1,141,853	-5,244,853	-2,933,853	-2,153,853	-1,447,853
140	-1,223,143	-1,223,143	-5,326,143	-3,015,143	-2,235,143	-1,529,143
150	-1,263,787	-1,263,787	-5,366,787	-3,055,787	-2,275,787	-1,569,787
180	-1,385,723	-1,385,723	-5,488,723	-3,177,723	-2,397,723	-1,691,723
200	-1,467,011	-1,467,011	-5,570,011	-3,259,011	-2,479,011	-1,773,011
210	-1,507,657	-1,507,657	-5,610,657	-3,299,657	-2,519,657	-1,813,657
220	-1,548,301	-1,548,301	-5,651,301	-3,340,301	-2,560,301	-1,854,301
230	-1,588,947	-1,588,947	-5,691,947	-3,380,947	-2,600,947	-1,894,947
240	-1,629,591	-1,629,591	-5,732,591	-3,421,591	-2,641,591	-1,935,591
250	-1,670,237	-1,670,237	-5,773,237	-3,462,237	-2,682,237	-1,976,237

Maximum CIL rates (per square metre)

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

Site type 8

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-340,760	-340,760	-4,443,760	-2,132,760	-1,352,760	-646,760
20	-422,050	-422,050	-4,525,050	-2,214,050	-1,434,050	-728,050
40	-503,340	-503,340	-4,606,340	-2,295,340	-1,515,340	-809,340
50	-543,984	-543,984	-4,646,984	-2,335,984	-1,555,984	-849,984
80	-665,919	-665,919	-4,768,919	-2,457,919	-1,677,919	-971,919
100	-747,209	-747,209	-4,850,209	-2,539,209	-1,759,209	-1,053,209
120	-828,498	-828,498	-4,931,498	-2,620,498	-1,840,498	-1,134,498
140	-909,788	-909,788	-5,012,788	-2,701,788	-1,921,788	-1,215,788
150	-950,433	-950,433	-5,053,433	-2,742,433	-1,962,433	-1,256,433
180	-1,072,367	-1,072,367	-5,175,367	-2,864,367	-2,084,367	-1,378,367
200	-1,153,657	-1,153,657	-5,256,657	-2,945,657	-2,165,657	-1,459,657
210	-1,194,302	-1,194,302	-5,297,302	-2,986,302	-2,206,302	-1,500,302
220	-1,234,947	-1,234,947	-5,337,947	-3,026,947	-2,246,947	-1,540,947
230	-1,275,592	-1,275,592	-5,378,592	-3,067,592	-2,287,592	-1,581,592
240	-1,316,237	-1,316,237	-5,419,237	-3,108,237	-2,328,237	-1,622,237
250	-1,356,881	-1,356,881	-5,459,881	-3,148,881	-2,368,881	-1,662,881

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-182,618	-182,618	-4,285,618	-1,974,618	-1,194,618	-488,618
20	-263,908	-263,908	-4,366,908	-2,055,908	-1,275,908	-569,908
40	-345,198	-345,198	-4,448,198	-2,137,198	-1,357,198	-651,198
50	-385,842	-385,842	-4,488,842	-2,177,842	-1,397,842	-691,842
80	-507,778	-507,778	-4,610,778	-2,299,778	-1,519,778	-813,778
100	-589,067	-589,067	-4,692,067	-2,381,067	-1,601,067	-895,067
120	-670,356	-670,356	-4,773,356	-2,462,356	-1,682,356	-976,356
140	-751,646	-751,646	-4,854,646	-2,543,646	-1,763,646	-1,057,646
150	-792,292	-792,292	-4,895,292	-2,584,292	-1,804,292	-1,098,292
180	-914,226	-914,226	-5,017,226	-2,706,226	-1,926,226	-1,220,226
200	-995,516	-995,516	-5,098,516	-2,787,516	-2,007,516	-1,301,516
210	-1,036,160	-1,036,160	-5,139,160	-2,828,160	-2,048,160	-1,342,160
220	-1,076,806	-1,076,806	-5,179,806	-2,868,806	-2,088,806	-1,382,806
230	-1,117,450	-1,117,450	-5,220,450	-2,909,450	-2,129,450	-1,423,450
240	-1,158,095	-1,158,095	-5,261,095	-2,950,095	-2,170,095	-1,464,095
250	-1,198,740	-1,198,740	-5,301,740	-2,990,740	-2,210,740	-1,504,740

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	595,423	595,423	-3,507,577	-1,196,577	-416,577	289,423
20	515,441	515,441	-3,587,559	-1,276,559	-496,559	209,441
40	435,459	435,459	-3,667,541	-1,356,541	-576,541	129,459
50	395,469	395,469	-3,707,531	-1,396,531	-616,531	89,469
80	275,496	275,496	-3,827,504	-1,516,504	-736,504	-30,504
100	195,515	195,515	-3,907,485	-1,596,485	-816,485	-110,485
120	115,533	115,533	-3,987,467	-1,676,467	-896,467	-190,467
140	35,551	35,551	-4,067,449	-1,756,449	-976,449	-270,449
150	-4,512	-4,512	-4,107,512	-1,796,512	-1,016,512	-310,512
180	-126,447	-126,447	-4,229,447	-1,918,447	-1,138,447	-432,447
200	-207,736	-207,736	-4,310,736	-1,999,736	-1,219,736	-513,736
210	-248,381	-248,381	-4,351,381	-2,040,381	-1,260,381	-554,381
220	-289,026	-289,026	-4,392,026	-2,081,026	-1,301,026	-595,026
230	-329,671	-329,671	-4,432,671	-2,121,671	-1,341,671	-635,671
240	-370,316	-370,316	-4,473,316	-2,162,316	-1,382,316	-676,316
250	-410,961	-410,961	-4,513,961	-2,202,961	-1,422,961	-716,961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,053,182	1,053,182	-3,049,818	-738,818	41,182	747,182
20	974,488	974,488	-3,128,512	-817,512	-37,512	668,488
40	895,793	895,793	-3,207,207	-896,207	-116,207	559,793
50	856,447	856,447	-3,246,553	-935,553	-155,553	550,447
80	738,405	738,405	-3,364,595	-1,053,595	-273,595	432,405
100	659,424	659,424	-3,443,576	-1,132,576	-352,576	353,424
120	579,442	579,442	-3,523,558	-1,212,558	-432,558	273,442
140	499,461	499,461	-3,603,539	-1,292,539	-512,539	193,461
150	459,469	459,469	-3,643,531	-1,332,531	-552,531	153,469
180	339,497	339,497	-3,763,503	-1,452,503	-672,503	33,497
200	259,515	259,515	-3,843,485	-1,532,485	-752,485	-46,485
210	219,525	219,525	-3,883,475	-1,572,475	-792,475	-86,475
220	179,534	179,534	-3,923,466	-1,612,466	-832,466	-126,466
230	139,543	139,543	-3,963,457	-1,652,457	-872,457	-166,457
240	99,552	99,552	-4,003,448	-1,692,448	-912,448	-206,448
250	59,562	59,562	-4,043,438	-1,732,438	-952,438	-246,438

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£180

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,811,306	1,811,306	-2,291,694	19,306	799,306	1,505,306
20	1,733,877	1,733,877	-2,369,123	-58,123	721,877	1,427,877
40	1,656,450	1,656,450	-2,446,550	-135,550	644,450	1,350,450
50	1,617,735	1,617,735	-2,485,265	-174,265	605,735	1,311,735
80	1,501,593	1,501,593	-2,601,407	-290,407	489,593	1,195,593
100	1,423,318	1,423,318	-2,679,682	-368,682	411,318	1,117,318
120	1,344,623	1,344,623	-2,758,377	-447,377	332,623	1,038,623
140	1,265,928	1,265,928	-2,837,072	-526,072	253,928	959,928
150	1,226,581	1,226,581	-2,876,419	-565,419	214,581	920,581
180	1,108,539	1,108,539	-2,994,461	-683,461	96,539	802,539
200	1,029,844	1,029,844	-3,073,156	-762,156	17,844	723,844
210	990,497	990,497	-3,112,503	-801,503	-21,503	684,497
220	951,150	951,150	-3,151,850	-840,850	-60,850	645,150
230	911,802	911,802	-3,191,198	-880,198	-100,198	605,802
240	872,455	872,455	-3,230,545	-919,545	-139,545	566,455
250	833,108	833,108	-3,269,892	-958,892	-178,892	527,108

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£200	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type **9**

Flats and Houses
No of units 150 units
Density: 75 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,345,655	-672,828	-4,775,828	-2,464,828	-1,684,828	-978,828
20	-1,492,581	-746,291	-4,849,291	-2,538,291	-1,758,291	-1,052,291
40	-1,639,509	-819,754	-4,922,754	-2,611,754	-1,831,754	-1,125,754
50	-1,712,971	-856,486	-4,959,486	-2,648,486	-1,868,486	-1,162,486
80	-1,933,362	-966,681	-5,069,681	-2,758,681	-1,978,681	-1,272,681
100	-2,080,288	-1,040,144	-5,143,144	-2,832,144	-2,052,144	-1,346,144
120	-2,227,215	-1,113,608	-5,216,608	-2,905,608	-2,125,608	-1,419,608
140	-2,374,141	-1,187,071	-5,290,071	-2,979,071	-2,199,071	-1,493,071
150	-2,447,605	-1,223,802	-5,326,802	-3,015,802	-2,235,802	-1,529,802
180	-2,667,995	-1,333,998	-5,436,998	-3,125,998	-2,345,998	-1,639,998
200	-2,814,921	-1,407,461	-5,510,461	-3,199,461	-2,419,461	-1,713,461
210	-2,888,385	-1,444,192	-5,547,192	-3,236,192	-2,456,192	-1,750,192
220	-2,961,849	-1,480,924	-5,583,924	-3,272,924	-2,492,924	-1,786,924
230	-3,035,311	-1,517,656	-5,620,656	-3,309,656	-2,529,656	-1,823,656
240	-3,108,775	-1,554,387	-5,657,387	-3,346,387	-2,566,387	-1,860,387
250	-3,182,238	-1,591,119	-5,694,119	-3,383,119	-2,603,119	-1,897,119

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-249,604	-124,802	-4,227,802	-1,916,802	-1,136,802	-430,802
20	-396,530	-198,265	-4,301,265	-1,990,265	-1,210,265	-504,265
40	-543,457	-271,729	-4,374,729	-2,063,729	-1,283,729	-577,729
50	-616,921	-308,461	-4,411,461	-2,100,461	-1,320,461	-614,461
80	-837,311	-418,655	-4,521,655	-2,210,655	-1,430,655	-724,655
100	-984,237	-492,118	-4,595,118	-2,284,118	-1,504,118	-798,118
120	-1,131,164	-565,582	-4,668,582	-2,357,582	-1,577,582	-871,582
140	-1,278,091	-639,045	-4,742,045	-2,431,045	-1,651,045	-945,045
150	-1,351,554	-675,777	-4,778,777	-2,467,777	-1,687,777	-981,777
180	-1,571,944	-785,972	-4,888,972	-2,577,972	-1,797,972	-1,091,972
200	-1,718,870	-859,435	-4,962,435	-2,651,435	-1,871,435	-1,165,435
210	-1,792,334	-896,167	-4,999,167	-2,688,167	-1,908,167	-1,202,167
220	-1,865,797	-932,899	-5,035,899	-2,724,899	-1,944,899	-1,238,899
230	-1,939,261	-969,630	-5,072,630	-2,761,630	-1,981,630	-1,275,630
240	-2,012,723	-1,006,362	-5,109,362	-2,798,362	-2,018,362	-1,312,362
250	-2,086,187	-1,043,094	-5,146,094	-2,835,094	-2,055,094	-1,349,094

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	834,292	417,146	-3,685,854	-1,374,854	-594,854	111,146
20	692,055	346,028	-3,756,972	-1,445,972	-665,972	40,028
40	548,718	274,359	-3,828,641	-1,517,641	-737,641	-31,641
50	476,436	238,218	-3,864,782	-1,553,782	-773,782	-67,782
80	259,593	129,797	-3,973,203	-1,662,203	-882,203	-176,203
100	115,030	57,515	-4,045,485	-1,734,485	-954,485	-248,485
120	-30,015	-15,007	-4,118,007	-1,807,007	-1,027,007	-321,007
140	-176,942	-88,471	-4,191,471	-1,880,471	-1,100,471	-394,471
150	-250,405	-125,202	-4,228,202	-1,917,202	-1,137,202	-431,202
180	-470,795	-235,398	-4,338,398	-2,027,398	-1,247,398	-541,398
200	-617,721	-308,861	-4,411,861	-2,100,861	-1,320,861	-614,861
210	-691,185	-345,592	-4,448,592	-2,137,592	-1,357,592	-651,592
220	-764,648	-382,324	-4,485,324	-2,174,324	-1,394,324	-688,324
230	-838,112	-419,056	-4,522,056	-2,211,056	-1,431,056	-725,056
240	-911,575	-455,787	-4,558,787	-2,247,787	-1,467,787	-761,787
250	-985,038	-492,519	-4,595,519	-2,284,519	-1,504,519	-798,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,361,625	680,812	-3,422,188	-1,111,188	-331,188	374,812
20	1,220,564	610,282	-3,492,718	-1,181,718	-401,718	304,282
40	1,078,327	539,164	-3,563,836	-1,252,836	-472,836	233,164
50	1,007,209	503,605	-3,599,395	-1,288,395	-508,395	197,605
80	793,855	396,927	-3,706,073	-1,395,073	-615,073	90,927
100	651,619	325,810	-3,777,190	-1,466,190	-686,190	19,810
120	507,167	253,583	-3,849,417	-1,538,417	-758,417	-52,417
140	362,605	181,302	-3,921,698	-1,610,698	-830,698	-124,698
150	290,323	145,161	-3,957,839	-1,646,839	-866,839	-160,839
180	73,480	36,740	-4,066,260	-1,755,260	-975,260	-269,260
200	-72,245	-36,123	-4,139,123	-1,828,123	-1,048,123	-342,123
210	-145,709	-72,854	-4,175,854	-1,864,854	-1,084,854	-378,854
220	-219,171	-109,586	-4,212,586	-1,901,586	-1,121,586	-415,586
230	-292,635	-146,317	-4,249,317	-1,938,317	-1,158,317	-452,317
240	-366,098	-183,049	-4,286,049	-1,975,049	-1,195,049	-489,049
250	-439,562	-219,781	-4,322,781	-2,011,781	-1,231,781	-525,781

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,624,506	812,253	-3,290,747	-979,747	-199,747	506,253
20	1,484,559	742,280	-3,360,720	-1,049,720	-269,720	436,280
40	1,344,612	672,306	-3,430,694	-1,119,694	-339,694	366,306
50	1,273,934	636,967	-3,466,033	-1,155,033	-375,033	330,967
80	1,060,579	530,290	-3,572,710	-1,261,710	-481,710	224,290
100	918,343	459,172	-3,643,828	-1,332,828	-552,828	153,172
120	776,107	388,053	-3,714,947	-1,403,947	-623,947	82,053
140	633,862	316,731	-3,786,269	-1,475,269	-695,269	10,731
150	561,180	280,590	-3,822,410	-1,511,410	-731,410	-25,410
180	344,337	172,169	-3,930,831	-1,619,831	-839,831	-133,831
200	199,775	99,888	-4,003,112	-1,692,112	-912,112	-206,112
210	127,494	63,747	-4,039,253	-1,728,253	-948,253	-242,253
220	55,212	27,606	-4,075,394	-1,764,394	-984,394	-278,394
230	-17,348	-8,674	-4,111,674	-1,800,674	-1,020,674	-314,674
240	-90,811	-45,406	-4,148,406	-1,837,406	-1,057,406	-351,406
250	-164,274	-82,137	-4,185,137	-1,874,137	-1,094,137	-388,137

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,921,874	1,460,937	-2,642,063	-331,063	448,937	1,154,937
20	2,784,306	1,392,153	-2,710,847	-399,847	380,153	1,086,153
40	2,646,611	1,323,305	-2,779,695	-468,695	311,305	1,017,305
50	2,577,763	1,288,882	-2,814,118	-503,118	276,882	982,882
80	2,371,220	1,185,610	-2,917,390	-606,390	173,610	879,610
100	2,233,525	1,116,763	-2,986,237	-675,237	104,763	810,763
120	2,094,363	1,047,181	-3,055,819	-744,819	35,181	741,181
140	1,954,415	977,207	-3,125,793	-814,793	-34,793	671,207
150	1,884,442	942,221	-3,160,779	-849,779	-69,779	636,221
180	1,674,521	837,261	-3,265,739	-954,739	-174,739	531,261
200	1,534,574	767,287	-3,335,713	-1,024,713	-244,713	461,287
210	1,464,600	732,300	-3,370,700	-1,059,700	-279,700	426,300
220	1,393,606	696,803	-3,406,197	-1,095,197	-315,197	390,803
230	1,322,488	661,244	-3,441,756	-1,130,756	-350,756	355,244
240	1,251,370	625,685	-3,477,315	-1,166,315	-386,315	319,685
250	1,180,252	590,126	-3,512,874	-1,201,874	-421,874	284,126

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,685,290	1,842,645	-2,260,355	50,645	830,645	1,536,645
20	3,549,811	1,774,906	-2,328,094	-17,094	762,906	1,468,906
40	3,414,333	1,707,166	-2,395,834	-84,834	695,166	1,401,166
50	3,346,593	1,673,297	-2,429,703	-118,703	661,297	1,367,297
80	3,143,374	1,571,687	-2,531,313	-220,313	559,687	1,265,687
100	3,006,701	1,503,351	-2,599,649	-288,649	491,351	1,197,351
120	2,869,006	1,434,503	-2,668,497	-357,497	422,503	1,128,503
140	2,731,311	1,365,656	-2,737,344	-426,344	353,656	1,059,656
150	2,662,463	1,331,232	-2,771,768	-460,768	319,232	1,025,232
180	2,455,921	1,227,960	-2,875,040	-564,040	215,960	921,960
200	2,318,225	1,159,113	-2,943,887	-632,887	147,113	853,113
210	2,248,377	1,124,188	-2,978,812	-667,812	112,188	818,188
220	2,178,403	1,089,201	-3,013,799	-702,799	77,201	783,201
230	2,108,430	1,054,215	-3,048,785	-737,785	42,215	748,215
240	2,038,456	1,019,228	-3,083,772	-772,772	7,228	713,228
250	1,968,482	984,241	-3,118,759	-807,759	-27,759	678,241

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£240	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,948,559	2,474,279	-1,628,721	682,279	1,462,279	2,168,279
20	4,815,259	2,407,630	-1,695,370	615,630	1,395,630	2,101,630
40	4,681,959	2,340,980	-1,762,020	548,980	1,328,980	2,034,980
50	4,615,310	2,307,655	-1,795,345	515,655	1,295,655	2,001,655
80	4,415,361	2,207,681	-1,895,319	415,681	1,195,681	1,901,681
100	4,282,063	2,141,031	-1,961,969	349,031	1,129,031	1,835,031
120	4,147,938	2,073,969	-2,029,031	281,969	1,061,969	1,767,969
140	4,012,458	2,006,229	-2,096,771	214,229	994,229	1,700,229
150	3,944,718	1,972,359	-2,130,641	180,359	960,359	1,666,359
180	3,741,500	1,870,750	-2,232,250	78,750	858,750	1,564,750
200	3,606,020	1,803,010	-2,299,990	11,010	791,010	1,497,010
210	3,538,280	1,769,140	-2,333,860	-22,860	757,140	1,463,140
220	3,470,541	1,735,270	-2,367,730	-56,730	723,270	1,429,270
230	3,402,801	1,701,401	-2,401,599	-90,599	689,401	1,395,401
240	3,334,664	1,667,332	-2,435,668	-124,668	655,332	1,361,332
250	3,265,816	1,632,908	-2,470,092	-159,092	620,908	1,326,908

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 20% AH, Affordbale Rent, CSH4

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	150
Area 2	#N/A	#N/A	#N/A	250
Area 3	#N/A	#N/A	150	250
Area 4	#N/A	#N/A	240	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	100	250	250
Area 7	#N/A	240	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	80	200
Area 7	#N/A	80	210	250
Area 8	#N/A	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	150
Area 2	#N/A	#N/A	40	250
Area 3	#N/A	#N/A	200	250
Area 4	#N/A	#N/A	250	250
Area 5	#N/A	0	250	250
Area 6	#N/A	210	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	20	140
Area 7	#N/A	0	140	250
Area 8	#N/A	210	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	80
Area 2	#N/A	#N/A	80	250
Area 3	#N/A	50	250	250
Area 4	#N/A	140	250	250
Area 5	#N/A	180	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	150	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	120
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	#N/A	180	250
Area 5	#N/A	#N/A	220	250
Area 6	#N/A	180	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	140
Area 7	#N/A	#N/A	80	250
Area 8	#N/A	50	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	120
Area 4	#N/A	#N/A	#N/A	180
Area 5	#N/A	#N/A	20	230
Area 6	#N/A	#N/A	220	250
Area 7	#N/A	100	250	250
Area 8	#N/A	250	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	79,022	651,933	-3,451,067	-1,140,067	-360,067	345,933
20	74,252	612,577	-3,490,423	-1,179,423	-399,423	306,577
40	69,481	573,222	-3,529,778	-1,218,778	-438,778	267,222
50	67,096	553,544	-3,549,456	-1,238,456	-458,456	247,544
80	59,940	494,502	-3,608,498	-1,297,498	-517,498	188,502
100	55,169	455,146	-3,647,854	-1,336,854	-556,854	149,146
120	50,399	415,791	-3,687,209	-1,376,209	-596,209	109,791
140	45,628	376,435	-3,726,565	-1,415,565	-635,565	70,435
150	43,242	356,749	-3,746,251	-1,435,251	-655,251	50,749
180	36,087	297,715	-3,805,285	-1,494,285	-714,285	-8,285
200	31,316	258,359	-3,844,641	-1,533,641	-753,641	-47,641
210	28,931	238,682	-3,864,318	-1,553,318	-773,318	-67,318
220	26,546	219,004	-3,883,996	-1,572,996	-792,996	-86,996
230	24,160	199,318	-3,903,682	-1,592,682	-812,682	-106,682
240	21,775	179,640	-3,923,360	-1,612,360	-832,360	-126,360
250	19,389	159,962	-3,943,038	-1,632,038	-852,038	-146,038

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£120,138	991,135	-3,111,865	-800,865	-20,865	685,135
20	115,367	951,780	-3,151,220	-840,220	-60,220	645,780
40	110,596	912,416	-3,190,584	-879,584	-99,584	606,416
50	108,211	892,738	-3,210,262	-899,262	-119,262	586,738
80	101,055	833,704	-3,269,296	-958,296	-178,296	527,704
100	96,285	794,348	-3,308,652	-997,652	-217,652	488,348
120	91,513	754,984	-3,348,016	-1,037,016	-257,016	448,984
140	86,743	715,629	-3,387,371	-1,076,371	-296,371	409,629
150	84,358	695,951	-3,407,049	-1,096,049	-316,049	389,951
180	77,202	636,917	-3,466,083	-1,155,083	-375,083	330,917
200	72,431	597,553	-3,505,447	-1,194,447	-414,447	291,553
210	70,046	577,876	-3,525,124	-1,214,124	-434,124	271,876
220	67,660	558,198	-3,544,802	-1,233,802	-453,802	252,198
230	65,275	538,520	-3,564,480	-1,253,480	-473,480	232,520
240	62,890	518,842	-3,584,158	-1,273,158	-493,158	212,842
250	60,505	499,164	-3,603,836	-1,292,836	-512,836	193,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	161,444	1,331,913	-2,771,087	-460,087	319,913	1,025,913
20	156,673	1,292,549	-2,810,451	-499,451	280,549	986,549
40	151,902	1,253,194	-2,849,806	-538,806	241,194	947,194
50	149,517	1,233,516	-2,869,484	-558,484	221,516	927,516
80	142,361	1,174,482	-2,928,518	-617,518	162,482	868,482
100	137,590	1,135,118	-2,967,882	-656,882	123,118	829,118
120	132,820	1,095,762	-3,007,238	-696,238	83,762	789,762
140	128,049	1,056,407	-3,046,593	-735,593	44,407	750,407
150	125,664	1,036,729	-3,066,271	-755,271	24,729	730,729
180	118,508	977,687	-3,125,313	-814,313	-34,313	671,687
200	113,737	938,331	-3,164,669	-853,669	-73,669	632,331
210	111,352	918,654	-3,184,346	-873,346	-93,346	612,654
220	108,967	898,976	-3,204,024	-893,024	-113,024	592,976
230	106,582	879,298	-3,223,702	-912,702	-132,702	573,298
240	104,196	859,620	-3,243,380	-932,380	-152,380	553,620
250	101,810	839,934	-3,263,066	-952,066	-172,066	533,934

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Site type 1

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	181,906	1,500,722	-2,602,278	-291,278	488,722	1,194,722
20	177,135	1,461,367	-2,641,633	-330,633	449,367	1,155,367
40	172,364	1,422,003	-2,680,997	-369,997	410,003	1,116,003
50	169,979	1,402,325	-2,700,675	-389,675	390,325	1,096,325
80	162,823	1,343,291	-2,759,709	-448,709	331,291	1,037,291
100	158,053	1,303,936	-2,799,064	-488,064	291,936	997,936
120	153,281	1,264,572	-2,838,428	-527,428	252,572	958,572
140	148,511	1,225,216	-2,877,784	-566,784	213,216	919,216
150	146,126	1,205,538	-2,897,462	-586,462	193,538	899,538
180	138,969	1,146,496	-2,956,504	-645,504	134,496	840,496
200	134,199	1,107,140	-2,995,860	-684,860	95,140	801,140
210	131,814	1,087,463	-3,015,537	-704,537	75,463	781,463
220	129,428	1,067,785	-3,035,215	-724,215	55,785	761,785
230	127,043	1,048,107	-3,054,893	-743,893	36,107	742,107
240	124,658	1,028,429	-3,074,571	-763,571	16,429	722,429
250	122,273	1,008,751	-3,094,249	-783,249	-3,249	702,751

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	192,232	1,585,915	-2,517,085	-206,085	573,915	1,279,915
20	187,462	1,546,559	-2,556,441	-245,441	534,559	1,240,559
40	182,691	1,507,203	-2,595,797	-284,797	495,203	1,201,203
50	180,305	1,487,517	-2,615,483	-304,483	475,517	1,181,517
80	173,150	1,428,484	-2,674,516	-363,516	416,484	1,122,484
100	168,379	1,389,128	-2,713,872	-402,872	377,128	1,083,128
120	163,608	1,349,764	-2,753,236	-442,236	337,764	1,043,764
140	158,837	1,310,408	-2,792,592	-481,592	298,408	1,004,408
150	156,452	1,290,730	-2,812,270	-501,270	278,730	984,730
180	149,297	1,231,697	-2,871,303	-560,303	219,697	925,697
200	144,525	1,192,333	-2,910,667	-599,667	180,333	886,333
210	142,140	1,172,655	-2,930,345	-619,345	160,655	866,655
220	139,755	1,152,977	-2,950,023	-639,023	140,977	846,977
230	137,370	1,133,299	-2,969,701	-658,701	121,299	827,299
240	134,984	1,113,621	-2,989,379	-678,379	101,621	807,621
250	132,599	1,093,944	-3,009,056	-698,056	81,944	787,944

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,674	2,010,309	-2,092,691	218,309	998,309	1,704,309
20	238,902	1,970,945	-2,132,055	178,945	958,945	1,664,945
40	234,132	1,931,590	-2,171,410	139,590	919,590	1,625,590
50	231,747	1,911,912	-2,191,088	119,912	899,912	1,605,912
80	224,591	1,852,878	-2,250,122	60,878	840,878	1,546,878
100	219,820	1,813,514	-2,289,486	21,514	801,514	1,507,514
120	215,050	1,774,159	-2,328,841	-17,841	762,159	1,468,159
140	210,279	1,734,803	-2,368,197	-57,197	722,803	1,428,803
150	207,894	1,715,125	-2,387,875	-76,875	703,125	1,409,125
180	200,737	1,656,083	-2,446,917	-135,917	644,083	1,350,083
200	195,967	1,616,728	-2,486,272	-175,272	604,728	1,310,728
210	193,582	1,597,050	-2,505,950	-194,950	585,050	1,291,050
220	191,197	1,577,372	-2,525,628	-214,628	565,372	1,271,372
230	188,811	1,557,694	-2,545,306	-234,306	545,694	1,251,694
240	186,426	1,538,016	-2,564,984	-253,984	526,016	1,232,016
250	184,040	1,518,330	-2,584,670	-273,670	506,330	1,212,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	274,462	2,264,311	-1,838,689	472,311	1,252,311	1,958,311
20	269,692	2,224,955	-1,878,045	432,955	1,212,955	1,918,955
40	264,921	2,185,600	-1,917,400	393,600	1,173,600	1,879,600
50	262,535	2,165,913	-1,937,087	373,913	1,153,913	1,859,913
80	255,379	2,106,880	-1,996,120	314,880	1,094,880	1,800,880
100	250,609	2,067,524	-2,035,476	275,524	1,055,524	1,761,524
120	245,838	2,028,160	-2,074,840	236,160	1,016,160	1,722,160
140	241,067	1,988,804	-2,114,196	196,804	976,804	1,682,804
150	238,682	1,969,127	-2,133,873	177,127	957,127	1,663,127
180	231,526	1,910,093	-2,192,907	118,093	898,093	1,604,093
200	226,755	1,870,729	-2,232,271	78,729	858,729	1,564,729
210	224,370	1,851,051	-2,251,949	59,051	839,051	1,545,051
220	221,985	1,831,373	-2,271,627	39,373	819,373	1,525,373
230	219,599	1,811,695	-2,291,305	19,695	799,695	1,505,695
240	217,214	1,792,018	-2,310,982	18	780,018	1,486,018
250	214,829	1,772,340	-2,330,660	-19,660	760,340	1,466,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	325,904	2,688,706	-1,414,294	896,706	1,676,706	2,382,706
20	321,132	2,649,342	-1,453,658	857,342	1,637,342	2,343,342
40	316,362	2,609,986	-1,493,014	817,986	1,597,986	2,303,986
50	313,977	2,590,308	-1,512,692	798,308	1,578,308	2,284,308
80	306,821	2,531,274	-1,571,726	739,274	1,519,274	2,225,274
100	302,050	2,491,911	-1,611,089	699,911	1,479,911	2,185,911
120	297,279	2,452,555	-1,650,445	660,555	1,440,555	2,146,555
140	292,509	2,413,199	-1,689,801	621,199	1,401,199	2,107,199
150	290,124	2,393,521	-1,709,479	601,521	1,381,521	2,087,521
180	282,967	2,334,479	-1,768,521	542,479	1,322,479	2,028,479
200	278,197	2,295,124	-1,807,876	503,124	1,283,124	1,989,124
210	275,812	2,275,446	-1,827,554	483,446	1,263,446	1,969,446
220	273,426	2,255,768	-1,847,232	463,768	1,243,768	1,949,768
230	271,041	2,236,090	-1,866,910	444,090	1,224,090	1,930,090
240	268,656	2,216,412	-1,886,588	424,412	1,204,412	1,910,412
250	266,270	2,196,726	-1,906,274	404,726	1,184,726	1,890,726

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-125,207	-2,504,144	-6,607,144	-4,296,144	-3,516,144	-2,810,144
20	-131,274	-2,625,476	-6,728,476	-4,417,476	-3,637,476	-2,931,476
40	-137,341	-2,746,808	-6,849,808	-4,538,808	-3,758,808	-3,052,808
50	-140,375	-2,807,494	-6,910,494	-4,599,494	-3,819,494	-3,113,494
80	-149,476	-2,989,512	-7,092,512	-4,781,512	-4,001,512	-3,295,512
100	-155,542	-3,110,844	-7,213,844	-4,902,844	-4,122,844	-3,416,844
120	-161,610	-3,232,196	-7,335,196	-5,024,196	-4,244,196	-3,538,196
140	-167,676	-3,353,528	-7,456,528	-5,145,528	-4,365,528	-3,659,528
150	-170,710	-3,414,194	-7,517,194	-5,206,194	-4,426,194	-3,720,194
180	-179,811	-3,596,213	-7,699,213	-5,388,213	-4,608,213	-3,902,213
200	-185,877	-3,717,545	-7,820,545	-5,509,545	-4,729,545	-4,023,545
210	-188,912	-3,778,231	-7,881,231	-5,570,231	-4,790,231	-4,084,231
220	-191,945	-3,838,897	-7,941,897	-5,630,897	-4,850,897	-4,144,897
230	-194,978	-3,899,563	-8,002,563	-5,691,563	-4,911,563	-4,205,563
240	-198,011	-3,960,229	-8,063,229	-5,752,229	-4,972,229	-4,266,229
250	-201,045	-4,020,895	-8,123,895	-5,812,895	-5,032,895	-4,326,895

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,533	-1,490,651	-5,593,651	-3,282,651	-2,502,651	-1,796,651
20	-80,599	-1,611,983	-5,714,983	-3,403,983	-2,623,983	-1,917,983
40	-86,667	-1,733,335	-5,836,335	-3,525,335	-2,745,335	-2,039,335
50	-89,700	-1,794,001	-5,897,001	-3,586,001	-2,806,001	-2,100,001
80	-98,801	-1,976,019	-6,079,019	-3,768,019	-2,988,019	-2,282,019
100	-104,868	-2,097,351	-6,200,351	-3,889,351	-3,109,351	-2,403,351
120	-110,935	-2,218,703	-6,321,703	-4,010,703	-3,230,703	-2,524,703
140	-117,002	-2,340,035	-6,443,035	-4,132,035	-3,352,035	-2,646,035
150	-120,035	-2,400,702	-6,503,702	-4,192,702	-3,412,702	-2,706,702
180	-129,136	-2,582,720	-6,685,720	-4,374,720	-3,594,720	-2,888,720
200	-135,203	-2,704,052	-6,807,052	-4,496,052	-3,716,052	-3,010,052
210	-138,237	-2,764,738	-6,867,738	-4,556,738	-3,776,738	-3,070,738
220	-141,270	-2,825,404	-6,928,404	-4,617,404	-3,837,404	-3,131,404
230	-144,303	-2,886,070	-6,989,070	-4,678,070	-3,898,070	-3,192,070
240	-147,337	-2,946,736	-7,049,736	-4,738,736	-3,958,736	-3,252,736
250	-150,371	-3,007,422	-7,110,422	-4,799,422	-4,019,422	-3,313,422

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,623	-472,454	-4,575,454	-2,264,454	-1,484,454	-778,454
20	-29,689	-593,786	-4,696,786	-2,385,786	-1,605,786	-899,786
40	-35,756	-715,118	-4,818,118	-2,507,118	-1,727,118	-1,021,118
50	-38,790	-775,804	-4,878,804	-2,567,804	-1,787,804	-1,081,804
80	-47,890	-957,802	-5,060,802	-2,749,802	-1,969,802	-1,263,802
100	-53,958	-1,079,154	-5,182,154	-2,871,154	-2,091,154	-1,385,154
120	-60,024	-1,200,486	-5,303,486	-2,992,486	-2,212,486	-1,506,486
140	-66,092	-1,321,838	-5,424,838	-3,113,838	-2,333,838	-1,627,838
150	-69,125	-1,382,504	-5,485,504	-3,174,504	-2,394,504	-1,688,504
180	-78,226	-1,564,523	-5,667,523	-3,356,523	-2,576,523	-1,870,523
200	-84,293	-1,685,855	-5,788,855	-3,477,855	-2,697,855	-1,991,855
210	-87,326	-1,746,521	-5,849,521	-3,538,521	-2,758,521	-2,052,521
220	-90,359	-1,807,187	-5,910,187	-3,599,187	-2,819,187	-2,113,187
230	-93,394	-1,867,873	-5,970,873	-3,659,873	-2,879,873	-2,173,873
240	-96,427	-1,928,539	-6,031,539	-3,720,539	-2,940,539	-2,234,539
250	-99,460	-1,989,205	-6,092,205	-3,781,205	-3,001,205	-2,295,205

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per 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	31,425	-4,071,575	-1,760,575	-980,575	-274,575
20	-4,470	-89,401	-4,192,401	-1,881,401	-1,101,401	-395,401
40	-10,537	-210,733	-4,313,733	-2,002,733	-1,222,733	-516,733
50	-13,570	-271,400	-4,374,400	-2,063,400	-1,283,400	-577,400
80	-22,671	-453,418	-4,556,418	-2,245,418	-1,465,418	-759,418
100	-28,738	-574,770	-4,677,770	-2,366,770	-1,586,770	-880,770
120	-34,805	-696,102	-4,799,102	-2,488,102	-1,708,102	-1,002,102
140	-40,872	-817,434	-4,920,434	-2,609,434	-1,829,434	-1,123,434
150	-43,906	-878,120	-4,981,120	-2,670,120	-1,890,120	-1,184,120
180	-53,006	-1,060,118	-5,163,118	-2,852,118	-2,072,118	-1,366,118
200	-59,074	-1,181,470	-5,284,470	-2,973,470	-2,193,470	-1,487,470
210	-62,107	-1,242,136	-5,345,136	-3,034,136	-2,254,136	-1,548,136
220	-65,140	-1,302,802	-5,405,802	-3,094,802	-2,314,802	-1,608,802
230	-68,173	-1,363,468	-5,466,468	-3,155,468	-2,375,468	-1,669,468
240	-71,208	-1,424,155	-5,527,155	-3,216,155	-2,436,155	-1,730,155
250	-74,241	-1,484,821	-5,587,821	-3,276,821	-2,496,821	-1,790,821

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,094	281,881	-3,821,119	-1,510,119	-730,119	-24,119
20	8,125	162,502	-3,940,498	-1,629,498	-849,498	-143,498
40	2,155	43,102	-4,059,898	-1,748,898	-968,898	-262,898
50	-843	-16,855	-4,119,855	-1,808,855	-1,028,855	-322,855
80	-9,944	-198,873	-4,301,873	-1,990,873	-1,210,873	-504,873
100	-16,010	-320,206	-4,423,206	-2,112,206	-1,332,206	-626,206
120	-22,078	-441,558	-4,544,558	-2,233,558	-1,453,558	-747,558
140	-28,144	-562,890	-4,665,890	-2,354,890	-1,574,890	-868,890
150	-31,178	-623,556	-4,726,556	-2,415,556	-1,635,556	-929,556
180	-40,279	-805,574	-4,908,574	-2,597,574	-1,817,574	-1,111,574
200	-46,345	-926,906	-5,029,906	-2,718,906	-1,938,906	-1,232,906
210	-49,380	-987,592	-5,090,592	-2,779,592	-1,999,592	-1,293,592
220	-52,413	-1,048,258	-5,151,258	-2,840,258	-2,060,258	-1,354,258
230	-55,446	-1,108,924	-5,211,924	-2,900,924	-2,120,924	-1,414,924
240	-58,480	-1,169,590	-5,272,590	-2,961,590	-2,181,590	-1,475,590
250	-61,514	-1,230,276	-5,333,276	-3,022,276	-2,242,276	-1,536,276

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	76,476	1,529,516	-2,573,484	-262,484	517,516	1,223,516
20	70,507	1,410,137	-2,692,863	-381,863	398,137	1,104,137
40	64,537	1,290,738	-2,812,262	-501,262	278,738	984,738
50	61,552	1,231,048	-2,871,952	-560,952	219,048	925,048
80	52,598	1,051,959	-3,051,041	-740,041	39,959	745,959
100	46,629	932,580	-3,170,420	-859,420	-79,420	626,580
120	40,660	813,201	-3,289,799	-978,799	-198,799	507,201
140	34,690	693,802	-3,409,198	-1,098,198	-318,198	387,802
150	31,706	634,112	-3,468,888	-1,157,888	-377,888	328,112
180	22,751	455,023	-3,647,977	-1,336,977	-556,977	149,023
200	16,782	335,644	-3,767,356	-1,456,356	-676,356	29,644
210	13,797	275,934	-3,827,066	-1,516,066	-736,066	-30,066
220	10,812	216,244	-3,886,756	-1,575,756	-795,756	-89,756
230	7,828	156,555	-3,946,445	-1,635,445	-855,445	-149,445
240	4,843	96,865	-4,006,135	-1,695,135	-915,135	-209,135
250	1,859	37,176	-4,065,824	-1,754,824	-974,824	-268,824

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£200

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	113,812	2,276,240	-1,826,760	484,240	1,264,240	1,970,240
20	107,843	2,156,861	-1,946,139	364,861	1,144,861	1,850,861
40	101,874	2,037,482	-2,065,518	245,482	1,025,482	1,731,482
50	98,889	1,977,772	-2,125,228	185,772	965,772	1,671,772
80	89,935	1,798,703	-2,304,297	6,703	786,703	1,492,703
100	83,965	1,679,304	-2,423,696	-112,696	667,304	1,373,304
120	77,996	1,559,925	-2,543,075	-232,075	547,925	1,253,925
140	72,026	1,440,525	-2,662,475	-351,475	428,525	1,134,525
150	69,042	1,380,836	-2,722,164	-411,164	368,836	1,074,836
180	60,087	1,201,747	-2,901,253	-590,253	189,747	895,747
200	54,118	1,082,368	-3,020,632	-709,632	70,368	776,368
210	51,134	1,022,678	-3,080,322	-769,322	10,678	716,678
220	48,148	962,968	-3,140,032	-829,032	-49,032	656,968
230	45,164	903,279	-3,199,721	-888,721	-108,721	597,279
240	42,179	843,589	-3,259,411	-948,411	-168,411	537,589
250	39,195	783,899	-3,319,101	-1,008,101	-228,101	477,899

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£210	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	176,195	3,523,896	-579,104	1,731,896	2,511,896	3,217,896
20	170,225	3,404,497	-698,503	1,612,497	2,392,497	3,098,497
40	164,256	3,285,117	-817,893	1,493,117	2,273,117	2,979,117
50	161,270	3,225,408	-877,592	1,433,408	2,213,408	2,919,408
80	152,317	3,046,339	-1,056,661	1,254,339	2,034,339	2,740,339
100	146,347	2,926,939	-1,176,061	1,134,939	1,914,939	2,620,939
120	140,378	2,807,560	-1,295,440	1,015,560	1,795,560	2,501,560
140	134,408	2,688,161	-1,414,839	896,161	1,676,161	2,382,161
150	131,424	2,628,471	-1,474,529	836,471	1,616,471	2,322,471
180	122,469	2,449,382	-1,653,618	657,382	1,437,382	2,143,382
200	116,500	2,330,003	-1,772,997	538,003	1,318,003	2,024,003
210	113,516	2,270,313	-1,832,687	478,313	1,258,313	1,964,313
220	110,531	2,210,624	-1,892,376	418,624	1,198,624	1,904,624
230	107,546	2,150,914	-1,952,086	358,914	1,138,914	1,844,914
240	104,561	2,091,225	-2,011,775	299,225	1,079,225	1,785,225
250	101,577	2,031,535	-2,071,465	239,535	1,019,535	1,725,535

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	251,356	712,174	-3,390,826	-1,079,826	-299,826	406,174
20	234,245	663,695	-3,439,305	-1,128,305	-348,305	357,695
40	217,136	615,218	-3,487,782	-1,176,782	-396,782	309,218
50	208,580	590,977	-3,512,023	-1,201,023	-421,023	284,977
80	182,916	518,261	-3,584,739	-1,273,739	-493,739	212,261
100	166,805	469,782	-3,633,218	-1,322,218	-542,218	163,782
120	148,696	421,305	-3,681,695	-1,370,695	-590,695	115,305
140	131,585	372,825	-3,730,175	-1,419,175	-639,175	66,825
150	123,031	348,587	-3,754,413	-1,443,413	-663,413	42,587
180	97,365	275,869	-3,827,131	-1,516,131	-736,131	-30,131
200	80,256	227,392	-3,875,608	-1,564,608	-784,608	-78,608
210	71,700	203,151	-3,899,849	-1,588,849	-808,849	-102,849
220	63,146	178,912	-3,924,088	-1,613,088	-833,088	-127,088
230	54,591	154,674	-3,948,326	-1,637,326	-857,326	-151,326
240	46,036	130,436	-3,972,564	-1,661,564	-881,564	-175,564
250	37,480	106,194	-3,996,806	-1,685,806	-905,806	-199,806

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	393,183	1,114,017	-2,988,983	-677,983	102,017	808,017
20	376,073	1,065,541	-3,037,459	-726,459	53,541	759,541
40	358,963	1,017,061	-3,085,939	-774,939	5,061	711,061
50	350,408	992,823	-3,110,177	-799,177	-19,177	686,823
80	324,743	920,104	-3,182,896	-871,896	-91,896	614,104
100	307,633	871,628	-3,231,372	-920,372	-140,372	565,628
120	290,523	823,148	-3,279,852	-968,852	-188,852	517,148
140	273,413	774,671	-3,328,329	-1,017,329	-237,329	468,671
150	264,858	750,430	-3,352,570	-1,041,570	-261,570	444,430
180	239,193	677,715	-3,425,285	-1,114,285	-334,285	371,715
200	222,083	629,235	-3,473,765	-1,162,765	-382,765	323,235
210	213,528	604,997	-3,498,003	-1,187,003	-407,003	298,997
220	204,973	580,758	-3,522,242	-1,211,242	-431,242	274,758
230	196,418	556,517	-3,546,483	-1,235,483	-455,483	250,517
240	187,863	532,279	-3,570,721	-1,259,721	-479,721	226,279
250	179,308	508,040	-3,594,960	-1,283,960	-503,960	202,040

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	535,670	1,517,731	-2,585,269	-274,269	505,731	1,211,731
20	518,560	1,469,254	-2,633,746	-322,746	457,254	1,163,254
40	501,450	1,420,775	-2,682,225	-371,225	408,775	1,114,775
50	492,895	1,396,536	-2,706,464	-395,464	384,536	1,090,536
80	467,230	1,323,818	-2,779,182	-468,182	311,818	1,017,818
100	450,121	1,275,341	-2,827,659	-516,659	263,341	969,341
120	433,010	1,226,862	-2,876,138	-565,138	214,862	920,862
140	415,901	1,178,385	-2,924,615	-613,615	166,385	872,385
150	407,345	1,154,144	-2,948,856	-637,856	142,144	848,144
180	381,681	1,081,428	-3,021,572	-710,572	69,428	775,428
200	364,570	1,032,949	-3,070,051	-759,051	20,949	726,949
210	356,015	1,008,710	-3,094,290	-783,290	-3,290	702,710
220	347,460	984,469	-3,118,531	-807,531	-27,531	678,469
230	338,905	960,231	-3,142,769	-831,769	-51,769	654,231
240	330,350	935,992	-3,167,008	-856,008	-76,008	629,992
250	321,796	911,754	-3,191,246	-880,246	-100,246	605,754

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	606,254	1,717,719	-2,385,281	-74,281	705,719	1,411,719
20	589,144	1,669,242	-2,433,758	-122,758	657,242	1,363,242
40	572,034	1,620,762	-2,482,238	-171,238	608,762	1,314,762
50	563,479	1,596,524	-2,506,476	-195,476	584,524	1,290,524
80	537,814	1,523,806	-2,579,194	-268,194	511,806	1,217,806
100	520,704	1,475,329	-2,627,671	-316,671	463,329	1,169,329
120	503,594	1,426,849	-2,676,151	-365,151	414,849	1,120,849
140	486,484	1,378,372	-2,724,628	-413,628	366,372	1,072,372
150	477,929	1,354,131	-2,748,869	-437,869	342,131	1,048,131
180	452,264	1,281,416	-2,821,584	-510,584	269,416	975,416
200	435,154	1,232,936	-2,870,064	-559,064	220,936	926,936
210	426,599	1,208,698	-2,894,302	-583,302	196,698	902,698
220	418,045	1,184,460	-2,918,540	-607,540	172,460	878,460
230	409,489	1,160,218	-2,942,782	-631,782	148,218	854,218
240	400,934	1,135,980	-2,967,020	-656,020	123,980	829,980
250	392,379	1,111,741	-2,991,259	-680,259	99,741	805,741

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	641,876	1,818,648	-2,284,352	26,648	806,648	1,512,648
20	624,765	1,770,168	-2,332,832	-21,832	758,168	1,464,168
40	607,656	1,721,691	-2,381,309	-70,309	709,691	1,415,691
50	599,101	1,697,453	-2,405,547	-94,547	685,453	1,391,453
80	574,436	1,624,735	-2,478,265	-167,265	612,735	1,318,735
100	556,325	1,576,255	-2,526,745	-215,745	564,255	1,270,255
120	539,216	1,527,778	-2,575,222	-264,222	515,778	1,221,778
140	522,105	1,479,299	-2,623,701	-312,701	467,299	1,173,299
150	513,551	1,455,060	-2,647,940	-336,940	443,060	1,149,060
180	487,886	1,382,342	-2,720,658	-409,658	370,342	1,076,342
200	470,776	1,333,866	-2,769,134	-458,134	321,866	1,027,866
210	462,221	1,309,627	-2,793,373	-482,373	297,627	1,003,627
220	453,666	1,285,386	-2,817,614	-506,614	273,386	979,386
230	445,111	1,261,147	-2,841,853	-530,853	249,147	955,147
240	436,556	1,236,909	-2,866,091	-555,091	224,909	930,909
250	428,001	1,212,671	-2,890,329	-579,329	200,671	906,671

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	819,325	2,321,420	-1,781,580	529,420	1,309,420	2,015,420
20	802,215	2,272,943	-1,830,057	480,943	1,260,943	1,966,943
40	785,105	2,224,464	-1,878,536	432,464	1,212,464	1,918,464
50	776,550	2,200,225	-1,902,775	408,225	1,188,225	1,894,225
80	750,885	2,127,507	-1,975,493	335,507	1,115,507	1,821,507
100	733,775	2,079,030	-2,023,970	287,030	1,067,030	1,773,030
120	716,665	2,030,551	-2,072,449	238,551	1,018,551	1,724,551
140	699,555	1,982,074	-2,120,926	190,074	970,074	1,676,074
150	691,000	1,957,833	-2,145,167	165,833	945,833	1,651,833
180	665,336	1,885,117	-2,217,883	93,117	873,117	1,579,117
200	648,225	1,836,638	-2,266,362	44,638	824,638	1,530,638
210	639,670	1,812,399	-2,290,601	20,399	800,399	1,506,399
220	631,116	1,788,161	-2,314,839	-3,839	776,161	1,482,161
230	622,560	1,763,920	-2,339,080	-28,080	751,920	1,457,920
240	614,005	1,739,681	-2,363,319	-52,319	727,681	1,433,681
250	605,450	1,715,443	-2,387,557	-76,557	703,443	1,409,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	925,298	2,621,677	-1,481,323	829,677	1,609,677	2,315,677
20	908,421	2,573,860	-1,529,140	781,860	1,561,860	2,267,860
40	891,311	2,525,380	-1,577,620	733,380	1,513,380	2,219,380
50	882,756	2,501,142	-1,601,858	709,142	1,489,142	2,195,142
80	857,091	2,428,424	-1,674,576	636,424	1,416,424	2,122,424
100	839,980	2,379,944	-1,723,056	587,944	1,367,944	2,073,944
120	822,871	2,331,467	-1,771,533	539,467	1,319,467	2,025,467
140	805,760	2,282,988	-1,820,012	490,988	1,270,988	1,976,988
150	797,206	2,258,749	-1,844,251	466,749	1,246,749	1,952,749
180	771,540	2,186,031	-1,916,969	394,031	1,174,031	1,880,031
200	754,431	2,137,554	-1,965,446	345,554	1,125,554	1,831,554
210	745,876	2,113,316	-1,989,684	321,316	1,101,316	1,807,316
220	737,320	2,089,075	-2,013,925	297,075	1,077,075	1,783,075
230	728,766	2,064,836	-2,038,164	272,836	1,052,836	1,758,836
240	720,211	2,040,598	-2,062,402	248,598	1,028,598	1,734,598
250	711,656	2,016,360	-2,086,640	224,360	1,004,360	1,710,360

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,101,224	3,120,134	-982,866	1,328,134	2,108,134	2,814,134
20	1,084,390	3,072,437	-1,030,563	1,280,437	2,060,437	2,766,437
40	1,067,554	3,024,738	-1,078,262	1,232,738	2,012,738	2,718,738
50	1,058,138	3,000,891	-1,102,109	1,208,891	1,988,891	2,694,891
80	1,033,886	2,929,344	-1,173,656	1,137,344	1,917,344	2,623,344
100	1,017,051	2,881,644	-1,221,356	1,089,644	1,869,644	2,575,644
120	1,000,217	2,833,947	-1,269,053	1,041,947	1,821,947	2,527,947
140	983,210	2,785,763	-1,317,237	993,763	1,773,763	2,479,763
150	974,655	2,761,521	-1,341,479	969,521	1,749,521	2,455,521
180	949,990	2,688,806	-1,414,194	896,806	1,676,806	2,382,806
200	931,880	2,640,327	-1,462,673	848,327	1,628,327	2,334,327
210	923,325	2,616,088	-1,486,912	824,088	1,604,088	2,310,088
220	914,770	2,591,850	-1,511,150	799,850	1,579,850	2,285,850
230	906,215	2,567,609	-1,535,391	775,609	1,555,609	2,261,609
240	897,660	2,543,370	-1,559,630	751,370	1,531,370	2,237,370
250	889,105	2,519,132	-1,583,868	727,132	1,507,132	2,213,132

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	4
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-333,399	-2,771,380	-6,874,380	-4,563,380	-3,783,380	-3,077,380
20	-347,796	-2,891,054	-6,994,054	-4,683,054	-3,903,054	-3,197,054
40	-362,192	-3,010,728	-7,113,728	-4,802,728	-4,022,728	-3,316,728
50	-369,390	-3,070,558	-7,173,558	-4,862,558	-4,082,558	-3,376,558
80	-390,986	-3,250,069	-7,353,069	-5,042,069	-4,262,069	-3,556,069
100	-405,382	-3,369,735	-7,472,735	-5,161,735	-4,381,735	-3,675,735
120	-419,779	-3,489,410	-7,592,410	-5,281,410	-4,501,410	-3,795,410
140	-434,175	-3,609,076	-7,712,076	-5,401,076	-4,621,076	-3,915,076
150	-441,373	-3,668,913	-7,771,913	-5,460,913	-4,680,913	-3,974,913
180	-462,968	-3,848,425	-7,951,425	-5,640,425	-4,860,425	-4,154,425
200	-477,364	-3,968,091	-8,071,091	-5,760,091	-4,980,091	-4,274,091
210	-484,563	-4,027,928	-8,130,928	-5,819,928	-5,039,928	-4,333,928
220	-491,761	-4,087,765	-8,190,765	-5,879,765	-5,099,765	-4,393,765
230	-498,960	-4,147,603	-8,250,603	-5,939,603	-5,159,603	-4,453,603
240	-506,157	-4,207,432	-8,310,432	-5,999,432	-5,219,432	-4,513,432
250	-513,356	-4,267,269	-8,370,269	-6,059,269	-5,279,269	-4,573,269

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-215,240	-1,789,184	-5,892,184	-3,581,184	-2,801,184	-2,095,184
20	-229,637	-1,908,858	-6,011,858	-3,700,858	-2,920,858	-2,214,858
40	-244,034	-2,028,533	-6,131,533	-3,820,533	-3,040,533	-2,334,533
50	-251,231	-2,088,361	-6,191,361	-3,880,361	-3,100,361	-2,394,361
80	-272,827	-2,267,873	-6,370,873	-4,059,873	-3,279,873	-2,573,873
100	-287,223	-2,387,539	-6,490,539	-4,179,539	-3,399,539	-2,693,539
120	-301,620	-2,507,214	-6,610,214	-4,299,214	-3,519,214	-2,813,214
140	-316,017	-2,626,888	-6,729,888	-4,418,888	-3,638,888	-2,932,888
150	-323,214	-2,686,717	-6,789,717	-4,478,717	-3,698,717	-2,992,717
180	-344,809	-2,866,229	-6,969,229	-4,658,229	-3,878,229	-3,172,229
200	-359,205	-2,985,895	-7,088,895	-4,777,895	-3,997,895	-3,291,895
210	-366,404	-3,045,732	-7,148,732	-4,837,732	-4,057,732	-3,351,732
220	-373,602	-3,105,569	-7,208,569	-4,897,569	-4,117,569	-3,411,569
230	-380,801	-3,165,407	-7,268,407	-4,957,407	-4,177,407	-3,471,407
240	-387,998	-3,225,236	-7,328,236	-5,017,236	-4,237,236	-3,531,236
250	-395,197	-3,285,073	-7,388,073	-5,077,073	-4,297,073	-3,591,073

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-96,532	-802,421	-4,905,421	-2,594,421	-1,814,421	-1,108,421
20	-110,929	-922,095	-5,025,095	-2,714,095	-1,934,095	-1,228,095
40	-125,326	-1,041,770	-5,144,770	-2,833,770	-2,053,770	-1,347,770
50	-132,523	-1,101,598	-5,204,598	-2,893,598	-2,113,598	-1,407,598
80	-154,119	-1,281,110	-5,384,110	-3,073,110	-2,293,110	-1,587,110
100	-168,514	-1,400,776	-5,503,776	-3,192,776	-2,412,776	-1,706,776
120	-182,911	-1,520,451	-5,623,451	-3,312,451	-2,532,451	-1,826,451
140	-197,308	-1,640,125	-5,743,125	-3,432,125	-2,652,125	-1,946,125
150	-204,506	-1,699,954	-5,802,954	-3,491,954	-2,711,954	-2,005,954
180	-226,101	-1,879,466	-5,982,466	-3,671,466	-2,891,466	-2,185,466
200	-240,497	-1,999,132	-6,102,132	-3,791,132	-3,011,132	-2,305,132
210	-247,696	-2,058,969	-6,161,969	-3,850,969	-3,070,969	-2,364,969
220	-254,894	-2,118,806	-6,221,806	-3,910,806	-3,130,806	-2,424,806
230	-262,092	-2,178,644	-6,281,644	-3,970,644	-3,190,644	-2,484,644
240	-269,290	-2,238,472	-6,341,472	-4,030,472	-3,250,472	-2,544,472
250	-276,488	-2,298,310	-6,401,310	-4,090,310	-3,310,310	-2,604,310

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,728	-313,610	-4,416,610	-2,105,610	-1,325,610	-619,610
20	-52,124	-433,285	-4,536,285	-2,225,285	-1,445,285	-739,285
40	-66,520	-552,951	-4,655,951	-2,344,951	-1,564,951	-858,951
50	-73,719	-612,788	-4,715,788	-2,404,788	-1,624,788	-918,788
80	-95,313	-792,291	-4,895,291	-2,584,291	-1,804,291	-1,098,291
100	-109,710	-911,966	-5,014,966	-2,703,966	-1,923,966	-1,217,966
120	-124,107	-1,031,640	-5,134,640	-2,823,640	-2,043,640	-1,337,640
140	-138,503	-1,151,306	-5,254,306	-2,943,306	-2,163,306	-1,457,306
150	-145,701	-1,211,144	-5,314,144	-3,003,144	-2,223,144	-1,517,144
180	-167,296	-1,390,647	-5,493,647	-3,182,647	-2,402,647	-1,696,647
200	-181,693	-1,510,322	-5,613,322	-3,302,322	-2,522,322	-1,816,322
210	-188,891	-1,570,159	-5,673,159	-3,362,159	-2,582,159	-1,876,159
220	-196,090	-1,629,996	-5,732,996	-3,421,996	-2,641,996	-1,935,996
230	-203,287	-1,689,825	-5,792,825	-3,481,825	-2,701,825	-1,995,825
240	-210,486	-1,749,662	-5,852,662	-3,541,662	-2,761,662	-2,055,662
250	-217,684	-1,809,499	-5,912,499	-3,601,499	-2,821,499	-2,115,499

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,050	-66,917	-4,169,917	-1,858,917	-1,078,917	-372,917
20	-22,447	-186,592	-4,289,592	-1,978,592	-1,198,592	-492,592
40	-36,844	-306,266	-4,409,266	-2,098,266	-1,318,266	-612,266
50	-44,042	-366,095	-4,469,095	-2,158,095	-1,378,095	-672,095
80	-66,637	-545,607	-4,648,607	-2,337,607	-1,557,607	-851,607
100	-80,033	-665,273	-4,768,273	-2,457,273	-1,677,273	-971,273
120	-94,430	-784,948	-4,887,948	-2,576,948	-1,796,948	-1,090,948
140	-108,826	-904,614	-5,007,614	-2,696,614	-1,916,614	-1,210,614
150	-116,024	-964,451	-5,067,451	-2,756,451	-1,976,451	-1,270,451
180	-137,620	-1,143,963	-5,246,963	-2,935,963	-2,155,963	-1,449,963
200	-152,015	-1,263,629	-5,366,629	-3,055,629	-2,275,629	-1,569,629
210	-159,214	-1,323,466	-5,426,466	-3,115,466	-2,335,466	-1,629,466
220	-166,412	-1,383,303	-5,486,303	-3,175,303	-2,395,303	-1,689,303
230	-173,611	-1,443,140	-5,546,140	-3,235,140	-2,455,140	-1,749,140
240	-180,808	-1,502,969	-5,605,969	-3,294,969	-2,514,969	-1,808,969
250	-188,007	-1,562,807	-5,665,807	-3,354,807	-2,574,807	-1,868,807

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,536	1,143,269	-2,959,731	-648,731	131,269	837,269
20	123,371	1,025,523	-3,077,477	-766,477	13,523	719,523
40	102,206	907,776	-3,195,224	-884,224	-104,224	601,776
50	102,124	848,903	-3,254,097	-943,097	-163,097	542,903
80	80,876	672,283	-3,430,717	-1,119,717	-339,717	366,283
100	66,711	554,536	-3,548,464	-1,237,464	-457,464	248,536
120	52,547	436,798	-3,666,202	-1,355,202	-575,202	130,798
140	38,382	319,052	-3,783,948	-1,472,948	-692,948	13,052
150	31,300	260,178	-3,842,822	-1,531,822	-751,822	-45,822
180	10,052	83,559	-4,019,441	-1,708,441	-928,441	-222,441
200	-4,180	-34,748	-4,137,748	-1,826,748	-1,046,748	-340,748
210	-11,378	-94,577	-4,197,577	-1,886,577	-1,106,577	-400,577
220	-18,576	-154,414	-4,257,414	-1,946,414	-1,166,414	-460,414
230	-25,775	-214,251	-4,317,251	-2,006,251	-1,226,251	-520,251
240	-32,973	-274,089	-4,377,089	-2,066,089	-1,286,089	-580,089
250	-40,172	-333,926	-4,436,926	-2,125,926	-1,345,926	-639,926

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£140

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	224,594	1,866,939	-2,236,061	74,939	854,939	1,560,939
20	210,429	1,749,193	-2,353,807	-42,807	737,193	1,443,193
40	196,264	1,631,446	-2,471,554	-160,554	619,446	1,325,446
50	189,182	1,572,573	-2,530,427	-219,427	560,573	1,266,573
80	167,934	1,395,953	-2,707,047	-396,047	383,953	1,089,953
100	153,769	1,278,207	-2,824,793	-513,793	266,207	972,207
120	139,604	1,160,460	-2,942,540	-631,540	148,460	854,460
140	125,440	1,042,722	-3,060,278	-749,278	30,722	736,722
150	118,358	983,849	-3,119,151	-808,151	-28,151	677,849
180	97,110	807,229	-3,295,771	-984,771	-204,771	501,229
200	82,945	689,482	-3,413,518	-1,102,518	-322,518	383,482
210	75,863	630,609	-3,472,391	-1,161,391	-381,391	324,609
220	68,780	571,736	-3,531,264	-1,220,264	-440,264	265,736
230	61,698	512,863	-3,590,137	-1,279,137	-499,137	206,863
240	54,615	453,989	-3,649,011	-1,338,011	-558,011	147,989
250	47,533	395,116	-3,707,884	-1,396,884	-616,884	89,116

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£140	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	370,051	3,076,049	-1,026,951	1,284,049	2,064,049	2,770,049
20	355,886	2,958,303	-1,144,697	1,166,303	1,946,303	2,652,303
40	341,721	2,840,556	-1,262,444	1,048,556	1,828,556	2,534,556
50	334,639	2,781,683	-1,321,317	989,683	1,769,683	2,475,683
80	313,391	2,605,063	-1,497,937	813,063	1,593,063	2,299,063
100	299,226	2,487,316	-1,615,684	695,316	1,475,316	2,181,316
120	285,061	2,369,570	-1,733,430	577,570	1,357,570	2,063,570
140	270,897	2,251,832	-1,851,168	459,832	1,239,832	1,945,832
150	263,815	2,192,959	-1,910,041	400,959	1,180,959	1,886,959
180	242,567	2,016,339	-2,086,661	224,339	1,004,339	1,710,339
200	228,402	1,898,592	-2,204,408	106,592	886,592	1,592,592
210	221,320	1,839,719	-2,263,281	47,719	827,719	1,533,719
220	214,237	1,780,846	-2,322,154	-11,154	768,846	1,474,846
230	207,155	1,721,972	-2,381,028	-70,028	709,972	1,415,972
240	200,072	1,663,099	-2,439,901	-128,901	651,099	1,357,099
250	192,990	1,604,226	-2,498,774	-187,774	592,226	1,298,226

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type	5
Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	184,058	708,625	-3,394,375	-1,083,375	-303,375	402,625
20	162,497	625,613	-3,477,387	-1,166,387	-386,387	319,613
40	140,935	542,598	-3,560,402	-1,249,402	-469,402	236,598
50	130,154	501,093	-3,601,907	-1,290,907	-510,907	195,093
80	97,812	376,576	-3,726,424	-1,415,424	-635,424	70,576
100	76,250	293,561	-3,809,439	-1,498,439	-718,439	-12,439
120	54,688	210,550	-3,892,450	-1,581,450	-801,450	-95,450
140	33,126	127,535	-3,975,465	-1,664,465	-884,465	-178,465
150	22,345	86,029	-4,016,971	-1,705,971	-925,971	-219,971
180	-10,160	-39,117	-4,142,117	-1,831,117	-1,051,117	-345,117
200	-32,075	-123,489	-4,226,489	-1,915,489	-1,135,489	-429,489
210	-43,032	-165,673	-4,268,673	-1,957,673	-1,177,673	-471,673
220	-53,990	-207,860	-4,310,860	-1,999,860	-1,219,860	-513,860
230	-64,947	-250,044	-4,353,044	-2,042,044	-1,262,044	-556,044
240	-75,904	-292,232	-4,395,232	-2,084,232	-1,304,232	-598,232
250	-86,861	-334,416	-4,437,416	-2,126,416	-1,346,416	-640,416

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	359,607	1,384,485	-2,718,515	-407,515	372,485	1,078,485
20	338,044	1,301,470	-2,801,530	-490,530	289,470	995,470
40	316,483	1,218,459	-2,884,541	-573,541	206,459	912,459
50	305,702	1,176,954	-2,926,046	-615,046	164,954	870,954
80	273,359	1,052,433	-3,050,567	-739,567	40,433	746,433
100	251,798	969,422	-3,133,578	-822,578	-42,578	663,422
120	230,236	886,407	-3,216,593	-905,593	-125,593	580,407
140	208,674	803,396	-3,299,604	-988,604	-208,604	497,396
150	197,894	761,890	-3,341,110	-1,030,110	-250,110	455,890
180	165,551	637,370	-3,465,630	-1,154,630	-374,630	331,370
200	143,988	554,355	-3,548,645	-1,237,645	-457,645	248,355
210	133,208	512,849	-3,590,151	-1,279,151	-499,151	206,849
220	122,427	471,343	-3,631,657	-1,320,657	-540,657	165,343
230	111,646	429,838	-3,673,162	-1,362,162	-582,162	123,838
240	100,866	388,332	-3,714,668	-1,403,668	-623,668	82,332
250	90,084	346,823	-3,756,177	-1,445,177	-665,177	40,823

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	535,971	2,063,487	-2,039,513	271,487	1,051,487	1,757,487
20	514,408	1,980,472	-2,122,528	188,472	968,472	1,674,472
40	492,847	1,897,461	-2,205,539	105,461	885,461	1,591,461
50	482,066	1,855,955	-2,247,045	63,955	843,955	1,549,955
80	449,723	1,731,435	-2,371,565	-60,565	719,435	1,425,435
100	428,162	1,648,423	-2,454,577	-143,577	636,423	1,342,423
120	406,600	1,565,408	-2,537,592	-226,592	553,408	1,259,408
140	385,038	1,482,397	-2,620,603	-309,603	470,397	1,176,397
150	374,258	1,440,892	-2,662,108	-351,108	428,892	1,134,892
180	341,915	1,316,371	-2,786,629	-475,629	304,371	1,010,371
200	320,353	1,233,360	-2,869,640	-558,640	221,360	927,360
210	309,572	1,191,850	-2,911,150	-600,150	179,850	885,850
220	298,791	1,150,345	-2,952,655	-641,655	138,345	844,345
230	288,010	1,108,839	-2,994,161	-683,161	96,839	802,839
240	277,230	1,067,334	-3,035,666	-724,666	55,334	761,334
250	266,448	1,025,824	-3,077,176	-766,176	13,824	719,824

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,336	2,399,845	-1,703,155	607,845	1,387,845	2,093,845
20	601,774	2,316,830	-1,786,170	524,830	1,304,830	2,010,830
40	580,213	2,233,819	-1,869,181	441,819	1,221,819	1,927,819
50	569,431	2,192,309	-1,910,691	400,309	1,180,309	1,886,309
80	537,089	2,067,793	-2,035,207	275,793	1,055,793	1,761,793
100	515,527	1,984,778	-2,118,222	192,778	972,778	1,678,778
120	493,965	1,901,767	-2,201,233	109,767	889,767	1,595,767
140	472,404	1,818,755	-2,284,245	26,755	806,755	1,512,755
150	461,622	1,777,246	-2,325,754	-14,754	765,246	1,471,246
180	429,280	1,652,729	-2,450,271	-139,271	640,729	1,346,729
200	407,718	1,569,714	-2,533,286	-222,286	557,714	1,263,714
210	396,937	1,528,209	-2,574,791	-263,791	516,209	1,222,209
220	386,157	1,486,703	-2,616,297	-305,297	474,703	1,180,703
230	375,376	1,445,197	-2,657,803	-346,803	433,197	1,139,197
240	364,594	1,403,688	-2,699,312	-388,312	391,688	1,097,688
250	353,814	1,362,182	-2,740,818	-429,818	350,182	1,056,182

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	666,962	2,567,805	-1,535,195	775,805	1,555,805	2,261,805
20	645,748	2,486,131	-1,616,869	694,131	1,474,131	2,180,131
40	624,303	2,403,568	-1,699,432	611,568	1,391,568	2,097,568
50	613,523	2,362,063	-1,740,937	570,063	1,350,063	2,056,063
80	581,180	2,237,542	-1,865,458	445,542	1,225,542	1,931,542
100	559,618	2,154,531	-1,948,469	362,531	1,142,531	1,848,531
120	538,056	2,071,516	-2,031,484	279,516	1,059,516	1,765,516
140	516,495	1,988,505	-2,114,495	196,505	976,505	1,682,505
150	505,714	1,946,999	-2,156,001	154,999	934,999	1,640,999
180	473,371	1,822,479	-2,280,521	30,479	810,479	1,516,479
200	451,810	1,739,467	-2,363,533	-52,533	727,467	1,433,467
210	441,028	1,697,958	-2,405,042	-94,042	685,958	1,391,958
220	430,247	1,656,452	-2,446,548	-135,548	644,452	1,350,452
230	419,467	1,614,947	-2,488,053	-177,053	602,947	1,308,947
240	408,686	1,573,441	-2,529,559	-218,559	561,441	1,267,441
250	397,905	1,531,936	-2,571,064	-260,064	519,936	1,225,936

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	884,156	3,404,000	-699,000	1,612,000	2,392,000	3,098,000
20	862,942	3,322,326	-780,674	1,530,326	2,310,326	3,016,326
40	841,727	3,240,648	-862,352	1,448,648	2,228,648	2,934,648
50	831,119	3,199,809	-903,191	1,407,809	2,187,809	2,893,809
80	799,297	3,077,293	-1,025,707	1,285,293	2,065,293	2,771,293
100	778,083	2,995,619	-1,107,381	1,203,619	1,983,619	2,689,619
120	756,868	2,913,941	-1,189,059	1,121,941	1,901,941	2,607,941
140	735,653	2,832,263	-1,270,737	1,040,263	1,820,263	2,526,263
150	725,045	2,791,424	-1,311,576	999,424	1,779,424	2,485,424
180	693,010	2,668,089	-1,434,911	876,089	1,656,089	2,362,089
200	671,448	2,585,074	-1,517,926	793,074	1,573,074	2,279,074
210	660,667	2,543,568	-1,559,432	751,568	1,531,568	2,237,568
220	649,886	2,502,063	-1,600,937	710,063	1,490,063	2,196,063
230	639,106	2,460,557	-1,642,443	668,557	1,448,557	2,154,557
240	628,324	2,419,048	-1,683,952	627,048	1,407,048	2,113,048
250	617,543	2,377,542	-1,725,458	585,542	1,365,542	2,071,542

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,014,150	3,904,477	-198,523	2,112,477	2,892,477	3,598,477
20	992,935	3,822,799	-280,201	2,030,799	2,810,799	3,516,799
40	971,720	3,741,121	-361,879	1,949,121	2,729,121	3,435,121
50	961,112	3,700,283	-402,717	1,908,283	2,688,283	3,394,283
80	929,291	3,577,770	-525,230	1,785,770	2,565,770	3,271,770
100	908,076	3,496,092	-606,908	1,704,092	2,484,092	3,190,092
120	886,861	3,414,414	-688,586	1,622,414	2,402,414	3,108,414
140	865,646	3,332,736	-770,264	1,540,736	2,320,736	3,026,736
150	855,038	3,291,898	-811,102	1,499,898	2,279,898	2,985,898
180	823,217	3,169,385	-933,615	1,377,385	2,157,385	2,863,385
200	802,002	3,087,707	-1,015,293	1,295,707	2,075,707	2,781,707
210	791,394	3,046,868	-1,056,132	1,254,868	2,034,868	2,740,868
220	780,787	3,006,029	-1,096,971	1,214,029	1,994,029	2,700,029
230	770,179	2,965,190	-1,137,810	1,173,190	1,953,190	2,659,190
240	759,572	2,924,351	-1,178,649	1,132,351	1,912,351	2,618,351
250	748,964	2,883,513	-1,219,487	1,091,513	1,871,513	2,577,513

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,231,343	4,740,672	637,672	2,948,672	3,728,672	4,434,672
20	1,210,128	4,658,994	555,994	2,866,994	3,646,994	4,352,994
40	1,188,913	4,577,316	474,316	2,785,316	3,565,316	4,271,316
50	1,178,306	4,536,478	433,478	2,744,478	3,524,478	4,230,478
80	1,146,484	4,413,965	310,965	2,621,965	3,401,965	4,107,965
100	1,125,269	4,332,287	229,287	2,540,287	3,320,287	4,026,287
120	1,104,054	4,250,609	147,609	2,458,609	3,238,609	3,944,609
140	1,082,839	4,168,931	65,931	2,376,931	3,156,931	3,862,931
150	1,072,232	4,128,093	25,093	2,336,093	3,116,093	3,822,093
180	1,040,410	4,005,580	-97,420	2,213,580	2,993,580	3,699,580
200	1,019,195	3,923,902	-179,098	2,131,902	2,911,902	3,617,902
210	1,008,588	3,883,063	-219,937	2,091,063	2,871,063	3,577,063
220	997,980	3,842,224	-260,776	2,050,224	2,830,224	3,536,224
230	987,373	3,801,385	-301,615	2,009,385	2,789,385	3,495,385
240	976,765	3,760,546	-342,454	1,968,546	2,748,546	3,454,546
250	966,159	3,719,711	-383,299	1,927,711	2,707,711	3,413,711

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	157,657	231,230	-3,871,770	-1,560,770	-780,770	-74,770
20	109,782	161,014	-3,941,986	-1,630,986	-850,986	-144,986
40	61,907	90,796	-4,012,204	-1,701,204	-921,204	-215,204
50	37,969	55,688	-4,047,312	-1,736,312	-956,312	-250,312
80	-34,396	-50,448	-4,153,448	-1,842,448	-1,062,448	-356,448
100	-83,054	-121,813	-4,224,813	-1,913,813	-1,133,813	-427,813
120	-131,712	-193,178	-4,296,178	-1,985,178	-1,205,178	-499,178
140	-180,370	-264,542	-4,367,542	-2,056,542	-1,276,542	-570,542
150	-204,699	-300,225	-4,403,225	-2,092,225	-1,312,225	-606,225
180	-277,686	-407,273	-4,510,273	-2,199,273	-1,419,273	-713,273
200	-326,344	-478,638	-4,581,638	-2,270,638	-1,490,638	-784,638
210	-350,673	-514,321	-4,617,321	-2,306,321	-1,526,321	-820,321
220	-375,002	-550,003	-4,653,003	-2,342,003	-1,562,003	-856,003
230	-399,331	-585,686	-4,688,686	-2,377,686	-1,597,686	-891,686
240	-423,660	-621,368	-4,724,368	-2,413,368	-1,633,368	-927,368
250	-447,989	-657,050	-4,760,050	-2,449,050	-1,669,050	-963,050

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	543,453	797,065	-3,305,935	-994,935	-214,935	491,065
20	495,579	726,849	-3,376,151	-1,065,151	-285,151	420,849
40	447,703	656,631	-3,446,369	-1,135,369	-355,369	350,631
50	423,766	621,523	-3,481,477	-1,170,477	-390,477	315,523
80	351,954	516,199	-3,586,801	-1,275,801	-495,801	210,199
100	304,079	445,983	-3,657,017	-1,346,017	-566,017	139,983
120	256,204	375,765	-3,727,235	-1,416,235	-636,235	69,765
140	208,329	305,549	-3,797,451	-1,486,451	-706,451	-451
150	184,392	270,441	-3,832,559	-1,521,559	-741,559	-35,559
180	112,579	165,115	-3,937,885	-1,626,885	-846,885	-140,885
200	64,704	94,899	-4,008,101	-1,697,101	-917,101	-211,101
210	40,767	59,791	-4,043,209	-1,732,209	-952,209	-246,209
220	16,829	24,683	-4,078,317	-1,767,317	-987,317	-281,317
230	-7,224	-10,596	-4,113,596	-1,802,596	-1,022,596	-316,596
240	-31,553	-46,278	-4,149,278	-1,838,278	-1,058,278	-352,278
250	-56,882	-81,960	-4,184,960	-1,873,960	-1,093,960	-387,960

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	928,549	1,361,872	-2,741,128	-430,128	349,872	1,055,872
20	881,445	1,292,785	-2,810,215	-499,215	280,785	986,785
40	834,341	1,223,700	-2,879,300	-568,300	211,700	917,700
50	810,788	1,189,156	-2,913,844	-602,844	177,156	883,156
80	739,544	1,084,665	-3,018,335	-707,335	72,665	778,665
100	691,670	1,014,449	-3,088,551	-777,551	2,449	708,449
120	643,795	944,233	-3,158,767	-847,767	-67,767	638,233
140	595,920	874,016	-3,228,984	-917,984	-137,984	568,016
150	571,982	838,907	-3,264,093	-953,093	-173,093	532,907
180	500,170	733,583	-3,369,417	-1,058,417	-278,417	427,583
200	452,295	663,367	-3,439,633	-1,128,633	-348,633	357,367
210	428,358	628,259	-3,474,741	-1,163,741	-383,741	322,259
220	404,420	593,149	-3,509,851	-1,198,851	-418,851	287,149
230	380,483	558,041	-3,544,959	-1,233,959	-453,959	252,041
240	356,545	522,933	-3,580,067	-1,269,067	-489,067	216,933
250	332,608	487,825	-3,615,175	-1,304,175	-524,175	181,825

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,118,023	1,639,767	-2,463,233	-152,233	627,767	1,333,767
20	1,070,918	1,570,680	-2,532,320	-221,320	558,680	1,264,680
40	1,023,814	1,501,594	-2,601,406	-290,406	489,594	1,195,594
50	1,000,262	1,467,050	-2,635,950	-324,950	455,050	1,161,050
80	929,605	1,363,420	-2,739,580	-428,580	351,420	1,057,420
100	882,500	1,294,333	-2,808,667	-497,667	282,333	988,333
120	835,396	1,225,247	-2,877,753	-566,753	213,247	919,247
140	787,921	1,155,618	-2,947,382	-636,382	143,618	849,618
150	763,984	1,120,510	-2,982,490	-671,490	108,510	814,510
180	692,171	1,015,184	-3,087,816	-776,816	3,184	709,184
200	644,296	944,968	-3,158,032	-847,032	-67,032	638,968
210	620,359	909,860	-3,193,140	-882,140	-102,140	603,860
220	596,422	874,752	-3,228,248	-917,248	-137,248	568,752
230	572,484	839,644	-3,263,356	-952,356	-172,356	533,644
240	548,546	804,534	-3,298,466	-987,466	-207,466	498,534
250	524,609	769,426	-3,333,574	-1,022,574	-242,574	463,426

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,213,645	1,780,013	-2,322,987	-11,987	768,013	1,474,013
20	1,160,540	1,710,926	-2,392,074	-81,074	698,926	1,404,926
40	1,119,436	1,641,839	-2,461,161	-150,161	629,839	1,335,839
50	1,095,883	1,607,295	-2,495,705	-184,705	595,295	1,301,295
80	1,025,227	1,503,666	-2,599,334	-288,334	491,666	1,197,666
100	978,122	1,434,579	-2,668,421	-357,421	422,579	1,128,579
120	931,018	1,365,492	-2,737,508	-426,508	353,492	1,059,492
140	883,913	1,296,405	-2,806,595	-495,595	284,405	990,405
150	860,361	1,261,863	-2,841,137	-530,137	249,863	955,863
180	789,069	1,157,301	-2,945,689	-634,689	145,301	851,301
200	741,194	1,087,085	-3,015,915	-704,915	75,085	781,085
210	717,257	1,051,977	-3,051,023	-740,023	39,977	745,977
220	693,319	1,016,869	-3,086,131	-775,131	4,869	710,869
230	669,381	981,759	-3,121,241	-810,241	-30,241	675,759
240	645,444	946,651	-3,156,349	-845,349	-65,349	640,651
250	621,507	911,543	-3,191,457	-880,457	-100,457	605,543

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,689,984	2,478,644	-1,624,356	686,644	1,466,644	2,172,644
20	1,642,879	2,409,557	-1,693,443	617,557	1,397,557	2,103,557
40	1,595,775	2,340,470	-1,762,530	548,470	1,328,470	2,034,470
50	1,572,222	2,305,926	-1,797,074	513,926	1,293,926	1,999,926
80	1,501,566	2,202,297	-1,900,703	410,297	1,190,297	1,896,297
100	1,454,461	2,133,210	-1,969,790	341,210	1,121,210	1,827,210
120	1,407,357	2,064,123	-2,038,877	272,123	1,052,123	1,758,123
140	1,360,253	1,995,037	-2,107,963	203,037	983,037	1,689,037
150	1,336,700	1,960,494	-2,142,506	168,494	948,494	1,654,494
180	1,266,043	1,856,863	-2,246,137	64,863	844,863	1,550,863
200	1,218,939	1,787,778	-2,315,222	-4,222	775,778	1,481,778
210	1,195,387	1,753,234	-2,349,766	-38,766	741,234	1,447,234
220	1,171,835	1,718,691	-2,384,309	-73,309	706,691	1,412,691
230	1,148,282	1,684,147	-2,418,853	-107,853	672,147	1,378,147
240	1,124,730	1,649,604	-2,453,396	-142,396	637,604	1,343,604
250	1,101,177	1,615,060	-2,487,940	-176,940	603,060	1,309,060

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,974,478	2,895,901	-1,207,099	1,103,901	1,883,901	2,589,901
20	1,927,974	2,827,696	-1,275,304	1,035,696	1,815,696	2,521,696
40	1,880,871	2,758,610	-1,344,390	966,610	1,746,610	2,452,610
50	1,857,318	2,724,067	-1,378,933	932,067	1,712,067	2,418,067
80	1,786,661	2,620,436	-1,482,564	828,436	1,608,436	2,314,436
100	1,739,557	2,551,351	-1,551,649	759,351	1,539,351	2,245,351
120	1,692,452	2,482,264	-1,620,736	690,264	1,470,264	2,176,264
140	1,645,348	2,413,177	-1,689,823	621,177	1,401,177	2,107,177
150	1,621,795	2,378,633	-1,724,367	586,633	1,366,633	2,072,633
180	1,551,139	2,275,004	-1,827,996	483,004	1,263,004	1,969,004
200	1,504,034	2,205,917	-1,897,083	413,917	1,193,917	1,899,917
210	1,480,482	2,171,373	-1,931,627	379,373	1,159,373	1,865,373
220	1,456,930	2,136,830	-1,966,170	344,830	1,124,830	1,830,830
230	1,433,377	2,102,286	-2,000,714	310,286	1,090,286	1,796,286
240	1,409,825	2,067,743	-2,035,257	275,743	1,055,743	1,761,743
250	1,386,273	2,033,201	-2,069,799	241,201	1,021,201	1,727,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,445,977	3,587,432	-515,568	1,795,432	2,575,432	3,281,432
20	2,399,631	3,519,458	-583,542	1,727,458	2,507,458	3,213,458
40	2,353,284	3,451,484	-651,516	1,659,484	2,439,484	3,145,484
50	2,330,110	3,417,495	-685,505	1,625,495	2,405,495	3,111,495
80	2,260,591	3,315,534	-787,466	1,523,534	2,303,534	3,009,534
100	2,214,244	3,247,558	-855,442	1,455,558	2,235,558	2,941,558
120	2,167,898	3,179,584	-923,416	1,387,584	2,167,584	2,873,584
140	2,121,552	3,111,609	-991,391	1,319,609	2,099,609	2,805,609
150	2,098,134	3,077,264	-1,025,736	1,285,264	2,065,264	2,771,264
180	2,027,478	2,973,635	-1,129,365	1,181,635	1,961,635	2,667,635
200	1,980,373	2,904,548	-1,198,452	1,112,548	1,892,548	2,598,548
210	1,956,821	2,870,004	-1,232,996	1,078,004	1,858,004	2,564,004
220	1,933,269	2,835,461	-1,267,539	1,043,461	1,823,461	2,529,461
230	1,909,717	2,800,918	-1,302,082	1,008,918	1,788,918	2,494,918
240	1,886,165	2,766,375	-1,336,625	974,375	1,754,375	2,460,375
250	1,862,612	2,731,831	-1,371,169	939,831	1,719,831	2,425,831

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	7
Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,182,489	-10,608,295	-14,711,295	-12,400,295	-11,620,295	-10,914,295
20	-3,228,444	-10,761,480	-14,864,480	-12,553,480	-11,773,480	-11,067,480
40	-3,274,400	-10,914,665	-15,017,665	-12,706,665	-11,926,665	-11,220,665
50	-3,297,378	-10,991,261	-15,094,261	-12,783,261	-12,003,261	-11,297,261
80	-3,366,312	-11,221,039	-15,324,039	-13,013,039	-12,233,039	-11,527,039
100	-3,412,268	-11,374,227	-15,477,227	-13,166,227	-12,386,227	-11,680,227
120	-3,458,224	-11,527,412	-15,630,412	-13,319,412	-12,539,412	-11,833,412
140	-3,504,180	-11,680,601	-15,783,601	-13,472,601	-12,692,601	-11,986,601
150	-3,527,158	-11,757,193	-15,860,193	-13,549,193	-12,769,193	-12,063,193
180	-3,596,092	-11,986,974	-16,089,974	-13,778,974	-12,998,974	-12,292,974
200	-3,642,048	-12,140,159	-16,243,159	-13,932,159	-13,152,159	-12,446,159
210	-3,665,025	-12,216,752	-16,319,752	-14,008,752	-13,228,752	-12,522,752
220	-3,688,003	-12,293,344	-16,396,344	-14,085,344	-13,305,344	-12,599,344
230	-3,710,982	-12,369,940	-16,472,940	-14,161,940	-13,381,940	-12,675,940
240	-3,733,960	-12,446,532	-16,549,532	-14,238,532	-13,458,532	-12,752,532
250	-3,756,937	-12,523,125	-16,626,125	-14,315,125	-13,535,125	-12,829,125

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,820,479	-9,401,595	-13,504,595	-11,193,595	-10,413,595	-9,707,595
20	-2,866,434	-9,554,780	-13,657,780	-11,346,780	-10,566,780	-9,860,780
40	-2,912,391	-9,707,969	-13,810,969	-11,499,969	-10,719,969	-10,013,969
50	-2,935,368	-9,784,561	-13,887,561	-11,576,561	-10,796,561	-10,090,561
80	-3,004,303	-10,014,342	-14,117,342	-11,806,342	-11,026,342	-10,320,342
100	-3,050,258	-10,167,527	-14,270,527	-11,959,527	-11,179,527	-10,473,527
120	-3,096,215	-10,320,715	-14,423,715	-12,112,715	-11,332,715	-10,626,715
140	-3,142,170	-10,473,900	-14,576,900	-12,265,900	-11,485,900	-10,779,900
150	-3,165,148	-10,550,493	-14,653,493	-12,342,493	-11,562,493	-10,856,493
180	-3,234,082	-10,780,274	-14,883,274	-12,572,274	-11,792,274	-11,086,274
200	-3,280,038	-10,933,459	-15,036,459	-12,725,459	-11,945,459	-11,239,459
210	-3,303,016	-11,010,055	-15,113,055	-12,802,055	-12,022,055	-11,316,055
220	-3,325,994	-11,086,647	-15,189,647	-12,878,647	-12,098,647	-11,392,647
230	-3,348,972	-11,163,240	-15,266,240	-12,955,240	-12,175,240	-11,469,240
240	-3,371,950	-11,239,832	-15,342,832	-13,031,832	-12,251,832	-11,545,832
250	-3,394,927	-11,316,425	-15,419,425	-13,108,425	-12,328,425	-11,622,425

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,456,785	-8,189,283	-12,292,283	-9,981,283	-9,201,283	-8,495,283
20	-2,502,741	-8,342,468	-12,445,468	-10,134,468	-9,354,468	-8,648,468
40	-2,548,697	-8,495,657	-12,598,657	-10,287,657	-9,507,657	-8,801,657
50	-2,571,675	-8,572,249	-12,675,249	-10,364,249	-9,584,249	-8,878,249
80	-2,640,609	-8,802,030	-12,905,030	-10,594,030	-9,814,030	-9,108,030
100	-2,686,565	-8,955,215	-13,058,215	-10,747,215	-9,967,215	-9,261,215
120	-2,732,521	-9,108,404	-13,211,404	-10,900,404	-10,120,404	-9,414,404
140	-2,778,477	-9,261,589	-13,364,589	-11,053,589	-10,273,589	-9,567,589
150	-2,801,454	-9,338,181	-13,441,181	-11,130,181	-10,350,181	-9,644,181
180	-2,870,389	-9,567,962	-13,670,962	-11,359,962	-10,579,962	-9,873,962
200	-2,916,344	-9,721,147	-13,824,147	-11,513,147	-10,733,147	-10,027,147
210	-2,939,323	-9,797,743	-13,900,743	-11,589,743	-10,809,743	-10,103,743
220	-2,962,301	-9,874,336	-13,977,336	-11,666,336	-10,886,336	-10,180,336
230	-2,985,278	-9,950,928	-14,053,928	-11,742,928	-10,962,928	-10,256,928
240	-3,008,256	-10,027,521	-14,130,521	-11,819,521	-11,039,521	-10,333,521
250	-3,031,234	-10,104,113	-14,207,113	-11,896,113	-11,116,113	-10,410,113

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,276,622	-7,588,741	-11,891,741	-9,380,741	-8,600,741	-7,894,741
20	-2,322,578	-7,741,926	-11,844,926	-9,533,926	-8,753,926	-8,047,926
40	-2,368,534	-7,895,114	-11,998,114	-9,687,114	-8,907,114	-8,201,114
50	-2,391,512	-7,971,707	-12,074,707	-9,763,707	-8,983,707	-8,277,707
80	-2,460,446	-8,201,488	-12,304,488	-9,993,488	-9,213,488	-8,507,488
100	-2,506,402	-8,354,673	-12,457,673	-10,146,673	-9,366,673	-8,660,673
120	-2,552,357	-8,507,858	-12,610,858	-10,299,858	-9,519,858	-8,813,858
140	-2,598,314	-8,661,046	-12,764,046	-10,453,046	-9,673,046	-8,967,046
150	-2,621,292	-8,737,638	-12,840,638	-10,529,638	-9,749,638	-9,043,638
180	-2,690,226	-8,967,419	-13,070,419	-10,759,419	-9,979,419	-9,273,419
200	-2,736,181	-9,120,604	-13,223,604	-10,912,604	-10,132,604	-9,426,604
210	-2,759,159	-9,197,197	-13,300,197	-10,989,197	-10,209,197	-9,503,197
220	-2,782,138	-9,273,793	-13,376,793	-11,065,793	-10,285,793	-9,579,793
230	-2,805,116	-9,350,385	-13,453,385	-11,142,385	-10,362,385	-9,656,385
240	-2,828,093	-9,426,978	-13,529,978	-11,218,978	-10,438,978	-9,732,978
250	-2,851,071	-9,503,570	-13,606,570	-11,295,570	-10,515,570	-9,809,570

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,185,699	-7,285,662	-11,388,662	-9,077,662	-8,297,662	-7,591,662
20	-2,231,655	-7,438,850	-11,541,850	-9,230,850	-8,450,850	-7,744,850
40	-2,277,611	-7,592,035	-11,695,035	-9,384,035	-8,604,035	-7,898,035
50	-2,300,588	-7,668,628	-11,771,628	-9,460,628	-8,680,628	-7,974,628
80	-2,368,523	-7,898,409	-12,001,409	-9,690,409	-8,910,409	-8,204,409
100	-2,414,478	-8,051,594	-12,154,594	-9,843,594	-9,063,594	-8,357,594
120	-2,461,435	-8,204,782	-12,307,782	-9,996,782	-9,216,782	-8,510,782
140	-2,507,390	-8,357,967	-12,460,967	-10,149,967	-9,369,967	-8,663,967
150	-2,530,368	-8,434,560	-12,537,560	-10,226,560	-9,446,560	-8,740,560
180	-2,599,302	-8,664,341	-12,767,341	-10,456,341	-9,676,341	-8,970,341
200	-2,645,258	-8,817,526	-12,920,526	-10,609,526	-9,829,526	-9,123,526
210	-2,668,236	-8,894,122	-12,997,122	-10,686,122	-9,906,122	-9,200,122
220	-2,691,214	-8,970,714	-13,073,714	-10,762,714	-9,982,714	-9,276,714
230	-2,714,192	-9,047,307	-13,150,307	-10,839,307	-10,059,307	-9,353,307
240	-2,737,170	-9,123,899	-13,226,899	-10,915,899	-10,135,899	-9,429,899
250	-2,760,148	-9,200,495	-13,303,495	-10,992,495	-10,212,495	-9,506,495

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,732,766	-5,775,886	-9,878,886	-7,567,886	-6,787,886	-6,081,886
20	-1,778,721	-5,929,071	-10,032,071	-7,721,071	-6,941,071	-6,235,071
40	-1,824,678	-6,082,260	-10,185,260	-7,874,260	-7,094,260	-6,388,260
50	-1,847,656	-6,158,852	-10,261,852	-7,950,852	-7,170,852	-6,464,852
80	-1,916,589	-6,388,630	-10,491,630	-8,180,630	-7,400,630	-6,694,630
100	-1,962,545	-6,541,818	-10,644,818	-8,333,818	-7,553,818	-6,847,818
120	-2,008,501	-6,695,003	-10,798,003	-8,487,003	-7,707,003	-7,001,003
140	-2,054,457	-6,848,192	-10,951,192	-8,640,192	-7,860,192	-7,154,192
150	-2,077,435	-6,924,784	-11,027,784	-8,716,784	-7,936,784	-7,230,784
180	-2,146,369	-7,154,565	-11,257,565	-8,946,565	-8,166,565	-7,460,565
200	-2,192,325	-7,307,750	-11,410,750	-9,099,750	-8,319,750	-7,613,750
210	-2,215,303	-7,384,343	-11,487,343	-9,176,343	-8,396,343	-7,690,343
220	-2,238,282	-7,460,938	-11,563,938	-9,252,938	-8,472,938	-7,766,938
230	-2,261,259	-7,537,531	-11,640,531	-9,329,531	-8,549,531	-7,843,531
240	-2,284,237	-7,614,123	-11,717,123	-9,406,123	-8,626,123	-7,920,123
250	-2,307,215	-7,690,716	-11,793,716	-9,482,716	-8,702,716	-7,996,716

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,461,679	-4,872,265	-8,975,265	-6,664,265	-5,884,265	-5,178,265
20	-1,507,635	-5,025,450	-9,128,450	-6,817,450	-6,037,450	-5,331,450
40	-1,553,591	-5,178,638	-9,281,638	-6,970,638	-6,190,638	-5,484,638
50	-1,576,569	-5,255,231	-9,358,231	-7,047,231	-6,267,231	-5,561,231
80	-1,645,503	-5,485,012	-9,588,012	-7,277,012	-6,497,012	-5,791,012
100	-1,691,459	-5,638,197	-9,741,197	-7,430,197	-6,650,197	-5,944,197
120	-1,737,415	-5,791,382	-9,894,382	-7,583,382	-6,803,382	-6,097,382
140	-1,783,371	-5,944,570	-10,047,570	-7,736,570	-6,956,570	-6,250,570
150	-1,806,349	-6,021,163	-10,124,163	-7,813,163	-7,033,163	-6,327,163
180	-1,875,283	-6,250,943	-10,353,943	-8,042,943	-7,262,943	-6,556,943
200	-1,921,239	-6,404,129	-10,507,129	-8,196,129	-7,416,129	-6,710,129
210	-1,944,216	-6,480,721	-10,583,721	-8,272,721	-7,492,721	-6,786,721
220	-1,967,195	-6,557,317	-10,660,317	-8,349,317	-7,569,317	-6,863,317
230	-1,990,173	-6,633,909	-10,736,909	-8,425,909	-7,645,909	-6,939,909
240	-2,013,151	-6,710,502	-10,813,502	-8,502,502	-7,722,502	-7,016,502
250	-2,036,128	-6,787,094	-10,890,094	-8,579,094	-7,799,094	-7,093,094

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,008,746	-3,362,486	-7,465,486	-5,154,486	-4,374,486	-3,668,486
20	-1,054,702	-3,515,674	-7,618,674	-5,307,674	-4,527,674	-3,821,674
40	-1,100,658	-3,668,859	-7,771,859	-5,460,859	-4,680,859	-3,974,859
50	-1,123,636	-3,745,452	-7,848,452	-5,537,452	-4,757,452	-4,051,452
80	-1,192,570	-3,975,233	-8,078,233	-5,767,233	-4,987,233	-4,281,233
100	-1,238,526	-4,128,421	-8,231,421	-5,920,421	-5,140,421	-4,434,421
120	-1,284,482	-4,281,606	-8,384,606	-6,073,606	-5,293,606	-4,587,606
140	-1,330,437	-4,434,791	-8,537,791	-6,226,791	-5,446,791	-4,740,791
150	-1,353,416	-4,511,387	-8,614,387	-6,303,387	-5,523,387	-4,817,387
180	-1,422,349	-4,741,164	-8,844,164	-6,533,164	-5,753,164	-5,047,164
200	-1,468,306	-4,894,353	-8,997,353	-6,686,353	-5,906,353	-5,200,353
210	-1,491,284	-4,970,945	-9,073,945	-6,762,945	-5,982,945	-5,276,945
220	-1,514,261	-5,047,538	-9,150,538	-6,839,538	-6,059,538	-5,353,538
230	-1,537,239	-5,124,130	-9,227,130	-6,916,130	-6,136,130	-5,430,130
240	-1,560,218	-5,200,726	-9,303,726	-6,992,726	-6,212,726	-5,506,726
250	-1,583,196	-5,277,319	-9,380,319	-7,069,319	-6,289,319	-5,583,319

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1 Offices higher £4,103,000	BLV2 Offices lower £1,792,000	BLV3 Industrial £1,012,000	BLV4 Inst/Comty/Resi £306,000
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Site type 8

Flats and Houses
No of units 100 units
Density: 100 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,614.430	-1,614.430	-5,717.430	-3,406.430	-2,626.430	-1,920.430
20	-1,699.720	-1,699.720	-5,798.720	-3,487.720	-2,707.720	-2,001.720
40	-1,777.010	-1,777.010	-5,880.010	-3,569.010	-2,789.010	-2,083.010
50	-1,817.654	-1,817.654	-5,920.654	-3,609.654	-2,829.654	-2,123.654
80	-1,939.588	-1,939.588	-6,042.588	-3,731.588	-2,951.588	-2,245.588
100	-2,020.878	-2,020.878	-6,123.878	-3,812.878	-3,032.878	-2,326.878
120	-2,102.168	-2,102.168	-6,205.168	-3,894.168	-3,114.168	-2,408.168
140	-2,183.458	-2,183.458	-6,286.458	-3,975.458	-3,195.458	-2,489.458
150	-2,224.102	-2,224.102	-6,327.102	-4,016.102	-3,236.102	-2,530.102
180	-2,346.037	-2,346.037	-6,449.037	-4,138.037	-3,358.037	-2,652.037
200	-2,427.327	-2,427.327	-6,530.327	-4,219.327	-3,439.327	-2,733.327
210	-2,467.972	-2,467.972	-6,570.972	-4,259.972	-3,479.972	-2,773.972
220	-2,508.617	-2,508.617	-6,611.617	-4,300.617	-3,520.617	-2,814.617
230	-2,549.262	-2,549.262	-6,652.262	-4,341.262	-3,561.262	-2,855.262
240	-2,589.907	-2,589.907	-6,692.907	-4,381.907	-3,601.907	-2,895.907
250	-2,630.551	-2,630.551	-6,733.551	-4,422.551	-3,642.551	-2,936.551

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-984.792	-984.792	-5,087.792	-2,776.792	-1,996.792	-1,290.792
20	-1,066.081	-1,066.081	-5,169.081	-2,858.081	-2,078.081	-1,372.081
40	-1,147.371	-1,147.371	-5,250.371	-2,939.371	-2,159.371	-1,453.371
50	-1,188.017	-1,188.017	-5,291.017	-2,980.017	-2,200.017	-1,494.017
80	-1,309.951	-1,309.951	-5,412.951	-3,101.951	-2,321.951	-1,615.951
100	-1,391.241	-1,391.241	-5,494.241	-3,183.241	-2,403.241	-1,697.241
120	-1,472.531	-1,472.531	-5,575.531	-3,264.531	-2,484.531	-1,778.531
140	-1,553.821	-1,553.821	-5,656.821	-3,345.821	-2,565.821	-1,859.821
150	-1,594.465	-1,594.465	-5,697.465	-3,386.465	-2,606.465	-1,900.465
180	-1,716.399	-1,716.399	-5,819.399	-3,508.399	-2,728.399	-2,022.399
200	-1,797.689	-1,797.689	-5,900.689	-3,589.689	-2,809.689	-2,103.689
210	-1,838.334	-1,838.334	-5,941.334	-3,630.334	-2,850.334	-2,144.334
220	-1,878.979	-1,878.979	-5,981.979	-3,670.979	-2,890.979	-2,184.979
230	-1,919.624	-1,919.624	-6,022.624	-3,711.624	-2,931.624	-2,225.624
240	-1,960.269	-1,960.269	-6,063.269	-3,752.269	-2,972.269	-2,266.269
250	-2,000.913	-2,000.913	-6,103.913	-3,792.913	-3,012.913	-2,306.913

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-352.226	-352.226	-4,455.226	-2,144.226	-1,364.226	-658.226
20	-433.515	-433.515	-4,536.515	-2,225.515	-1,445.515	-739.515
40	-514.805	-514.805	-4,617.805	-2,306.805	-1,526.805	-820.805
50	-555.450	-555.450	-4,658.450	-2,347.450	-1,567.450	-861.450
80	-677.385	-677.385	-4,780.385	-2,469.385	-1,689.385	-983.385
100	-758.675	-758.675	-4,861.675	-2,550.675	-1,770.675	-1,064.675
120	-839.964	-839.964	-4,942.964	-2,631.964	-1,851.964	-1,145.964
140	-921.253	-921.253	-5,024.253	-2,713.253	-1,933.253	-1,227.253
150	-961.899	-961.899	-5,064.899	-2,753.899	-1,973.899	-1,267.899
180	-1,083.833	-1,083.833	-5,186.833	-2,875.833	-2,095.833	-1,389.833
200	-1,165.123	-1,165.123	-5,268.123	-2,957.123	-2,177.123	-1,471.123
210	-1,205.768	-1,205.768	-5,308.768	-2,997.768	-2,217.768	-1,511.768
220	-1,246.413	-1,246.413	-5,349.413	-3,038.413	-2,258.413	-1,552.413
230	-1,287.057	-1,287.057	-5,390.057	-3,079.057	-2,299.057	-1,593.057
240	-1,327.703	-1,327.703	-5,430.703	-3,119.703	-2,339.703	-1,633.703
250	-1,368.347	-1,368.347	-5,471.347	-3,160.347	-2,380.347	-1,674.347

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-38,871	-38,871	-4,141,871	-1,830,871	-1,050,871	-344,871
20	-120,161	-120,161	-4,223,161	-1,912,161	-1,132,161	-426,161
40	-201,450	-201,450	-4,304,450	-1,993,450	-1,213,450	-507,450
50	-242,095	-242,095	-4,345,095	-2,034,095	-1,254,095	-548,095
80	-364,030	-364,030	-4,467,030	-2,156,030	-1,376,030	-670,030
100	-445,320	-445,320	-4,548,320	-2,237,320	-1,457,320	-751,320
120	-526,609	-526,609	-4,629,609	-2,318,609	-1,538,609	-832,609
140	-607,899	-607,899	-4,710,899	-2,399,899	-1,619,899	-913,899
150	-648,544	-648,544	-4,751,544	-2,440,544	-1,660,544	-954,544
180	-770,479	-770,479	-4,873,479	-2,562,479	-1,782,479	-1,076,479
200	-851,769	-851,769	-4,954,769	-2,643,769	-1,863,769	-1,157,769
210	-892,413	-892,413	-4,995,413	-2,684,413	-1,904,413	-1,198,413
220	-933,059	-933,059	-5,036,059	-2,725,059	-1,945,059	-1,239,059
230	-973,703	-973,703	-5,076,703	-2,765,703	-1,985,703	-1,279,703
240	-1,014,347	-1,014,347	-5,117,347	-2,806,347	-2,026,347	-1,320,347
250	-1,054,993	-1,054,993	-5,157,993	-2,846,993	-2,066,993	-1,360,993

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	117,352	117,352	-3,985,648	-1,674,648	-894,648	-188,648
20	37,370	37,370	-4,065,630	-1,754,630	-974,630	-268,630
40	-43,308	-43,308	-4,146,308	-1,835,308	-1,055,308	-349,308
50	-83,954	-83,954	-4,186,954	-1,875,954	-1,095,954	-389,954
80	-205,888	-205,888	-4,308,888	-1,997,888	-1,217,888	-511,888
100	-287,178	-287,178	-4,390,178	-2,079,178	-1,299,178	-593,178
120	-368,468	-368,468	-4,471,468	-2,160,468	-1,380,468	-674,468
140	-449,758	-449,758	-4,552,758	-2,241,758	-1,461,758	-755,758
150	-490,402	-490,402	-4,593,402	-2,282,402	-1,502,402	-796,402
180	-612,337	-612,337	-4,715,337	-2,404,337	-1,624,337	-918,337
200	-693,627	-693,627	-4,796,627	-2,485,627	-1,705,627	-999,627
210	-734,272	-734,272	-4,837,272	-2,526,272	-1,746,272	-1,040,272
220	-774,917	-774,917	-4,877,917	-2,566,917	-1,786,917	-1,080,917
230	-815,561	-815,561	-4,918,561	-2,607,561	-1,827,561	-1,121,561
240	-856,206	-856,206	-4,959,206	-2,648,206	-1,868,206	-1,162,206
250	-896,851	-896,851	-4,999,851	-2,688,851	-1,908,851	-1,202,851

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	888,405	888,405	-3,214,595	-903,595	-123,595	582,405
20	809,710	809,710	-3,293,290	-982,290	-202,290	503,710
40	731,016	731,016	-3,371,984	-1,060,984	-280,984	425,016
50	691,668	691,668	-3,411,332	-1,100,332	-320,332	385,668
80	572,527	572,527	-3,530,473	-1,219,473	-439,473	266,527
100	492,545	492,545	-3,610,455	-1,299,455	-519,455	186,545
120	412,564	412,564	-3,690,436	-1,379,436	-599,436	106,564
140	332,583	332,583	-3,770,417	-1,459,417	-679,417	26,583
150	292,592	292,592	-3,810,408	-1,499,408	-719,408	-13,408
180	172,619	172,619	-3,930,381	-1,619,381	-839,381	-133,381
200	92,637	92,637	-4,010,363	-1,699,363	-919,363	-213,363
210	52,646	52,646	-4,050,354	-1,739,354	-959,354	-253,354
220	12,656	12,656	-4,090,344	-1,779,344	-999,344	-293,344
230	-27,782	-27,782	-4,130,782	-1,819,782	-1,039,782	-333,782
240	-68,427	-68,427	-4,171,427	-1,860,427	-1,080,427	-374,427
250	-109,071	-109,071	-4,212,071	-1,901,071	-1,121,071	-415,071

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,345,434	1,345,434	-2,757,566	-446,566	333,434	1,039,434
20	1,266,739	1,266,739	-2,836,261	-525,261	254,739	960,739
40	1,188,045	1,188,045	-2,914,955	-603,955	176,045	882,045
50	1,148,697	1,148,697	-2,954,303	-643,303	136,697	842,697
80	1,030,655	1,030,655	-3,072,345	-761,345	18,655	724,655
100	951,961	951,961	-3,151,039	-840,039	-60,039	645,961
120	873,266	873,266	-3,229,734	-918,734	-138,734	567,266
140	794,571	794,571	-3,308,429	-997,429	-217,429	488,571
150	755,224	755,224	-3,347,776	-1,036,776	-256,776	449,224
180	636,528	636,528	-3,466,472	-1,155,472	-375,472	330,528
200	556,546	556,546	-3,546,454	-1,235,454	-455,454	250,546
210	516,555	516,555	-3,586,445	-1,275,445	-495,445	210,555
220	476,564	476,564	-3,626,436	-1,315,436	-535,436	170,564
230	436,574	436,574	-3,666,426	-1,355,426	-575,426	130,574
240	396,583	396,583	-3,706,417	-1,395,417	-615,417	90,583
250	356,592	356,592	-3,746,408	-1,435,408	-655,408	50,592

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,098,854	2,098,854	-2,004,146	306,854	1,086,854	1,792,854
20	2,021,426	2,021,426	-2,081,574	229,426	1,009,426	1,715,426
40	1,943,998	1,943,998	-2,159,002	151,998	931,998	1,637,998
50	1,905,284	1,905,284	-2,197,716	113,284	893,284	1,599,284
80	1,789,142	1,789,142	-2,313,858	-2,858	777,142	1,483,142
100	1,711,713	1,711,713	-2,391,287	-80,287	699,713	1,405,713
120	1,634,285	1,634,285	-2,468,715	-157,715	622,285	1,328,285
140	1,556,857	1,556,857	-2,546,143	-235,143	544,857	1,250,857
150	1,518,142	1,518,142	-2,584,858	-273,858	506,142	1,212,142
180	1,400,790	1,400,790	-2,702,210	-391,210	388,790	1,094,790
200	1,322,096	1,322,096	-2,780,904	-469,904	310,096	1,016,096
210	1,282,749	1,282,749	-2,820,251	-509,251	270,749	976,749
220	1,243,401	1,243,401	-2,859,599	-548,599	231,401	937,401
230	1,204,054	1,204,054	-2,898,946	-587,946	192,054	898,054
240	1,164,707	1,164,707	-2,938,293	-627,293	152,707	858,707
250	1,125,359	1,125,359	-2,977,641	-666,641	113,359	819,359

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-684,151	-342,076	-4,445,076	-2,134,076	-1,354,076	-648,076
20	-831,078	-415,539	-4,518,539	-2,207,539	-1,427,539	-721,539
40	-978,004	-489,002	-4,592,002	-2,281,002	-1,501,002	-795,002
50	-1,051,468	-525,734	-4,628,734	-2,317,734	-1,537,734	-831,734
80	-1,271,858	-635,929	-4,738,929	-2,427,929	-1,647,929	-941,929
100	-1,418,785	-709,392	-4,812,392	-2,501,392	-1,721,392	-1,015,392
120	-1,565,711	-782,855	-4,885,855	-2,574,855	-1,794,855	-1,088,855
140	-1,712,638	-856,319	-4,959,319	-2,648,319	-1,868,319	-1,162,319
150	-1,786,101	-893,051	-4,996,051	-2,685,051	-1,905,051	-1,199,051
180	-2,006,491	-1,003,246	-5,106,246	-2,795,246	-2,015,246	-1,309,246
200	-2,153,418	-1,076,709	-5,179,709	-2,868,709	-2,088,709	-1,382,709
210	-2,226,881	-1,113,440	-5,216,440	-2,905,440	-2,125,440	-1,419,440
220	-2,300,344	-1,150,172	-5,253,172	-2,942,172	-2,162,172	-1,456,172
230	-2,373,808	-1,186,904	-5,289,904	-2,978,904	-2,198,904	-1,492,904
240	-2,447,271	-1,223,636	-5,326,636	-3,015,636	-2,235,636	-1,529,636
250	-2,520,735	-1,260,368	-5,363,368	-3,052,368	-2,272,368	-1,566,368

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	405,272	202,636	-3,900,364	-1,589,364	-809,364	-103,364
20	260,709	130,355	-3,972,645	-1,661,645	-881,645	-175,645
40	116,147	58,074	-4,044,926	-1,733,926	-953,926	-247,926
50	43,866	21,933	-4,081,067	-1,770,067	-990,067	-284,067
80	-178,806	-87,903	-4,190,903	-1,879,903	-1,099,903	-393,903
100	-322,734	-161,367	-4,264,367	-1,953,367	-1,173,367	-467,367
120	-469,660	-234,830	-4,337,830	-2,026,830	-1,246,830	-540,830
140	-616,587	-308,293	-4,411,293	-2,100,293	-1,320,293	-614,293
150	-690,050	-345,025	-4,448,025	-2,137,025	-1,357,025	-651,025
180	-910,440	-455,220	-4,558,220	-2,247,220	-1,467,220	-761,220
200	-1,057,367	-528,684	-4,631,684	-2,320,684	-1,540,684	-834,684
210	-1,130,831	-565,415	-4,668,415	-2,357,415	-1,577,415	-871,415
220	-1,204,293	-602,147	-4,705,147	-2,394,147	-1,614,147	-908,147
230	-1,277,757	-638,878	-4,741,878	-2,430,878	-1,650,878	-944,878
240	-1,351,220	-675,610	-4,778,610	-2,467,610	-1,687,610	-981,610
250	-1,424,684	-712,342	-4,815,342	-2,504,342	-1,724,342	-1,018,342

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,470,811	735,405	-3,367,595	-1,056,595	-276,595	429,405
20	1,330,863	665,431	-3,437,569	-1,126,569	-346,569	359,431
40	1,190,205	595,102	-3,507,898	-1,196,898	-416,898	289,102
50	1,119,087	559,544	-3,543,456	-1,232,456	-452,456	253,544
80	905,733	452,866	-3,650,134	-1,339,134	-559,134	146,866
100	763,497	381,748	-3,721,252	-1,410,252	-630,252	75,748
120	621,260	310,630	-3,792,370	-1,481,370	-701,370	4,630
140	476,765	238,382	-3,864,618	-1,553,618	-773,618	-67,618
150	404,484	202,242	-3,900,758	-1,589,758	-809,758	-103,758
180	187,640	93,820	-4,009,180	-1,698,180	-918,180	-212,180
200	43,078	21,539	-4,081,461	-1,770,461	-990,461	-284,461
210	-29,681	-14,840	-4,117,840	-1,806,840	-1,026,840	-320,840
220	-103,144	-51,572	-4,154,572	-1,843,572	-1,063,572	-357,572
230	-176,608	-88,304	-4,191,304	-1,880,304	-1,100,304	-394,304
240	-250,071	-125,036	-4,228,036	-1,917,036	-1,137,036	-431,036
250	-323,535	-161,767	-4,264,767	-1,953,767	-1,173,767	-467,767

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,990,788	995,394	-3,107,606	-796,606	-16,606	689,394
20	1,851,758	925,879	-3,177,121	-866,121	-86,121	619,879
40	1,711,811	855,905	-3,247,095	-936,095	-156,095	549,905
50	1,641,837	820,918	-3,282,082	-971,082	-191,082	514,918
80	1,431,916	715,958	-3,387,042	-1,076,042	-296,042	409,958
100	1,291,969	645,985	-3,457,015	-1,146,015	-366,015	339,985
120	1,149,768	574,884	-3,528,116	-1,217,116	-437,116	268,884
140	1,007,532	503,766	-3,599,234	-1,288,234	-508,234	197,766
150	936,415	468,207	-3,634,793	-1,323,793	-543,793	162,207
180	723,060	361,530	-3,741,470	-1,430,470	-650,470	55,530
200	579,777	289,888	-3,813,112	-1,502,112	-722,112	-16,112
210	507,495	253,748	-3,849,252	-1,538,252	-758,252	-52,252
220	435,214	217,607	-3,885,393	-1,574,393	-794,393	-88,393
230	362,933	181,467	-3,921,533	-1,610,533	-830,533	-124,533
240	290,651	145,326	-3,957,674	-1,646,674	-866,674	-160,674
250	218,371	109,185	-3,993,815	-1,682,815	-902,815	-196,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,250,114	1,125,057	-2,977,943	-666,943	113,057	819,057
20	2,112,419	1,056,209	-3,046,791	-735,791	44,209	750,209
40	1,974,692	987,346	-3,115,654	-804,654	-24,654	681,346
50	1,904,718	952,359	-3,150,641	-839,641	-59,641	646,359
80	1,694,797	847,399	-3,255,601	-944,601	-164,601	541,399
100	1,554,851	777,425	-3,325,575	-1,014,575	-234,575	471,425
120	1,414,904	707,452	-3,395,548	-1,084,548	-304,548	401,452
140	1,274,257	637,128	-3,465,872	-1,154,872	-374,872	331,128
150	1,203,138	601,569	-3,501,431	-1,190,431	-410,431	295,569
180	989,784	494,892	-3,608,108	-1,297,108	-517,108	188,892
200	847,549	423,774	-3,679,226	-1,368,226	-588,226	117,774
210	776,430	388,215	-3,714,785	-1,403,785	-623,785	82,215
220	705,312	352,656	-3,750,344	-1,439,344	-659,344	46,656
230	633,790	316,895	-3,786,105	-1,475,105	-695,105	10,895
240	561,509	280,754	-3,822,246	-1,511,246	-731,246	-25,246
250	489,228	244,614	-3,858,386	-1,547,386	-767,386	-61,386

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£230

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,531,839	1,765,920	-2,337,080	-26,080	753,920	1,459,920
20	3,396,359	1,698,180	-2,404,820	-93,820	686,180	1,392,180
40	3,260,880	1,630,440	-2,472,560	-161,560	618,440	1,324,440
50	3,193,141	1,596,570	-2,506,430	-195,430	584,570	1,290,570
80	2,989,921	1,494,961	-2,608,039	-297,039	482,961	1,188,961
100	2,853,467	1,426,733	-2,676,267	-365,267	414,733	1,120,733
120	2,715,771	1,357,886	-2,745,114	-434,114	345,886	1,051,886
140	2,578,076	1,289,038	-2,813,962	-502,962	277,038	983,038
150	2,509,228	1,254,614	-2,848,386	-537,386	242,614	948,614
180	2,302,686	1,151,343	-2,951,657	-640,657	139,343	845,343
200	2,164,654	1,082,327	-3,020,673	-709,673	70,327	776,327
210	2,094,680	1,047,340	-3,055,660	-744,660	35,340	741,340
220	2,024,707	1,012,354	-3,090,646	-779,646	354	706,354
230	1,954,733	977,367	-3,125,633	-814,633	-34,633	671,367
240	1,884,759	942,380	-3,160,620	-849,620	-69,620	636,380
250	1,814,787	907,393	-3,195,607	-884,607	-104,607	601,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,288,107	2,144,053	-1,958,947	352,053	1,132,053	1,838,053
20	4,154,808	2,077,404	-2,025,596	285,404	1,065,404	1,771,404
40	4,021,509	2,010,754	-2,092,246	218,754	998,754	1,704,754
50	3,954,859	1,977,430	-2,125,570	185,430	965,430	1,671,430
80	3,753,339	1,876,669	-2,226,331	84,669	864,669	1,570,669
100	3,617,859	1,808,929	-2,294,071	16,929	796,929	1,502,929
120	3,482,380	1,741,190	-2,361,810	-50,810	729,190	1,435,190
140	3,346,901	1,673,450	-2,429,550	-118,550	661,450	1,367,450
150	3,279,160	1,639,580	-2,463,420	-152,420	627,580	1,333,580
180	3,075,862	1,537,931	-2,565,069	-254,069	525,931	1,231,931
200	2,938,167	1,469,083	-2,633,917	-322,917	457,083	1,163,083
210	2,869,319	1,434,660	-2,668,340	-357,340	422,660	1,128,660
220	2,800,472	1,400,236	-2,702,764	-391,764	388,236	1,094,236
230	2,731,624	1,365,812	-2,737,188	-426,188	353,812	1,059,812
240	2,662,776	1,331,388	-2,771,612	-460,612	319,388	1,025,388
250	2,593,929	1,296,964	-2,806,036	-495,036	284,964	990,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,540,507	2,770,253	-1,332,747	978,253	1,758,253	2,464,253
20	5,409,352	2,704,676	-1,398,324	912,676	1,692,676	2,398,676
40	5,278,198	2,639,099	-1,463,901	847,099	1,627,099	2,333,099
50	5,212,621	2,606,311	-1,496,689	814,311	1,594,311	2,300,311
80	5,015,510	2,507,755	-1,595,245	715,755	1,495,755	2,201,755
100	4,882,212	2,441,106	-1,661,894	649,106	1,429,106	2,135,106
120	4,748,912	2,374,456	-1,728,544	582,456	1,362,456	2,068,456
140	4,615,613	2,307,807	-1,795,193	515,807	1,295,807	2,001,807
150	4,548,963	2,274,482	-1,828,518	482,482	1,262,482	1,968,482
180	4,349,014	2,174,507	-1,928,493	382,507	1,162,507	1,868,507
200	4,215,716	2,107,858	-1,995,142	315,858	1,095,858	1,801,858
210	4,148,245	2,074,123	-2,028,877	282,123	1,062,123	1,768,123
220	4,080,506	2,040,253	-2,062,747	248,253	1,028,253	1,734,253
230	4,012,765	2,006,383	-2,096,617	214,383	994,383	1,700,383
240	3,945,026	1,972,513	-2,130,487	180,513	960,513	1,666,513
250	3,877,286	1,938,643	-2,164,357	146,643	926,643	1,632,643

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary
CIL Test - 10% AH, Social Rent, CSH4

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

Site type T1 - 4 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	20
Area 2	#N/A	#N/A	#N/A	180
Area 3	#N/A	#N/A	40	250
Area 4	#N/A	#N/A	120	250
Area 5	#N/A	#N/A	150	250
Area 6	#N/A	20	250	250
Area 7	#N/A	150	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	0	100
Area 7	#N/A	0	120	230
Area 8	#N/A	210	250	250

Site type T3 - 12 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	0
Area 2	#N/A	#N/A	#N/A	180
Area 3	#N/A	#N/A	80	250
Area 4	#N/A	#N/A	150	250
Area 5	#N/A	#N/A	200	250
Area 6	#N/A	100	250	250
Area 7	#N/A	230	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	40
Area 7	#N/A	#N/A	50	150
Area 8	#N/A	120	250	250

Site type T5 - 20 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	100
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	20	180	250
Area 5	#N/A	50	230	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	80	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	0
Area 3	#N/A	#N/A	#N/A	150
Area 4	#N/A	#N/A	50	230
Area 5	#N/A	#N/A	80	250
Area 6	#N/A	80	250	250
Area 7	#N/A	210	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	20
Area 7	#N/A	#N/A	#N/A	150
Area 8	#N/A	0	180	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	50
Area 5	#N/A	#N/A	#N/A	80
Area 6	#N/A	#N/A	100	250
Area 7	#N/A	0	200	250
Area 8	#N/A	180	250	250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,049	371,653	-3,731,347	-1,420,347	-640,347	65,653
20	39,682	327,380	-3,775,620	-1,464,620	-684,620	21,380
40	34,315	283,099	-3,819,901	-1,508,901	-728,901	-22,901
50	31,631	260,958	-3,842,042	-1,531,042	-751,042	-45,042
80	23,581	194,544	-3,908,456	-1,597,456	-817,456	-111,456
100	18,215	150,271	-3,952,729	-1,641,729	-861,729	-155,729
120	12,847	105,990	-3,997,010	-1,686,010	-906,010	-200,010
140	7,480	61,708	-4,041,292	-1,730,292	-950,292	-244,292
150	4,797	39,576	-4,063,424	-1,752,424	-972,424	-266,424
180	-3,307	-27,279	-4,130,279	-1,819,279	-1,039,279	-333,279
200	-8,762	-72,288	-4,175,288	-1,864,288	-1,084,288	-378,288
210	-11,489	-94,788	-4,197,788	-1,886,788	-1,106,788	-400,788
220	-14,217	-117,289	-4,220,289	-1,909,289	-1,129,289	-423,289
230	-16,944	-139,789	-4,242,789	-1,931,789	-1,151,789	-445,789
240	-19,671	-162,289	-4,265,289	-1,954,289	-1,174,289	-468,289
250	-22,399	-184,790	-4,287,790	-1,976,790	-1,196,790	-490,790

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£89,822	741,028	-3,361,972	-1,050,972	-270,972	435,028
20	84,454	696,747	-3,406,253	-1,095,253	-315,253	390,747
40	79,088	652,474	-3,450,526	-1,139,526	-359,526	346,474
50	76,404	630,333	-3,472,667	-1,161,667	-381,667	324,333
80	68,353	563,911	-3,539,089	-1,228,089	-448,089	257,911
100	62,986	519,638	-3,583,362	-1,272,362	-492,362	213,638
120	57,619	475,356	-3,627,644	-1,316,644	-536,644	169,356
140	52,253	431,083	-3,671,917	-1,360,917	-580,917	125,083
150	49,569	408,943	-3,694,057	-1,383,057	-603,057	102,943
180	41,519	342,529	-3,760,471	-1,449,471	-669,471	36,529
200	36,151	298,247	-3,804,753	-1,493,753	-713,753	-7,753
210	33,467	276,107	-3,826,893	-1,515,893	-735,893	-29,893
220	30,785	253,974	-3,849,026	-1,538,026	-758,026	-52,026
230	28,101	231,834	-3,871,166	-1,560,166	-780,166	-74,166
240	25,417	209,693	-3,893,307	-1,582,307	-802,307	-96,307
250	22,734	187,552	-3,915,448	-1,604,448	-824,448	-118,448

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	134,801	1,112,111	-2,990,889	-679,889	100,111	806,111
20	129,435	1,067,838	-3,035,162	-724,162	55,838	761,838
40	124,067	1,023,557	-3,079,443	-768,443	11,557	717,557
50	121,384	1,001,416	-3,101,584	-790,584	-10,584	695,416
80	113,334	935,002	-3,167,998	-856,998	-76,998	629,002
100	107,966	890,721	-3,212,279	-901,279	-121,279	584,721
120	102,600	846,448	-3,256,552	-945,552	-165,552	540,448
140	97,232	802,167	-3,300,833	-989,833	-209,833	496,167
150	94,550	780,034	-3,322,966	-1,011,966	-231,966	474,034
180	86,498	713,612	-3,389,388	-1,078,388	-298,388	407,612
200	81,132	669,339	-3,433,661	-1,122,661	-342,661	363,339
210	78,448	647,198	-3,455,802	-1,144,802	-364,802	341,198
220	75,765	625,058	-3,477,942	-1,166,942	-386,942	319,058
230	73,081	602,917	-3,500,083	-1,189,083	-409,083	296,917
240	70,398	580,784	-3,522,216	-1,211,216	-431,216	274,784
250	67,714	558,644	-3,544,356	-1,233,356	-453,356	252,644

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£250

Site type 1

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	157,083	1,295,936	-2,807,064	-496,064	283,936	989,936
20	151,717	1,251,663	-2,851,337	-540,337	239,663	945,663
40	146,349	1,207,382	-2,895,618	-584,618	195,382	901,382
50	143,666	1,185,241	-2,917,759	-606,759	173,241	879,241
80	135,615	1,118,827	-2,984,173	-673,173	106,827	812,827
100	130,248	1,074,546	-3,028,454	-717,454	62,546	768,546
120	124,882	1,030,273	-3,072,727	-761,727	18,273	724,273
140	119,514	985,992	-3,117,008	-806,008	-26,008	679,992
150	116,831	963,859	-3,139,141	-828,141	-48,141	657,859
180	108,780	897,437	-3,205,563	-894,563	-114,563	591,437
200	103,414	853,164	-3,249,836	-938,836	-158,836	547,164
210	100,730	831,023	-3,271,977	-960,977	-180,977	525,023
220	98,046	808,883	-3,294,117	-983,117	-203,117	502,883
230	95,363	786,742	-3,316,258	-1,005,258	-225,258	480,742
240	92,680	764,610	-3,338,390	-1,027,390	-247,390	458,610
250	89,996	742,469	-3,360,531	-1,049,531	-269,531	436,469

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	168,329	1,388,711	-2,714,289	-403,289	376,711	1,082,711
20	162,961	1,344,430	-2,758,570	-447,570	332,430	1,038,430
40	157,595	1,300,157	-2,802,843	-491,843	288,157	994,157
50	154,911	1,278,016	-2,824,984	-513,984	266,016	972,016
80	146,861	1,211,602	-2,891,398	-580,398	199,602	905,602
100	141,493	1,167,321	-2,935,679	-624,679	155,321	861,321
120	136,127	1,123,048	-2,979,952	-668,952	111,048	817,048
140	130,760	1,078,767	-3,024,233	-713,233	66,767	772,767
150	128,076	1,056,626	-3,046,374	-735,374	44,626	750,626
180	120,026	990,212	-3,112,788	-801,788	-21,788	684,212
200	114,658	945,931	-3,157,069	-846,069	-66,069	639,931
210	111,976	923,798	-3,179,202	-868,202	-88,202	617,798
220	109,292	901,658	-3,201,342	-890,342	-110,342	595,658
230	106,608	879,517	-3,223,483	-912,483	-132,483	573,517
240	103,924	857,376	-3,245,624	-934,624	-154,624	551,376
250	101,241	835,235	-3,267,765	-956,765	-176,765	529,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	224,346	1,850,853	-2,252,147	58,853	838,853	1,544,853
20	218,978	1,806,572	-2,296,428	14,572	794,572	1,500,572
40	213,612	1,762,298	-2,340,702	-29,702	750,298	1,456,298
50	210,928	1,740,158	-2,362,842	-51,842	728,158	1,434,158
80	202,878	1,673,744	-2,429,256	-118,256	661,744	1,367,744
100	197,511	1,629,463	-2,473,537	-162,537	617,463	1,323,463
120	192,143	1,585,181	-2,517,819	-206,819	573,181	1,279,181
140	186,777	1,540,908	-2,562,092	-251,092	528,908	1,234,908
150	184,093	1,518,767	-2,584,233	-273,233	506,767	1,212,767
180	176,043	1,452,354	-2,650,646	-339,646	440,354	1,146,354
200	170,675	1,408,072	-2,694,928	-383,928	396,072	1,102,072
210	167,993	1,385,940	-2,717,060	-406,060	373,940	1,079,940
220	165,309	1,363,799	-2,739,201	-428,201	351,799	1,057,799
230	162,625	1,341,658	-2,761,342	-450,342	329,658	1,035,658
240	159,942	1,319,518	-2,783,482	-472,482	307,518	1,013,518
250	157,258	1,297,377	-2,805,623	-494,623	285,377	991,377

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	257,872	2,127,445	-1,975,555	335,445	1,115,445	1,821,445
20	252,506	2,083,172	-2,019,828	291,172	1,071,172	1,777,172
40	247,138	2,038,890	-2,064,110	246,890	1,026,890	1,732,890
50	244,455	2,016,758	-2,086,242	224,758	1,004,758	1,710,758
80	236,404	1,950,336	-2,152,664	158,336	938,336	1,644,336
100	231,038	1,906,063	-2,196,937	114,063	894,063	1,600,063
120	225,670	1,861,781	-2,241,219	69,781	849,781	1,555,781
140	220,304	1,817,508	-2,285,492	25,508	805,508	1,511,508
150	217,620	1,795,367	-2,307,633	3,367	783,367	1,489,367
180	209,570	1,728,954	-2,374,046	-63,046	716,954	1,422,954
200	204,203	1,684,672	-2,418,328	-107,328	672,672	1,378,672
210	201,519	1,662,532	-2,440,468	-129,468	650,532	1,356,532
220	198,835	1,640,391	-2,462,609	-151,609	628,391	1,334,391
230	196,153	1,618,258	-2,484,742	-173,742	606,258	1,312,258
240	193,469	1,596,118	-2,506,882	-195,882	584,118	1,290,118
250	190,785	1,573,977	-2,529,023	-218,023	561,977	1,267,977

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	313,889	2,589,586	-1,513,414	797,586	1,577,586	2,283,586
20	308,523	2,545,313	-1,557,687	753,313	1,533,313	2,239,313
40	303,155	2,501,032	-1,601,968	709,032	1,489,032	2,195,032
50	300,473	2,478,899	-1,624,101	686,899	1,466,899	2,172,899
80	292,421	2,412,477	-1,690,523	620,477	1,400,477	2,106,477
100	287,055	2,368,204	-1,734,796	576,204	1,356,204	2,062,204
120	281,688	2,323,923	-1,779,077	531,923	1,311,923	2,017,923
140	276,321	2,279,650	-1,823,350	487,650	1,267,650	1,973,650
150	273,637	2,257,509	-1,845,491	465,509	1,245,509	1,951,509
180	265,587	2,191,095	-1,911,905	399,095	1,179,095	1,885,095
200	260,220	2,146,814	-1,956,186	354,814	1,134,814	1,840,814
210	257,536	2,124,673	-1,978,327	332,673	1,112,673	1,818,673
220	254,852	2,102,532	-2,000,468	310,532	1,090,532	1,796,532
230	252,170	2,080,400	-2,022,600	288,400	1,068,400	1,774,400
240	249,486	2,058,259	-2,044,741	266,259	1,046,259	1,752,259
250	246,802	2,036,119	-2,066,881	244,119	1,024,119	1,730,119

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-167,542	-3,350,830	-7,453,830	-5,142,830	-4,362,830	-3,656,830
20	-174,367	-3,487,344	-7,590,344	-5,279,344	-4,499,344	-3,793,344
40	-181,193	-3,623,857	-7,726,857	-5,415,857	-4,635,857	-3,929,857
50	-184,606	-3,692,114	-7,795,114	-5,484,114	-4,704,114	-3,998,114
80	-194,843	-3,896,865	-7,999,865	-5,698,865	-4,908,865	-4,202,865
100	-201,669	-4,033,378	-8,136,378	-5,825,378	-5,045,378	-4,339,378
120	-208,495	-4,169,892	-8,272,892	-5,961,892	-5,181,892	-4,475,892
140	-215,320	-4,306,405	-8,409,405	-6,098,405	-5,318,405	-4,612,405
150	-218,732	-4,374,642	-8,477,642	-6,166,642	-5,386,642	-4,680,642
180	-228,971	-4,579,413	-8,682,413	-6,371,413	-5,591,413	-4,885,413
200	-235,796	-4,715,926	-8,818,926	-6,507,926	-5,727,926	-5,021,926
210	-239,209	-4,784,183	-8,887,183	-6,576,183	-5,796,183	-5,090,183
220	-242,622	-4,852,440	-8,955,440	-6,644,440	-5,864,440	-5,158,440
230	-246,034	-4,920,697	-9,023,697	-6,712,697	-5,932,697	-5,226,697
240	-249,447	-4,988,954	-9,091,954	-6,780,954	-6,000,954	-5,294,954
250	-252,860	-5,057,210	-9,160,210	-6,849,210	-6,069,210	-5,363,210

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-112,393	-2,247,860	-6,350,860	-4,039,860	-3,259,860	-2,553,860
20	-119,219	-2,384,374	-6,487,374	-4,176,374	-3,396,374	-2,690,374
40	-126,043	-2,520,888	-6,623,888	-4,312,888	-3,532,888	-2,826,888
50	-129,456	-2,589,124	-6,692,124	-4,381,124	-3,601,124	-2,895,124
80	-139,695	-2,793,895	-6,896,895	-4,585,895	-3,805,895	-3,099,895
100	-146,520	-2,930,409	-7,033,409	-4,722,409	-3,942,409	-3,236,409
120	-153,345	-3,066,922	-7,169,922	-4,858,922	-4,078,922	-3,372,922
140	-160,171	-3,203,436	-7,306,436	-4,995,436	-4,215,436	-3,509,436
150	-163,584	-3,271,673	-7,374,673	-5,063,673	-4,283,673	-3,577,673
180	-173,822	-3,476,443	-7,579,443	-5,268,443	-4,488,443	-3,782,443
200	-180,647	-3,612,957	-7,715,957	-5,404,957	-4,624,957	-3,918,957
210	-184,060	-3,681,193	-7,784,193	-5,473,193	-4,693,193	-3,987,193
220	-187,473	-3,749,430	-7,852,430	-5,541,430	-4,761,430	-4,055,430
230	-190,885	-3,817,667	-7,920,667	-5,609,667	-4,829,667	-4,123,667
240	-194,298	-3,885,904	-7,988,904	-5,677,904	-4,897,904	-4,191,904
250	-197,711	-3,954,141	-8,057,141	-5,746,141	-4,966,141	-4,260,141

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-56,987	-1,139,745	-5,242,745	-2,931,745	-2,151,745	-1,445,745
20	-63,813	-1,276,258	-5,379,258	-3,068,258	-2,288,258	-1,582,258
40	-70,639	-1,412,772	-5,515,772	-3,204,772	-2,424,772	-1,718,772
50	-74,051	-1,481,029	-5,584,029	-3,273,029	-2,493,029	-1,787,029
80	-84,289	-1,685,779	-5,788,779	-3,477,779	-2,697,779	-1,991,779
100	-91,115	-1,822,293	-5,925,293	-3,614,293	-2,834,293	-2,128,293
120	-97,940	-1,958,806	-6,061,806	-3,750,806	-2,970,806	-2,264,806
140	-104,765	-2,095,320	-6,198,320	-3,887,320	-3,107,320	-2,401,320
150	-108,178	-2,163,557	-6,266,557	-3,955,557	-3,175,557	-2,469,557
180	-118,416	-2,368,327	-6,471,327	-4,160,327	-3,380,327	-2,674,327
200	-125,242	-2,504,841	-6,607,841	-4,296,841	-3,516,841	-2,810,841
210	-128,655	-2,573,078	-6,676,078	-4,365,078	-3,585,078	-2,879,078
220	-132,067	-2,641,315	-6,744,315	-4,433,315	-3,653,315	-2,947,315
230	-135,480	-2,709,551	-6,812,551	-4,501,551	-3,721,551	-3,015,551
240	-138,892	-2,777,788	-6,880,788	-4,569,788	-3,789,788	-3,083,788
250	-142,305	-2,846,025	-6,949,025	-4,638,025	-3,858,025	-3,152,025

Maximum CIL rates (per square metre)

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

Site type 2

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,541	-590,823	-4,693,823	-2,382,823	-1,602,823	-896,823
20	-36,367	-727,336	-4,830,336	-2,519,336	-1,739,336	-1,033,336
40	-43,193	-863,850	-4,966,850	-2,655,850	-1,875,850	-1,169,850
50	-46,604	-932,087	-5,035,087	-2,724,087	-1,944,087	-1,238,087
80	-56,843	-1,136,857	-5,239,857	-2,928,857	-2,148,857	-1,442,857
100	-63,669	-1,273,371	-5,376,371	-3,065,371	-2,285,371	-1,579,371
120	-70,494	-1,409,885	-5,512,885	-3,201,885	-2,421,885	-1,715,885
140	-77,319	-1,546,378	-5,649,378	-3,338,378	-2,558,378	-1,852,378
150	-80,732	-1,614,635	-5,717,635	-3,406,635	-2,626,635	-1,920,635
180	-90,970	-1,819,405	-5,922,405	-3,611,405	-2,831,405	-2,125,405
200	-97,796	-1,955,919	-6,058,919	-3,747,919	-2,967,919	-2,261,919
210	-101,208	-2,024,156	-6,127,156	-3,816,156	-3,036,156	-2,330,156
220	-104,621	-2,092,413	-6,195,413	-3,884,413	-3,104,413	-2,398,413
230	-108,033	-2,160,669	-6,263,669	-3,952,669	-3,172,669	-2,466,669
240	-111,446	-2,228,926	-6,331,926	-4,020,926	-3,240,926	-2,534,926
250	-114,859	-2,297,183	-6,400,183	-4,089,183	-3,309,183	-2,603,183

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,690	-313,799	-4,416,799	-2,105,799	-1,325,799	-619,799
20	-22,516	-450,313	-4,553,313	-2,242,313	-1,462,313	-756,313
40	-29,340	-586,806	-4,689,806	-2,378,806	-1,598,806	-892,806
50	-32,753	-655,063	-4,758,063	-2,447,063	-1,667,063	-961,063
80	-42,992	-859,833	-4,962,833	-2,651,833	-1,871,833	-1,165,833
100	-49,817	-996,347	-5,099,347	-2,788,347	-2,008,347	-1,302,347
120	-56,642	-1,132,841	-5,235,841	-2,924,841	-2,144,841	-1,438,841
140	-63,468	-1,269,354	-5,372,354	-3,061,354	-2,281,354	-1,575,354
150	-66,881	-1,337,611	-5,440,611	-3,129,611	-2,349,611	-1,643,611
180	-77,119	-1,542,381	-5,645,381	-3,334,381	-2,554,381	-1,848,381
200	-83,944	-1,678,875	-5,781,875	-3,470,875	-2,690,875	-1,984,875
210	-87,357	-1,747,132	-5,850,132	-3,539,132	-2,759,132	-2,053,132
220	-90,769	-1,815,389	-5,918,389	-3,607,389	-2,827,389	-2,121,389
230	-94,182	-1,883,646	-5,986,646	-3,675,646	-2,895,646	-2,189,646
240	-97,595	-1,951,902	-6,054,902	-3,743,902	-2,963,902	-2,257,902
250	-101,008	-2,020,159	-6,123,159	-3,812,159	-3,032,159	-2,326,159

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	52,452	1,049,041	-3,053,959	-742,959	37,041	743,041
20	45,737	914,739	-3,188,261	-877,261	-97,261	608,739
40	39,021	780,418	-3,322,582	-1,011,582	-231,582	474,418
50	35,663	713,267	-3,389,733	-1,078,733	-298,733	407,267
80	25,590	511,794	-3,591,206	-1,280,206	-500,206	205,794
100	18,875	377,493	-3,725,507	-1,414,507	-634,507	71,493
120	12,159	243,171	-3,859,829	-1,548,829	-768,829	-62,829
140	5,443	108,869	-3,994,131	-1,683,131	-903,131	-197,131
150	2,086	41,718	-4,061,282	-1,750,282	-970,282	-264,282
180	-8,118	-162,368	-4,265,368	-1,954,368	-1,174,368	-468,368
200	-14,944	-298,881	-4,401,881	-2,090,881	-1,310,881	-604,881
210	-18,357	-367,138	-4,470,138	-2,159,138	-1,379,138	-673,138
220	-21,770	-435,395	-4,538,395	-2,227,395	-1,447,395	-741,395
230	-25,183	-503,652	-4,606,652	-2,295,652	-1,515,652	-809,652
240	-28,594	-571,889	-4,674,889	-2,363,889	-1,583,889	-877,889
250	-32,007	-640,146	-4,743,146	-2,432,146	-1,652,146	-946,146

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	93,086	1,861,717	-2,241,283	69,717	849,717	1,555,717
20	86,370	1,727,396	-2,375,604	-64,604	715,396	1,421,396
40	79,655	1,593,094	-2,509,906	-198,906	581,094	1,287,094
50	76,296	1,525,923	-2,577,077	-266,077	513,923	1,219,923
80	66,224	1,324,471	-2,778,529	-467,529	312,471	1,018,471
100	59,507	1,190,149	-2,912,851	-601,851	178,149	884,149
120	52,792	1,055,847	-3,047,153	-736,153	43,847	749,847
140	46,076	921,526	-3,181,474	-870,474	-90,474	615,526
150	42,719	854,375	-3,248,625	-937,625	-157,625	548,375
180	32,645	652,902	-3,450,098	-1,139,098	-359,098	346,902
200	25,929	518,580	-3,584,420	-1,273,420	-493,420	212,580
210	22,571	451,430	-3,651,570	-1,340,570	-560,570	145,430
220	19,214	384,279	-3,718,721	-1,407,721	-627,721	78,279
230	15,856	317,128	-3,785,872	-1,474,872	-694,872	11,128
240	12,498	249,957	-3,853,043	-1,542,043	-762,043	-56,043
250	9,140	182,806	-3,920,194	-1,609,194	-829,194	-123,194

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£120	£230

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	160,976	3,219,517	-883,483	1,427,517	2,207,517	2,913,517
20	154,260	3,085,195	-1,017,805	1,293,195	2,073,195	2,779,195
40	147,545	2,950,893	-1,152,107	1,158,893	1,938,893	2,644,893
50	144,186	2,883,722	-1,219,278	1,091,722	1,871,722	2,577,722
80	134,113	2,682,270	-1,420,730	890,270	1,670,270	2,376,270
100	127,397	2,547,948	-1,555,052	755,948	1,535,948	2,241,948
120	120,681	2,413,627	-1,689,373	621,627	1,401,627	2,107,627
140	113,966	2,279,325	-1,823,675	487,325	1,267,325	1,973,325
150	110,609	2,212,174	-1,890,826	420,174	1,200,174	1,906,174
180	100,535	2,010,702	-2,092,298	218,702	998,702	1,704,702
200	93,819	1,876,380	-2,226,620	84,380	864,380	1,570,380
210	90,461	1,809,229	-2,293,771	17,229	797,229	1,503,229
220	87,104	1,742,078	-2,360,922	-49,922	730,078	1,436,078
230	83,746	1,674,927	-2,428,073	-117,073	662,927	1,368,927
240	80,388	1,607,757	-2,495,243	-184,243	595,757	1,301,757
250	77,030	1,540,606	-2,562,394	-251,394	528,606	1,234,606

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	126,993	359,813	-3,743,187	-1,432,187	-652,187	53,813
20	107,744	305,274	-3,797,726	-1,486,726	-706,726	-726
40	88,495	250,736	-3,852,264	-1,541,264	-761,264	-55,264
50	78,871	223,468	-3,879,532	-1,568,532	-788,532	-82,532
80	49,998	141,662	-3,961,338	-1,650,338	-870,338	-164,338
100	30,749	87,123	-4,015,877	-1,704,877	-924,877	-218,877
120	11,500	32,584	-4,070,416	-1,759,416	-979,416	-273,416
140	-7,875	-22,313	-4,125,313	-1,814,313	-1,034,313	-328,313
150	-17,657	-50,028	-4,153,028	-1,842,028	-1,062,028	-356,028
180	-47,002	-133,173	-4,236,173	-1,925,173	-1,145,173	-439,173
200	-66,565	-188,602	-4,291,602	-1,980,602	-1,200,602	-494,602
210	-76,347	-216,318	-4,319,318	-2,008,318	-1,228,318	-522,318
220	-86,129	-244,033	-4,347,033	-2,036,033	-1,256,033	-550,033
230	-95,911	-271,749	-4,374,749	-2,063,749	-1,283,749	-577,749
240	-105,693	-299,462	-4,402,462	-2,091,462	-1,311,462	-605,462
250	-115,475	-327,178	-4,430,178	-2,119,178	-1,339,178	-633,178

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	281,303	797,026	-3,305,974	-994,974	-214,974	491,026
20	262,054	742,488	-3,360,512	-1,049,512	-269,512	436,488
40	242,806	687,949	-3,415,051	-1,104,051	-324,051	381,949
50	233,182	660,681	-3,442,319	-1,131,319	-351,319	354,681
80	204,309	578,875	-3,524,125	-1,213,125	-433,125	272,875
100	185,060	524,336	-3,578,664	-1,267,664	-487,664	218,336
120	165,811	469,798	-3,633,202	-1,322,202	-542,202	163,798
140	146,562	415,259	-3,687,741	-1,376,741	-596,741	109,259
150	136,938	387,991	-3,715,009	-1,404,009	-624,009	81,991
180	108,064	306,182	-3,796,818	-1,485,818	-705,818	182
200	88,816	251,646	-3,851,354	-1,540,354	-760,354	-54,354
210	79,191	224,376	-3,878,624	-1,567,624	-787,624	-81,624
220	69,567	197,108	-3,905,892	-1,594,892	-814,892	-108,892
230	59,943	169,837	-3,933,163	-1,622,163	-842,163	-136,163
240	50,319	142,569	-3,960,431	-1,649,431	-869,431	-163,431
250	40,694	115,299	-3,987,701	-1,676,701	-896,701	-190,701

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	436,332	1,236,274	-2,866,726	-555,726	224,274	930,274
20	417,083	1,181,735	-2,921,265	-610,265	169,735	875,735
40	397,834	1,127,197	-2,975,803	-664,803	115,197	821,197
50	388,209	1,099,926	-3,003,074	-692,074	87,926	793,926
80	359,336	1,018,119	-3,084,881	-773,881	6,119	712,119
100	340,087	963,581	-3,139,419	-828,419	-48,419	657,581
120	320,839	909,045	-3,193,955	-882,955	-102,955	603,045
140	301,591	854,507	-3,248,493	-937,493	-157,493	548,507
150	291,966	827,236	-3,275,764	-964,764	-184,764	521,236
180	263,093	745,430	-3,357,570	-1,046,570	-266,570	439,430
200	243,844	690,891	-3,412,109	-1,101,109	-321,109	384,891
210	234,220	663,623	-3,439,377	-1,128,377	-348,377	357,623
220	224,595	636,352	-3,466,648	-1,155,648	-375,648	330,352
230	214,971	609,085	-3,493,915	-1,182,915	-402,915	303,085
240	205,347	581,817	-3,521,183	-1,210,183	-430,183	275,817
250	195,722	554,546	-3,548,454	-1,237,454	-457,454	248,546

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	513,128	1,453,862	-2,649,138	-338,138	441,862	1,147,862
20	493,879	1,399,323	-2,703,677	-392,677	387,323	1,093,323
40	474,630	1,344,785	-2,758,215	-447,215	332,785	1,038,785
50	465,006	1,317,517	-2,785,483	-474,483	305,517	1,011,517
80	436,133	1,235,711	-2,867,289	-556,289	223,711	929,711
100	416,884	1,181,172	-2,921,828	-610,828	169,172	875,172
120	397,635	1,126,633	-2,976,367	-665,367	114,633	820,633
140	378,386	1,072,095	-3,030,905	-719,905	60,095	766,095
150	368,762	1,044,827	-3,058,173	-747,173	32,827	738,827
180	339,890	963,021	-3,139,979	-828,979	-48,979	657,021
200	320,641	908,482	-3,194,518	-883,518	-103,518	602,482
210	311,016	881,211	-3,221,789	-910,789	-130,789	575,211
220	301,392	853,944	-3,249,056	-938,056	-158,056	547,944
230	291,768	826,676	-3,276,324	-965,324	-185,324	520,676
240	282,143	799,405	-3,303,595	-992,595	-212,595	493,405
250	272,519	772,137	-3,330,863	-1,019,863	-239,863	466,137

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	551,885	1,563,674	-2,539,326	-228,326	551,674	1,257,674
20	532,636	1,509,136	-2,593,864	-282,864	497,136	1,203,136
40	513,387	1,454,597	-2,648,403	-337,403	442,597	1,148,597
50	503,763	1,427,329	-2,675,671	-364,671	415,329	1,121,329
80	474,890	1,345,520	-2,757,480	-446,480	333,520	1,039,520
100	455,642	1,290,985	-2,812,015	-501,015	278,985	984,985
120	436,393	1,236,446	-2,866,554	-555,554	224,446	930,446
140	417,144	1,181,907	-2,921,093	-610,093	169,907	875,907
150	407,520	1,154,640	-2,948,360	-637,360	142,640	848,640
180	378,646	1,072,830	-3,030,170	-719,170	60,830	766,830
200	359,397	1,018,292	-3,084,708	-773,708	6,292	712,292
210	349,773	991,024	-3,111,976	-800,976	-20,976	685,024
220	340,149	963,756	-3,139,244	-828,244	-48,244	657,756
230	330,524	936,485	-3,166,515	-855,515	-75,515	630,485
240	320,900	909,218	-3,193,782	-882,782	-102,782	603,218
250	311,275	881,947	-3,221,053	-910,053	-130,053	575,947

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	744,952	2,110,697	-1,992,303	318,697	1,098,697	1,804,697
20	725,704	2,056,162	-2,046,838	264,162	1,044,162	1,750,162
40	706,455	2,001,623	-2,101,377	209,623	989,623	1,695,623
50	696,830	1,974,353	-2,128,647	182,353	962,353	1,668,353
80	667,957	1,892,546	-2,210,454	100,546	880,546	1,586,546
100	648,709	1,838,008	-2,264,992	46,008	826,008	1,532,008
120	629,460	1,783,469	-2,319,531	-8,531	771,469	1,477,469
140	610,212	1,728,933	-2,374,067	-63,067	716,933	1,422,933
150	600,587	1,701,663	-2,401,337	-90,337	689,663	1,395,663
180	571,714	1,619,856	-2,483,144	-172,144	607,856	1,313,856
200	552,465	1,565,318	-2,537,682	-226,682	553,318	1,259,318
210	542,841	1,538,050	-2,564,950	-253,950	526,050	1,232,050
220	533,216	1,510,779	-2,592,221	-281,221	498,779	1,204,779
230	523,592	1,483,511	-2,619,489	-308,489	471,511	1,177,511
240	513,967	1,456,241	-2,646,759	-335,759	444,241	1,150,241
250	504,343	1,428,973	-2,674,027	-363,027	416,973	1,122,973

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,506	2,438,101	-1,664,899	646,101	1,426,101	2,132,101
20	841,257	2,383,563	-1,719,437	591,563	1,371,563	2,077,563
40	822,008	2,329,024	-1,773,976	537,024	1,317,024	2,023,024
50	812,385	2,301,756	-1,801,244	509,756	1,289,756	1,995,756
80	783,511	2,219,947	-1,883,053	427,947	1,207,947	1,913,947
100	764,263	2,165,411	-1,937,589	373,411	1,153,411	1,859,411
120	745,014	2,110,873	-1,992,127	318,873	1,098,873	1,804,873
140	725,765	2,056,334	-2,046,666	264,334	1,044,334	1,750,334
150	716,140	2,029,063	-2,073,937	237,063	1,017,063	1,723,063
180	687,267	1,947,257	-2,155,743	155,257	935,257	1,641,257
200	668,018	1,892,718	-2,210,282	100,718	880,718	1,586,718
210	658,394	1,865,451	-2,237,549	73,451	853,451	1,559,451
220	648,770	1,838,183	-2,264,817	46,183	826,183	1,532,183
230	639,145	1,810,912	-2,292,088	19,912	798,912	1,504,912
240	629,521	1,783,644	-2,319,356	-8,356	771,644	1,477,644
250	619,897	1,756,373	-2,346,627	-35,627	744,373	1,450,373

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,053,573	2,985,124	-1,117,876	1,193,124	1,973,124	2,679,124
20	1,034,324	2,930,586	-1,172,414	1,138,586	1,918,586	2,624,586
40	1,015,076	2,876,050	-1,226,950	1,084,050	1,864,050	2,570,050
50	1,005,451	2,848,779	-1,254,221	1,056,779	1,836,779	2,542,779
80	976,579	2,766,973	-1,336,027	974,973	1,754,973	2,460,973
100	957,330	2,712,434	-1,390,566	920,434	1,700,434	2,406,434
120	938,081	2,657,896	-1,445,104	865,896	1,645,896	2,351,896
140	918,832	2,603,357	-1,499,643	811,357	1,591,357	2,297,357
150	909,208	2,576,089	-1,526,911	784,089	1,564,089	2,270,089
180	880,335	2,494,283	-1,608,717	702,283	1,482,283	2,188,283
200	861,086	2,439,744	-1,663,256	647,744	1,427,744	2,133,744
210	851,462	2,412,476	-1,690,524	620,476	1,400,476	2,106,476
220	841,837	2,385,206	-1,717,794	593,206	1,373,206	2,079,206
230	832,213	2,357,938	-1,745,062	565,938	1,345,938	2,051,938
240	822,588	2,330,667	-1,772,333	538,667	1,318,667	2,024,667
250	812,964	2,303,399	-1,799,601	511,399	1,291,399	1,997,399

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 4	
Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-442,855	-3,681,233	-7,784,233	-5,473,233	-4,693,233	-3,987,233
20	-459,051	-3,815,865	-7,918,865	-5,607,865	-4,827,865	-4,121,865
40	-475,247	-3,950,498	-8,053,498	-5,742,498	-4,962,498	-4,256,498
50	-483,345	-4,017,808	-8,120,808	-5,809,808	-5,029,808	-4,323,808
80	-507,639	-4,219,751	-8,322,751	-6,011,751	-5,231,751	-4,525,751
100	-523,836	-4,354,383	-8,457,383	-6,146,383	-5,366,383	-4,660,383
120	-540,032	-4,489,015	-8,592,015	-6,281,015	-5,501,015	-4,795,015
140	-556,227	-4,623,638	-8,726,638	-6,415,638	-5,635,638	-4,929,638
150	-564,326	-4,690,958	-8,793,958	-6,482,958	-5,702,958	-4,996,958
180	-588,620	-4,892,902	-8,995,902	-6,684,902	-5,904,902	-5,198,902
200	-604,816	-5,027,533	-9,130,533	-6,819,533	-6,039,533	-5,333,533
210	-612,914	-5,094,845	-9,197,845	-6,886,845	-6,106,845	-5,400,845
220	-621,012	-5,162,165	-9,265,165	-6,954,165	-6,174,165	-5,468,165
230	-629,110	-5,229,477	-9,332,477	-7,021,477	-6,241,477	-5,535,477
240	-637,208	-5,296,788	-9,399,788	-7,088,788	-6,308,788	-5,602,788
250	-645,306	-5,364,108	-9,467,108	-7,156,108	-6,376,108	-5,670,108

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-314,363	-2,613,145	-6,716,145	-4,405,145	-3,625,145	-2,919,145
20	-330,560	-2,747,777	-6,850,777	-4,539,777	-3,759,777	-3,053,777
40	-346,756	-2,882,409	-6,985,409	-4,674,409	-3,894,409	-3,188,409
50	-354,854	-2,949,720	-7,052,720	-4,741,720	-3,961,720	-3,255,720
80	-379,148	-3,151,664	-7,254,664	-4,943,664	-4,163,664	-3,457,664
100	-395,344	-3,286,295	-7,389,295	-5,078,295	-4,298,295	-3,592,295
120	-411,540	-3,420,927	-7,523,927	-5,212,927	-4,432,927	-3,726,927
140	-427,736	-3,555,559	-7,658,559	-5,347,559	-4,567,559	-3,861,559
150	-435,834	-3,622,870	-7,725,870	-5,414,870	-4,634,870	-3,928,870
180	-460,128	-3,824,814	-7,927,814	-5,616,814	-4,836,814	-4,130,814
200	-476,324	-3,959,445	-8,062,445	-5,751,445	-4,971,445	-4,265,445
210	-484,423	-4,026,765	-8,129,765	-5,818,765	-5,038,765	-4,332,765
220	-492,521	-4,094,077	-8,197,077	-5,886,077	-5,106,077	-4,400,077
230	-500,618	-4,161,389	-8,264,389	-5,953,389	-5,173,389	-4,467,389
240	-508,717	-4,228,709	-8,331,709	-6,020,709	-5,240,709	-4,534,709
250	-516,814	-4,296,021	-8,399,021	-6,088,021	-5,308,021	-4,602,021

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-185,274	-1,540,091	-5,643,091	-3,332,091	-2,552,091	-1,846,091
20	-201,470	-1,674,723	-5,777,723	-3,466,723	-2,686,723	-1,980,723
40	-217,667	-1,809,355	-5,912,355	-3,601,355	-2,821,355	-2,115,355
50	-225,764	-1,876,666	-5,979,666	-3,668,666	-2,888,666	-2,182,666
80	-250,059	-2,078,618	-6,181,618	-3,870,618	-3,090,618	-2,384,618
100	-266,255	-2,213,241	-6,316,241	-4,005,241	-3,225,241	-2,519,241
120	-282,451	-2,347,873	-6,450,873	-4,139,873	-3,359,873	-2,653,873
140	-298,647	-2,482,505	-6,585,505	-4,274,505	-3,494,505	-2,788,505
150	-306,745	-2,549,816	-6,652,816	-4,341,816	-3,561,816	-2,855,816
180	-331,040	-2,751,768	-6,854,768	-4,543,768	-3,763,768	-3,057,768
200	-347,235	-2,886,392	-6,989,392	-4,678,392	-3,898,392	-3,192,392
210	-355,334	-2,953,712	-7,056,712	-4,745,712	-3,965,712	-3,259,712
220	-363,431	-3,021,023	-7,124,023	-4,813,023	-4,033,023	-3,327,023
230	-371,530	-3,088,343	-7,191,343	-4,880,343	-4,100,343	-3,394,343
240	-379,628	-3,155,655	-7,258,655	-4,947,655	-4,167,655	-3,461,655
250	-387,725	-3,222,967	-7,325,967	-5,014,967	-4,234,967	-3,528,967

Maximum CIL rates (per square metre)

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

Site type 4

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-121,328	-1,008,539	-5,111,539	-2,800,539	-2,020,539	-1,314,539
20	-137,524	-1,143,171	-5,246,171	-2,935,171	-2,155,171	-1,449,171
40	-153,720	-1,277,794	-5,380,794	-3,069,794	-2,289,794	-1,583,794
50	-161,818	-1,345,114	-5,448,114	-3,137,114	-2,357,114	-1,651,114
80	-186,112	-1,547,057	-5,650,057	-3,339,057	-2,559,057	-1,853,057
100	-202,308	-1,681,689	-5,784,689	-3,473,689	-2,693,689	-1,987,689
120	-218,504	-1,816,312	-5,919,312	-3,608,312	-2,828,312	-2,122,312
140	-234,700	-1,950,944	-6,053,944	-3,742,944	-2,962,944	-2,256,944
150	-242,799	-2,018,264	-6,121,264	-3,810,264	-3,030,264	-2,324,264
180	-267,093	-2,220,207	-6,323,207	-4,012,207	-3,232,207	-2,526,207
200	-283,289	-2,354,839	-6,457,839	-4,146,839	-3,366,839	-2,660,839
210	-291,387	-2,422,151	-6,525,151	-4,214,151	-3,434,151	-2,728,151
220	-299,484	-2,489,462	-6,592,462	-4,281,462	-3,501,462	-2,795,462
230	-307,583	-2,556,782	-6,659,782	-4,348,782	-3,568,782	-2,862,782
240	-315,680	-2,624,094	-6,727,094	-4,416,094	-3,636,094	-2,930,094
250	-323,779	-2,691,414	-6,794,414	-4,483,414	-3,703,414	-2,997,414

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,056	-740,275	-4,843,275	-2,532,275	-1,752,275	-1,046,275
20	-105,252	-874,907	-4,977,907	-2,666,907	-1,886,907	-1,180,907
40	-121,447	-1,009,539	-5,112,539	-2,801,539	-2,021,539	-1,315,539
50	-129,546	-1,076,859	-5,179,859	-2,868,859	-2,088,859	-1,382,859
80	-153,840	-1,278,794	-5,381,794	-3,070,794	-2,290,794	-1,584,794
100	-170,036	-1,413,425	-5,516,425	-3,205,425	-2,425,425	-1,719,425
120	-186,231	-1,548,049	-5,651,049	-3,340,049	-2,560,049	-1,854,049
140	-202,428	-1,682,681	-5,785,681	-3,474,681	-2,694,681	-1,988,681
150	-210,526	-1,750,001	-5,853,001	-3,542,001	-2,762,001	-2,056,001
180	-234,820	-1,951,944	-6,054,944	-3,743,944	-2,963,944	-2,257,944
200	-251,017	-2,086,576	-6,189,576	-3,878,576	-3,098,576	-2,392,576
210	-259,114	-2,153,887	-6,256,887	-3,945,887	-3,165,887	-2,459,887
220	-267,212	-2,221,199	-6,324,199	-4,013,199	-3,233,199	-2,527,199
230	-275,311	-2,288,519	-6,391,519	-4,080,519	-3,300,519	-2,594,519
240	-283,408	-2,355,831	-6,458,831	-4,147,831	-3,367,831	-2,661,831
250	-291,507	-2,423,151	-6,526,151	-4,215,151	-3,435,151	-2,729,151

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	70,554	586,483	-3,516,517	-1,205,517	-425,517	280,483
20	54,619	454,019	-3,648,981	-1,337,981	-557,981	148,019
40	38,683	321,554	-3,781,446	-1,470,446	-690,446	15,554
50	30,716	255,326	-3,847,674	-1,536,674	-756,674	-50,674
80	6,813	56,632	-4,046,368	-1,735,368	-955,368	-249,368
100	-9,272	-77,074	-4,180,074	-1,869,074	-1,089,074	-383,074
120	-25,468	-211,706	-4,314,706	-2,003,706	-1,223,706	-517,706
140	-41,665	-346,338	-4,449,338	-2,138,338	-1,358,338	-652,338
150	-49,762	-413,649	-4,516,649	-2,205,649	-1,425,649	-719,649
180	-74,056	-615,593	-4,718,593	-2,407,593	-1,627,593	-921,593
200	-90,253	-750,224	-4,853,224	-2,542,224	-1,762,224	-1,056,224
210	-96,350	-817,536	-4,920,536	-2,609,536	-1,829,536	-1,123,536
220	-106,449	-884,856	-4,987,856	-2,676,856	-1,896,856	-1,190,856
230	-114,546	-952,168	-5,055,168	-2,744,168	-1,964,168	-1,258,168
240	-122,645	-1,019,488	-5,122,488	-2,811,488	-2,031,488	-1,325,488
250	-130,743	-1,086,799	-5,189,799	-2,878,799	-2,098,799	-1,392,799

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	165,225	1,373,434	-2,729,566	-418,566	361,434	1,067,434
20	149,290	1,240,969	-2,862,031	-551,031	228,969	934,969
40	133,354	1,108,505	-2,994,495	-683,495	96,505	802,505
50	125,387	1,042,276	-3,060,724	-749,724	30,276	736,276
80	101,484	843,583	-3,259,417	-948,417	-168,417	537,583
100	85,548	711,118	-3,391,882	-1,080,882	-300,882	405,118
120	69,612	578,654	-3,524,346	-1,213,346	-433,346	272,654
140	53,677	446,189	-3,656,811	-1,345,811	-565,811	140,189
150	45,710	379,961	-3,723,039	-1,412,039	-632,039	73,961
180	21,806	181,259	-3,921,741	-1,610,741	-830,741	-124,741
200	5,871	48,803	-4,054,197	-1,743,197	-963,197	-257,197
210	-2,132	-17,720	-4,120,720	-1,809,720	-1,029,720	-323,720
220	-10,229	-85,032	-4,188,032	-1,877,032	-1,097,032	-391,032
230	-18,328	-152,352	-4,255,352	-1,944,352	-1,164,352	-458,352
240	-26,426	-219,663	-4,322,663	-2,011,663	-1,231,663	-525,663
250	-34,523	-286,975	-4,389,975	-2,078,975	-1,298,975	-592,975

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£150

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	323,402	2,688,279	-1,414,721	896,279	1,676,279	2,382,279
20	307,466	2,555,814	-1,547,186	763,814	1,543,814	2,249,814
40	291,531	2,423,349	-1,679,651	631,349	1,411,349	2,117,349
50	283,563	2,357,121	-1,745,879	565,121	1,345,121	2,051,121
80	256,659	2,158,419	-1,944,581	366,419	1,146,419	1,852,419
100	243,725	2,025,963	-2,077,037	233,963	1,013,963	1,719,963
120	227,789	1,893,498	-2,209,502	101,498	881,498	1,587,498
140	211,854	1,761,033	-2,341,967	-30,967	749,033	1,455,033
150	203,886	1,694,805	-2,408,195	-97,195	682,805	1,388,805
180	179,982	1,496,104	-2,606,896	-295,896	484,104	1,190,104
200	164,047	1,363,639	-2,739,361	-428,361	351,639	1,057,639
210	156,079	1,297,410	-2,805,590	-494,590	285,410	991,410
220	148,112	1,231,182	-2,871,818	-560,818	219,182	925,182
230	140,144	1,164,946	-2,938,054	-627,054	152,946	858,946
240	132,177	1,098,717	-3,004,283	-693,283	86,717	792,717
250	124,208	1,032,481	-3,070,519	-759,519	20,481	726,481

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,409	97,824	-4,005,176	-1,694,176	-914,176	-208,176
20	1,151	4,432	-4,098,568	-1,787,568	-1,007,568	-301,568
40	-23,483	-90,411	-4,193,411	-1,882,411	-1,102,411	-396,411
50	-35,810	-137,869	-4,240,869	-1,929,869	-1,149,869	-443,869
80	-72,791	-280,244	-4,383,244	-2,072,244	-1,292,244	-586,244
100	-97,444	-375,161	-4,478,161	-2,167,161	-1,387,161	-681,161
120	-122,098	-470,077	-4,573,077	-2,262,077	-1,482,077	-776,077
140	-146,752	-564,994	-4,667,994	-2,356,994	-1,576,994	-870,994
150	-159,079	-612,452	-4,715,452	-2,404,452	-1,624,452	-918,452
180	-196,059	-754,827	-4,857,827	-2,546,827	-1,766,827	-1,060,827
200	-220,713	-849,744	-4,952,744	-2,641,744	-1,861,744	-1,155,744
210	-233,040	-897,202	-5,000,202	-2,689,202	-1,909,202	-1,203,202
220	-245,366	-944,660	-5,047,660	-2,736,660	-1,956,660	-1,250,660
230	-257,694	-992,123	-5,095,123	-2,784,123	-2,004,123	-1,298,123
240	-270,021	-1,039,581	-5,142,581	-2,831,581	-2,051,581	-1,345,581
250	-282,348	-1,087,039	-5,190,039	-2,879,039	-2,099,039	-1,393,039

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	216,307	832,782	-3,270,218	-959,218	-179,218	526,782
20	192,050	739,391	-3,363,609	-1,052,609	-272,609	433,391
40	167,793	646,003	-3,456,997	-1,145,997	-365,997	340,003
50	155,665	599,310	-3,503,690	-1,192,690	-412,690	293,310
80	119,279	459,224	-3,643,776	-1,332,776	-552,776	153,224
100	95,022	365,833	-3,737,167	-1,426,167	-646,167	59,833
120	70,765	272,445	-3,830,555	-1,519,555	-739,555	-33,555
140	46,508	179,054	-3,923,946	-1,612,946	-832,946	-126,946
150	34,379	132,360	-3,970,640	-1,659,640	-879,640	-173,640
180	-2,038	-7,848	-4,110,848	-1,799,848	-1,019,848	-313,848
200	-26,693	-102,768	-4,205,768	-1,894,768	-1,114,768	-408,768
210	-39,020	-150,226	-4,253,226	-1,942,226	-1,162,226	-456,226
220	-51,347	-197,685	-4,300,685	-1,989,685	-1,209,685	-503,685
230	-63,673	-245,143	-4,348,143	-2,037,143	-1,257,143	-551,143
240	-76,000	-292,601	-4,395,601	-2,084,601	-1,304,601	-598,601
250	-88,327	-340,059	-4,443,059	-2,132,059	-1,352,059	-646,059

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	408,093	1,571,158	-2,531,842	-220,842	559,158	1,265,158
20	383,836	1,477,770	-2,625,230	-314,230	465,770	1,171,770
40	359,579	1,384,379	-2,718,621	-407,621	372,379	1,078,379
50	347,451	1,337,685	-2,765,315	-454,315	325,685	1,031,685
80	311,065	1,197,600	-2,905,400	-594,400	185,600	891,600
100	286,808	1,104,212	-2,998,788	-687,788	92,212	798,212
120	262,551	1,010,821	-3,092,179	-781,179	-1,179	704,821
140	238,294	917,433	-3,185,567	-874,567	-94,567	611,433
150	226,166	870,740	-3,232,260	-921,260	-141,260	564,740
180	189,780	730,654	-3,372,346	-1,061,346	-281,346	424,654
200	165,524	637,267	-3,465,733	-1,154,733	-374,733	331,267
210	153,395	590,569	-3,512,431	-1,201,431	-421,431	284,569
220	141,266	543,876	-3,559,124	-1,248,124	-468,124	237,876
230	129,138	497,182	-3,605,818	-1,294,818	-514,818	191,182
240	117,010	450,488	-3,652,512	-1,341,512	-561,512	144,488
250	104,881	403,790	-3,699,210	-1,388,210	-608,210	97,790

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,099	1,936,931	-2,166,069	144,931	924,931	1,630,931
20	478,841	1,843,539	-2,259,461	51,539	831,539	1,537,539
40	454,585	1,750,152	-2,352,848	-41,848	738,152	1,444,152
50	442,456	1,703,454	-2,399,546	-88,546	691,454	1,397,454
80	406,071	1,563,373	-2,539,627	-228,627	551,373	1,257,373
100	381,813	1,469,981	-2,633,019	-322,019	457,981	1,163,981
120	357,557	1,376,594	-2,726,406	-415,406	364,594	1,070,594
140	333,299	1,283,202	-2,819,798	-508,798	271,202	977,202
150	321,171	1,236,508	-2,866,492	-555,492	224,508	930,508
180	284,785	1,096,423	-3,006,577	-695,577	84,423	790,423
200	260,529	1,003,036	-3,099,964	-788,964	-8,964	697,036
210	248,400	956,342	-3,146,658	-835,658	-55,658	650,342
220	236,271	909,644	-3,193,356	-882,356	-102,356	603,644
230	224,143	862,950	-3,240,050	-929,050	-149,050	556,950
240	212,015	816,257	-3,286,743	-975,743	-195,743	510,257
250	199,886	769,563	-3,333,437	-1,022,437	-242,437	463,563

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£20	£160
			£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	551,046	2,121,525	-1,981,475	329,525	1,109,525	1,815,525
20	526,788	2,028,134	-2,074,866	236,134	1,016,134	1,722,134
40	502,532	1,934,746	-2,168,254	142,746	922,746	1,628,746
50	490,402	1,888,049	-2,214,951	96,049	876,049	1,582,049
80	454,018	1,747,967	-2,355,033	-44,033	735,967	1,441,967
100	429,760	1,654,576	-2,448,424	-137,424	642,576	1,348,576
120	405,503	1,561,188	-2,541,812	-230,812	549,188	1,255,188
140	381,246	1,467,797	-2,635,203	-324,203	455,797	1,161,797
150	369,118	1,421,103	-2,681,897	-370,897	409,103	1,115,103
180	332,732	1,281,018	-2,821,982	-510,982	269,018	975,018
200	308,475	1,187,631	-2,915,369	-604,369	175,631	881,631
210	296,347	1,140,937	-2,962,063	-651,063	128,937	834,937
220	284,218	1,094,239	-3,008,761	-697,761	82,239	788,239
230	272,090	1,047,545	-3,055,455	-744,455	35,545	741,545
240	259,961	1,000,852	-3,102,148	-791,148	-11,148	694,852
250	247,833	954,158	-3,148,842	-837,842	-57,842	648,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£50	£230
			£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	789,891	3,041,079	-1,061,921	1,249,079	2,029,079	2,735,079
20	765,633	2,947,687	-1,155,313	1,155,687	1,935,687	2,641,687
40	741,377	2,854,300	-1,248,700	1,062,300	1,842,300	2,548,300
50	729,247	2,807,602	-1,295,398	1,015,602	1,795,602	2,501,602
80	692,863	2,667,521	-1,435,479	875,521	1,655,521	2,361,521
100	668,605	2,574,129	-1,528,871	782,129	1,562,129	2,268,129
120	644,349	2,480,742	-1,622,258	688,742	1,468,742	2,174,742
140	620,091	2,387,350	-1,715,650	595,350	1,375,350	2,081,350
150	607,963	2,340,657	-1,762,343	548,657	1,328,657	2,034,657
180	571,577	2,200,571	-1,902,429	408,571	1,188,571	1,894,571
200	547,320	2,107,184	-1,995,816	315,184	1,095,184	1,801,184
210	535,192	2,060,490	-2,042,510	268,490	1,048,490	1,754,490
220	523,063	2,013,792	-2,089,208	221,792	1,001,792	1,707,792
230	510,935	1,967,099	-2,135,901	175,099	955,099	1,661,099
240	498,806	1,920,405	-2,182,595	128,405	908,405	1,614,405
250	486,678	1,873,711	-2,229,289	81,711	861,711	1,567,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£250	£250
			£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	931,351	3,595,700	-517,300	1,793,700	2,573,700	3,279,700
20	907,484	3,493,812	-609,188	1,701,812	2,481,812	3,187,812
40	883,617	3,401,927	-701,073	1,609,927	2,389,927	3,095,927
50	871,683	3,355,961	-747,019	1,563,961	2,343,961	3,049,961
80	835,814	3,217,884	-885,116	1,425,884	2,205,884	2,911,884
100	811,558	3,124,497	-978,503	1,332,497	2,112,497	2,818,497
120	787,300	3,031,105	-1,071,895	1,239,105	2,019,105	2,725,105
140	763,044	2,937,718	-1,165,282	1,145,718	1,925,718	2,631,718
150	750,914	2,891,020	-1,211,980	1,099,020	1,879,020	2,585,020
180	714,530	2,750,939	-1,352,061	958,939	1,738,939	2,444,939
200	690,272	2,657,547	-1,445,453	865,547	1,645,547	2,351,547
210	678,144	2,610,854	-1,492,146	818,854	1,598,854	2,304,854
220	666,016	2,564,160	-1,538,840	772,160	1,552,160	2,258,160
230	653,886	2,517,462	-1,585,538	725,462	1,505,462	2,211,462
240	641,758	2,470,768	-1,632,232	678,768	1,458,768	2,164,768
250	629,630	2,424,075	-1,678,925	632,075	1,412,075	2,118,075

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,167,578	4,495,174	392,174	2,703,174	3,483,174	4,189,174
20	1,143,711	4,403,285	300,285	2,611,285	3,391,285	4,097,285
40	1,119,844	4,311,401	208,401	2,519,401	3,299,401	4,005,401
50	1,107,911	4,265,459	162,459	2,473,459	3,253,459	3,959,459
80	1,072,111	4,127,628	24,628	2,335,628	3,115,628	3,821,628
100	1,048,244	4,035,739	-67,261	2,243,739	3,023,739	3,729,739
120	1,024,378	3,943,855	-159,145	2,151,855	2,931,855	3,637,855
140	1,000,511	3,851,966	-251,034	2,059,966	2,839,966	3,545,966
150	988,578	3,806,024	-296,976	2,014,024	2,794,024	3,500,024
180	952,777	3,668,193	-434,807	1,876,193	2,656,193	3,362,193
200	928,911	3,576,309	-526,691	1,784,309	2,564,309	3,270,309
210	916,978	3,530,366	-572,634	1,738,366	2,518,366	3,224,366
220	904,861	3,483,713	-619,287	1,691,713	2,471,713	3,177,713
230	892,731	3,437,016	-665,984	1,645,016	2,425,016	3,131,016
240	880,603	3,390,322	-712,678	1,598,322	2,378,322	3,084,322
250	868,475	3,343,628	-759,372	1,551,628	2,331,628	3,037,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-201,102	-294,950	-4,397,950	-2,086,950	-1,306,950	-600,950
20	-250,842	-375,235	-4,478,235	-2,167,235	-1,387,235	-681,235
40	-310,583	-455,521	-4,558,521	-2,247,521	-1,467,521	-761,521
50	-337,953	-495,664	-4,598,664	-2,287,664	-1,507,664	-801,664
80	-420,063	-616,092	-4,719,092	-2,408,092	-1,628,092	-922,092
100	-474,803	-696,378	-4,799,378	-2,488,378	-1,708,378	-1,002,378
120	-529,543	-776,663	-4,879,663	-2,568,663	-1,788,663	-1,082,663
140	-584,283	-856,949	-4,959,949	-2,648,949	-1,868,949	-1,162,949
150	-611,654	-897,092	-5,000,092	-2,689,092	-1,909,092	-1,203,092
180	-693,763	-1,017,520	-5,120,520	-2,809,520	-2,029,520	-1,323,520
200	-748,504	-1,097,806	-5,200,806	-2,889,806	-2,109,806	-1,403,806
210	-775,874	-1,137,949	-5,240,949	-2,929,949	-2,149,949	-1,443,949
220	-803,244	-1,178,091	-5,281,091	-2,970,091	-2,190,091	-1,484,091
230	-830,614	-1,218,234	-5,321,234	-3,010,234	-2,230,234	-1,524,234
240	-857,984	-1,258,377	-5,361,377	-3,050,377	-2,270,377	-1,564,377
250	-885,354	-1,298,520	-5,401,520	-3,090,520	-2,310,520	-1,604,520

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,557	324,950	-3,778,050	-1,467,050	-687,050	18,950
20	167,698	245,956	-3,857,044	-1,546,044	-766,044	-60,044
40	113,838	166,963	-3,936,037	-1,625,037	-845,037	-139,037
50	86,908	127,466	-3,975,534	-1,664,534	-884,534	-178,534
80	6,119	8,975	-4,094,025	-1,783,025	-1,003,025	-297,025
100	-48,521	-71,164	-4,174,164	-1,863,164	-1,083,164	-377,164
120	-103,261	-151,449	-4,254,449	-1,943,449	-1,163,449	-457,449
140	-158,001	-231,735	-4,334,735	-2,023,735	-1,243,735	-537,735
150	-185,371	-271,877	-4,374,877	-2,063,877	-1,283,877	-577,877
180	-267,481	-392,306	-4,495,306	-2,184,306	-1,404,306	-698,306
200	-322,221	-472,591	-4,575,591	-2,264,591	-1,484,591	-778,591
210	-349,591	-512,734	-4,615,734	-2,304,734	-1,524,734	-818,734
220	-376,962	-552,877	-4,655,877	-2,344,877	-1,564,877	-858,877
230	-404,332	-593,020	-4,696,020	-2,385,020	-1,605,020	-899,020
240	-431,702	-633,163	-4,736,163	-2,425,163	-1,645,163	-939,163
250	-459,071	-673,305	-4,776,305	-2,465,305	-1,685,305	-979,305

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	642,930	942,964	-3,160,036	-849,036	-69,036	636,964
20	589,070	863,970	-3,239,030	-928,030	-148,030	557,970
40	535,211	784,976	-3,318,024	-1,007,024	-227,024	478,976
50	508,282	745,481	-3,357,519	-1,046,519	-266,519	439,481
80	427,493	626,990	-3,476,010	-1,165,010	-385,010	320,990
100	373,634	547,996	-3,555,004	-1,244,004	-464,004	241,996
120	319,774	469,002	-3,633,998	-1,322,998	-542,998	163,002
140	265,915	390,008	-3,712,992	-1,401,992	-621,992	84,008
150	238,985	350,511	-3,752,489	-1,441,489	-661,489	44,511
180	158,197	232,022	-3,870,978	-1,559,978	-779,978	-73,978
200	104,337	153,028	-3,949,972	-1,638,972	-858,972	-152,972
210	77,408	113,531	-3,989,469	-1,678,469	-898,469	-192,469
220	50,478	74,034	-4,028,966	-1,717,966	-937,966	-231,966
230	23,548	34,537	-4,068,463	-1,757,463	-977,463	-271,463
240	-3,436	-5,040	-4,108,040	-1,797,040	-1,017,040	-311,040
250	-30,807	-45,183	-4,148,183	-1,837,183	-1,057,183	-351,183

Maximum CIL rates (per square metre)

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

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	851,666	1,249,110	-2,853,890	-542,890	237,110	943,110
20	797,807	1,170,116	-2,932,884	-621,884	158,116	864,116
40	743,947	1,091,122	-3,011,878	-700,878	79,122	785,122
50	717,017	1,051,625	-3,051,375	-740,375	39,625	745,625
80	636,229	933,136	-3,169,864	-858,864	-78,864	627,136
100	582,370	854,142	-3,248,858	-937,858	-157,858	548,142
120	528,510	775,148	-3,327,852	-1,016,852	-236,852	469,148
140	474,651	696,154	-3,406,846	-1,095,846	-315,846	390,154
150	447,721	656,658	-3,446,342	-1,135,342	-355,342	350,658
180	366,933	538,168	-3,564,832	-1,253,832	-473,832	232,168
200	313,073	459,174	-3,643,826	-1,332,826	-552,826	153,174
210	286,144	419,677	-3,683,323	-1,372,323	-592,323	113,677
220	259,214	380,180	-3,722,820	-1,411,820	-631,820	74,180
230	232,284	340,684	-3,762,316	-1,451,316	-671,316	34,684
240	205,355	301,187	-3,801,813	-1,490,813	-710,813	-4,813
250	178,425	261,690	-3,841,310	-1,530,310	-750,310	-44,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£230

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	956,605	1,403,021	-2,699,979	-388,979	391,021	1,097,021
20	903,150	1,324,620	-2,778,380	-467,380	312,620	1,018,620
40	849,291	1,246,226	-2,857,374	-546,374	233,626	939,626
50	822,361	1,206,129	-2,896,871	-585,871	194,129	900,129
80	741,573	1,087,640	-3,015,360	-704,360	75,640	781,640
100	687,713	1,008,646	-3,094,354	-783,354	-3,354	702,646
120	633,854	929,652	-3,173,348	-862,348	-82,348	623,652
140	579,994	850,658	-3,252,342	-941,342	-161,342	544,658
150	553,065	811,161	-3,291,839	-980,839	-200,839	505,161
180	472,275	692,671	-3,410,329	-1,099,329	-319,329	386,671
200	418,417	613,678	-3,489,322	-1,178,322	-398,322	307,678
210	391,487	574,181	-3,528,819	-1,217,819	-437,819	268,181
220	364,557	534,684	-3,568,316	-1,257,316	-477,316	228,684
230	337,628	495,187	-3,607,813	-1,296,813	-516,813	189,187
240	310,698	455,690	-3,647,310	-1,336,310	-556,310	149,690
250	283,768	416,193	-3,686,807	-1,375,807	-595,807	110,193

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,474,515	2,162,622	-1,940,378	370,622	1,150,622	1,856,622
20	1,421,522	2,084,900	-2,018,100	292,900	1,072,900	1,778,900
40	1,368,530	2,007,177	-2,095,823	215,177	995,177	1,701,177
50	1,342,033	1,968,316	-2,134,684	176,316	956,316	1,662,316
80	1,262,545	1,851,733	-2,251,267	59,733	839,733	1,545,733
100	1,209,552	1,774,009	-2,328,991	-17,991	762,009	1,468,009
120	1,156,560	1,696,287	-2,406,713	-95,713	684,287	1,390,287
140	1,103,567	1,618,565	-2,484,435	-173,435	606,565	1,312,565
150	1,077,071	1,579,705	-2,523,295	-212,295	567,705	1,273,705
180	997,042	1,462,328	-2,640,672	-329,672	450,328	1,156,328
200	943,182	1,383,334	-2,719,666	-408,666	371,334	1,077,334
210	916,253	1,343,837	-2,759,163	-448,163	331,837	1,037,837
220	889,323	1,304,340	-2,798,660	-487,660	292,340	998,340
230	862,393	1,264,843	-2,838,157	-527,157	252,843	958,843
240	835,464	1,225,348	-2,877,652	-566,652	213,348	919,348
250	808,535	1,185,851	-2,917,149	-606,149	173,851	879,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,784,492	2,617,254	-1,485,746	825,254	1,605,254	2,311,254
20	1,731,499	2,539,532	-1,563,468	747,532	1,527,532	2,233,532
40	1,678,506	2,461,809	-1,641,191	669,809	1,449,809	2,155,809
50	1,652,010	2,422,948	-1,680,052	630,948	1,410,948	2,116,948
80	1,572,521	2,306,364	-1,796,636	514,364	1,294,364	2,000,364
100	1,519,529	2,228,642	-1,874,358	436,642	1,216,642	1,922,642
120	1,466,536	2,150,920	-1,952,080	358,920	1,138,920	1,844,920
140	1,413,544	2,073,198	-2,029,802	281,198	1,061,198	1,767,198
150	1,387,047	2,034,336	-2,068,664	242,336	1,022,336	1,728,336
180	1,307,558	1,917,752	-2,185,248	125,752	905,752	1,611,752
200	1,254,566	1,840,030	-2,262,970	48,030	828,030	1,534,030
210	1,228,069	1,801,168	-2,301,832	9,168	789,168	1,495,168
220	1,201,573	1,762,308	-2,340,692	-29,692	750,308	1,456,308
230	1,175,077	1,723,446	-2,379,554	-68,554	711,446	1,417,446
240	1,148,581	1,684,585	-2,418,415	-107,415	672,585	1,378,585
250	1,122,084	1,645,724	-2,457,276	-146,276	633,724	1,339,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,302,403	3,376,857	-726,143	1,584,857	2,364,857	3,070,857
20	2,249,409	3,299,133	-803,867	1,507,133	2,287,133	2,993,133
40	2,196,417	3,221,411	-881,589	1,429,411	2,209,411	2,915,411
50	2,169,921	3,182,551	-920,449	1,390,551	2,170,551	2,876,551
80	2,090,432	3,065,967	-1,037,033	1,273,967	2,053,967	2,759,967
100	2,037,440	2,988,245	-1,114,755	1,196,245	1,976,245	2,682,245
120	1,984,446	2,910,521	-1,192,479	1,118,521	1,898,521	2,604,521
140	1,931,454	2,832,799	-1,270,201	1,040,799	1,820,799	2,526,799
150	1,904,958	2,793,939	-1,309,061	1,001,939	1,781,939	2,487,939
180	1,825,469	2,677,355	-1,425,645	885,355	1,665,355	2,371,355
200	1,772,477	2,599,632	-1,503,368	807,632	1,587,632	2,293,632
210	1,745,980	2,560,771	-1,542,229	768,771	1,548,771	2,254,771
220	1,719,483	2,521,909	-1,581,091	729,909	1,509,909	2,215,909
230	1,692,988	2,483,048	-1,619,952	691,048	1,471,048	2,177,048
240	1,666,491	2,444,187	-1,658,813	652,187	1,432,187	2,138,187
250	1,639,995	2,405,326	-1,697,674	613,326	1,393,326	2,099,326

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 7

Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,525,573	-11,751,909	-15,854,909	-13,543,909	-12,763,909	-12,057,909
20	-3,577,273	-11,924,245	-16,027,245	-13,716,245	-12,936,245	-12,230,245
40	-3,628,974	-12,096,581	-16,199,581	-13,888,581	-13,108,581	-12,402,581
50	-3,654,824	-12,182,747	-16,285,747	-13,974,747	-13,194,747	-12,488,747
80	-3,732,375	-12,441,249	-16,544,249	-14,233,249	-13,453,249	-12,747,249
100	-3,784,075	-12,613,584	-16,716,584	-14,405,584	-13,625,584	-12,919,584
120	-3,835,776	-12,785,920	-16,888,920	-14,577,920	-13,797,920	-13,091,920
140	-3,887,477	-12,958,256	-17,061,256	-14,750,256	-13,970,256	-13,264,256
150	-3,913,327	-13,044,422	-17,147,422	-14,836,422	-14,056,422	-13,350,422
180	-3,990,877	-13,302,924	-17,405,924	-15,094,924	-14,314,924	-13,608,924
200	-4,042,578	-13,475,259	-17,578,259	-15,267,259	-14,487,259	-13,781,259
210	-4,068,428	-13,561,425	-17,664,425	-15,353,425	-14,573,425	-13,867,425
220	-4,094,278	-13,647,591	-17,750,591	-15,439,591	-14,659,591	-13,953,591
230	-4,120,128	-13,733,761	-17,836,761	-15,525,761	-14,745,761	-14,039,761
240	-4,145,978	-13,819,927	-17,922,927	-15,611,927	-14,831,927	-14,125,927
250	-4,171,829	-13,906,097	-18,009,097	-15,698,097	-14,918,097	-14,212,097

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,132,325	-10,441,085	-14,544,085	-12,233,085	-11,453,085	-10,747,085
20	-3,184,026	-10,613,420	-14,716,420	-12,405,420	-11,625,420	-10,919,420
40	-3,235,727	-10,785,756	-14,888,756	-12,577,756	-11,797,756	-11,091,756
50	-3,261,577	-10,871,922	-14,974,922	-12,663,922	-11,883,922	-11,177,922
80	-3,339,127	-11,130,424	-15,233,424	-12,922,424	-12,142,424	-11,436,424
100	-3,390,828	-11,302,760	-15,405,760	-13,094,760	-12,314,760	-11,608,760
120	-3,442,529	-11,475,095	-15,578,095	-13,267,095	-12,487,095	-11,781,095
140	-3,494,228	-11,647,428	-15,750,428	-13,439,428	-12,659,428	-11,953,428
150	-3,520,079	-11,733,597	-15,836,597	-13,525,597	-12,745,597	-12,039,597
180	-3,597,630	-11,992,099	-16,095,099	-13,784,099	-13,004,099	-12,298,099
200	-3,649,330	-12,164,435	-16,267,435	-13,956,435	-13,176,435	-12,470,435
210	-3,675,180	-12,250,601	-16,353,601	-14,042,601	-13,262,601	-12,556,601
220	-3,701,030	-12,336,767	-16,439,767	-14,128,767	-13,348,767	-12,642,767
230	-3,726,881	-12,422,937	-16,525,937	-14,214,937	-13,434,937	-12,728,937
240	-3,752,731	-12,509,103	-16,612,103	-14,301,103	-13,521,103	-12,815,103
250	-3,778,582	-12,595,272	-16,698,272	-14,387,272	-13,607,272	-12,901,272

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,737,249	-9,124,165	-13,227,165	-10,916,165	-10,136,165	-9,430,165
20	-2,788,949	-9,296,497	-13,399,497	-11,088,497	-10,308,497	-9,602,497
40	-2,840,650	-9,468,833	-13,571,833	-11,260,833	-10,480,833	-9,774,833
50	-2,866,500	-9,554,999	-13,657,999	-11,346,999	-10,566,999	-9,860,999
80	-2,944,050	-9,813,501	-13,916,501	-11,605,501	-10,825,501	-10,119,501
100	-2,995,751	-9,985,836	-14,088,836	-11,777,836	-10,997,836	-10,291,836
120	-3,047,452	-10,158,172	-14,261,172	-11,950,172	-11,170,172	-10,464,172
140	-3,099,152	-10,330,508	-14,433,508	-12,122,508	-11,342,508	-10,636,508
150	-3,125,002	-10,416,674	-14,519,674	-12,208,674	-11,428,674	-10,722,674
180	-3,202,553	-10,675,176	-14,778,176	-12,467,176	-11,687,176	-10,981,176
200	-3,254,253	-10,847,511	-14,950,511	-12,639,511	-11,859,511	-11,153,511
210	-3,280,103	-10,933,678	-15,036,678	-12,725,678	-11,945,678	-11,239,678
220	-3,305,954	-11,019,847	-15,122,847	-12,811,847	-12,031,847	-11,325,847
230	-3,331,804	-11,106,013	-15,209,013	-12,898,013	-12,118,013	-11,412,013
240	-3,357,654	-11,192,179	-15,295,179	-12,984,179	-12,204,179	-11,498,179
250	-3,383,505	-11,278,349	-15,381,349	-13,070,349	-12,290,349	-11,584,349

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,541,540	-8,471,800	-12,574,800	-10,263,800	-9,483,800	-8,777,800
20	-2,593,240	-8,644,133	-12,747,133	-10,436,133	-9,656,133	-8,950,133
40	-2,644,941	-8,816,468	-12,919,468	-10,608,468	-9,828,468	-9,122,468
50	-2,670,790	-8,902,635	-13,005,635	-10,694,635	-9,914,635	-9,208,635
80	-2,748,342	-9,161,140	-13,264,140	-10,953,140	-10,173,140	-9,467,140
100	-2,800,042	-9,333,472	-13,436,472	-11,125,472	-10,345,472	-9,639,472
120	-2,851,742	-9,505,808	-13,608,808	-11,297,808	-10,517,808	-9,811,808
140	-2,903,443	-9,678,143	-13,781,143	-11,470,143	-10,690,143	-9,984,143
150	-2,929,293	-9,764,310	-13,867,310	-11,556,310	-10,776,310	-10,070,310
180	-3,006,843	-10,022,811	-14,125,811	-11,814,811	-11,034,811	-10,328,811
200	-3,058,544	-10,195,147	-14,298,147	-11,987,147	-11,207,147	-10,501,147
210	-3,084,394	-10,281,313	-14,384,313	-12,073,313	-11,293,313	-10,587,313
220	-3,110,245	-10,367,483	-14,470,483	-12,159,483	-11,379,483	-10,673,483
230	-3,136,095	-10,453,649	-14,556,649	-12,245,649	-11,465,649	-10,759,649
240	-3,161,945	-10,539,815	-14,642,815	-12,331,815	-11,551,815	-10,845,815
250	-3,187,795	-10,625,985	-14,728,985	-12,417,985	-11,637,985	-10,931,985

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,442,771	-8,142,569	-12,245,569	-9,934,569	-9,154,569	-8,448,569
20	-2,494,471	-8,314,904	-12,417,904	-10,106,904	-9,326,904	-8,620,904
40	-2,546,171	-8,487,237	-12,590,237	-10,279,237	-9,499,237	-8,793,237
50	-2,572,022	-8,573,406	-12,676,406	-10,365,406	-9,585,406	-8,879,406
80	-2,649,572	-8,831,908	-12,934,908	-10,623,908	-9,843,908	-9,137,908
100	-2,701,273	-9,004,244	-13,107,244	-10,796,244	-10,016,244	-9,310,244
120	-2,752,973	-9,176,576	-13,279,576	-10,968,576	-10,188,576	-9,482,576
140	-2,804,674	-9,348,912	-13,451,912	-11,140,912	-10,360,912	-9,654,912
150	-2,830,523	-9,435,078	-13,538,078	-11,227,078	-10,447,078	-9,741,078
180	-2,908,075	-9,693,583	-13,796,583	-11,485,583	-10,705,583	-9,999,583
200	-2,959,775	-9,865,915	-13,968,915	-11,657,915	-10,877,915	-10,171,915
210	-2,985,625	-9,952,085	-14,055,085	-11,744,085	-10,964,085	-10,258,085
220	-3,011,475	-10,038,251	-14,141,251	-11,830,251	-11,050,251	-10,344,251
230	-3,037,325	-10,124,417	-14,227,417	-11,916,417	-11,136,417	-10,430,417
240	-3,063,176	-10,210,587	-14,313,587	-12,002,587	-11,222,587	-10,516,587
250	-3,089,026	-10,296,753	-14,399,753	-12,088,753	-11,308,753	-10,602,753

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,950,754	-6,502,513	-10,605,513	-8,294,513	-7,514,513	-6,808,513
20	-2,002,454	-6,674,848	-10,777,848	-8,466,848	-7,686,848	-6,980,848
40	-2,054,154	-6,847,181	-10,950,181	-8,639,181	-7,859,181	-7,153,181
50	-2,080,005	-6,933,350	-11,036,350	-8,725,350	-7,945,350	-7,239,350
80	-2,157,556	-7,191,852	-11,294,852	-8,983,852	-8,203,852	-7,497,852
100	-2,209,256	-7,364,188	-11,467,188	-9,156,188	-8,376,188	-7,670,188
120	-2,260,956	-7,536,520	-11,639,520	-9,328,520	-8,548,520	-7,842,520
140	-2,312,657	-7,708,856	-11,811,856	-9,500,856	-8,720,856	-8,014,856
150	-2,338,507	-7,795,022	-11,898,022	-9,587,022	-8,807,022	-8,101,022
180	-2,416,058	-8,053,527	-12,156,527	-9,845,527	-9,065,527	-8,359,527
200	-2,467,758	-8,225,859	-12,328,859	-10,017,859	-9,237,859	-8,531,859
210	-2,493,609	-8,312,029	-12,415,029	-10,104,029	-9,324,029	-8,618,029
220	-2,519,458	-8,398,195	-12,501,195	-10,190,195	-9,410,195	-8,704,195
230	-2,545,308	-8,484,361	-12,587,361	-10,276,361	-9,496,361	-8,790,361
240	-2,571,159	-8,570,531	-12,673,531	-10,362,531	-9,582,531	-8,876,531
250	-2,597,009	-8,656,697	-12,759,697	-10,448,697	-9,668,697	-8,962,697

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,656,275	-5,520,917	-9,623,917	-7,312,917	-6,532,917	-5,826,917
20	-1,707,976	-5,693,252	-9,796,252	-7,485,252	-6,705,252	-5,999,252
40	-1,759,676	-5,865,588	-9,968,588	-7,657,588	-6,877,588	-6,171,588
50	-1,785,526	-5,951,754	-10,054,754	-7,743,754	-6,963,754	-6,257,754
80	-1,863,077	-6,210,256	-10,313,256	-8,002,256	-7,222,256	-6,516,256
100	-1,914,777	-6,382,592	-10,485,592	-8,174,592	-7,394,592	-6,688,592
120	-1,966,478	-6,554,927	-10,657,927	-8,346,927	-7,566,927	-6,860,927
140	-2,018,178	-6,727,260	-10,830,260	-8,519,260	-7,739,260	-7,033,260
150	-2,044,029	-6,813,429	-10,916,429	-8,605,429	-7,825,429	-7,119,429
180	-2,121,579	-7,071,931	-11,174,931	-8,863,931	-8,083,931	-7,377,931
200	-2,173,280	-7,244,267	-11,347,267	-9,036,267	-8,256,267	-7,550,267
210	-2,199,130	-7,330,433	-11,433,433	-9,122,433	-8,342,433	-7,636,433
220	-2,224,980	-7,416,599	-11,519,599	-9,208,599	-8,428,599	-7,722,599
230	-2,250,831	-7,502,768	-11,605,768	-9,294,768	-8,514,768	-7,808,768
240	-2,276,680	-7,588,935	-11,691,935	-9,380,935	-8,600,935	-7,894,935
250	-2,302,531	-7,675,104	-11,778,104	-9,467,104	-8,687,104	-7,981,104

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,164,258	-3,880,860	-7,983,860	-5,672,860	-4,892,860	-4,186,860
20	-1,215,959	-4,053,196	-8,156,196	-5,845,196	-5,065,196	-4,359,196
40	-1,267,660	-4,225,532	-8,328,532	-6,017,532	-5,237,532	-4,531,532
50	-1,293,509	-4,311,698	-8,414,698	-6,103,698	-5,323,698	-4,617,698
80	-1,371,060	-4,570,200	-8,673,200	-6,362,200	-5,582,200	-4,876,200
100	-1,422,761	-4,742,535	-8,845,535	-6,534,535	-5,754,535	-5,048,535
120	-1,474,461	-4,914,871	-9,017,871	-6,706,871	-5,926,871	-5,220,871
140	-1,526,162	-5,087,207	-9,190,207	-6,879,207	-6,099,207	-5,393,207
150	-1,552,012	-5,173,373	-9,276,373	-6,965,373	-6,185,373	-5,479,373
180	-1,629,562	-5,431,875	-9,534,875	-7,223,875	-6,443,875	-5,737,875
200	-1,681,263	-5,604,210	-9,707,210	-7,396,210	-6,616,210	-5,910,210
210	-1,707,113	-5,690,377	-9,793,377	-7,482,377	-6,702,377	-5,996,377
220	-1,732,963	-5,776,543	-9,879,543	-7,568,543	-6,788,543	-6,082,543
230	-1,758,814	-5,862,712	-9,965,712	-7,654,712	-6,874,712	-6,168,712
240	-1,784,664	-5,948,878	-10,051,878	-7,740,878	-6,960,878	-6,254,878
250	-1,810,514	-6,035,048	-10,138,048	-7,827,048	-7,047,048	-6,341,048

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	8
Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,243,654	-2,243,654	-6,346,654	-4,035,654	-3,255,654	-2,549,654
20	-2,336,105	-2,336,105	-6,438,105	-4,127,105	-3,347,105	-2,641,105
40	-2,428,555	-2,428,555	-6,529,555	-4,218,555	-3,438,555	-2,732,555
50	-2,472,281	-2,472,281	-6,575,281	-4,264,281	-3,484,281	-2,778,281
80	-2,609,458	-2,609,458	-6,712,458	-4,401,458	-3,621,458	-2,915,458
100	-2,700,908	-2,700,908	-6,803,908	-4,492,908	-3,712,908	-3,006,908
120	-2,792,359	-2,792,359	-6,895,359	-4,584,359	-3,804,359	-3,098,359
140	-2,883,811	-2,883,811	-6,986,811	-4,675,811	-3,895,811	-3,189,811
150	-2,929,536	-2,929,536	-7,032,536	-4,721,536	-3,941,536	-3,235,536
180	-3,066,712	-3,066,712	-7,169,712	-4,858,712	-4,078,712	-3,372,712
200	-3,158,163	-3,158,163	-7,261,163	-4,950,163	-4,170,163	-3,464,163
210	-3,203,889	-3,203,889	-7,306,889	-4,995,889	-4,215,889	-3,509,889
220	-3,249,615	-3,249,615	-7,352,615	-5,041,615	-4,261,615	-3,555,615
230	-3,295,339	-3,295,339	-7,398,339	-5,087,339	-4,307,339	-3,601,339
240	-3,341,065	-3,341,065	-7,444,065	-5,133,065	-4,353,065	-3,647,065
250	-3,386,790	-3,386,790	-7,489,790	-5,178,790	-4,398,790	-3,692,790

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,560,232	-1,560,232	-5,663,232	-3,352,232	-2,572,232	-1,866,232
20	-1,651,683	-1,651,683	-5,754,683	-3,443,683	-2,663,683	-1,957,683
40	-1,743,134	-1,743,134	-5,846,134	-3,535,134	-2,755,134	-2,049,134
50	-1,788,860	-1,788,860	-5,891,860	-3,580,860	-2,800,860	-2,094,860
80	-1,926,036	-1,926,036	-6,029,036	-3,718,036	-2,938,036	-2,232,036
100	-2,017,487	-2,017,487	-6,120,487	-3,809,487	-3,029,487	-2,323,487
120	-2,108,938	-2,108,938	-6,211,938	-3,900,938	-3,120,938	-2,414,938
140	-2,200,389	-2,200,389	-6,303,389	-3,992,389	-3,212,389	-2,506,389
150	-2,246,114	-2,246,114	-6,349,114	-4,038,114	-3,258,114	-2,552,114
180	-2,383,291	-2,383,291	-6,486,291	-4,175,291	-3,395,291	-2,689,291
200	-2,474,741	-2,474,741	-6,577,741	-4,266,741	-3,486,741	-2,780,741
210	-2,520,467	-2,520,467	-6,623,467	-4,312,467	-3,532,467	-2,826,467
220	-2,566,193	-2,566,193	-6,669,193	-4,358,193	-3,578,193	-2,872,193
230	-2,611,918	-2,611,918	-6,714,918	-4,403,918	-3,623,918	-2,917,918
240	-2,657,644	-2,657,644	-6,760,644	-4,449,644	-3,669,644	-2,963,644
250	-2,703,370	-2,703,370	-6,806,370	-4,495,370	-3,715,370	-3,009,370

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-873,632	-873,632	-4,976,632	-2,665,632	-1,885,632	-1,179,632
20	-965,083	-965,083	-5,068,083	-2,757,083	-1,977,083	-1,271,083
40	-1,056,534	-1,056,534	-5,159,534	-2,848,534	-2,068,534	-1,362,534
50	-1,102,260	-1,102,260	-5,205,260	-2,894,260	-2,114,260	-1,408,260
80	-1,239,436	-1,239,436	-5,342,436	-3,031,436	-2,251,436	-1,545,436
100	-1,330,887	-1,330,887	-5,433,887	-3,122,887	-2,342,887	-1,636,887
120	-1,422,338	-1,422,338	-5,525,338	-3,214,338	-2,434,338	-1,728,338
140	-1,513,788	-1,513,788	-5,616,788	-3,305,788	-2,525,788	-1,819,788
150	-1,559,514	-1,559,514	-5,662,514	-3,351,514	-2,571,514	-1,865,514
180	-1,696,691	-1,696,691	-5,799,691	-3,488,691	-2,708,691	-2,002,691
200	-1,788,141	-1,788,141	-5,891,141	-3,580,141	-2,800,141	-2,094,141
210	-1,833,867	-1,833,867	-5,936,867	-3,625,867	-2,845,867	-2,139,867
220	-1,879,592	-1,879,592	-5,982,592	-3,671,592	-2,891,592	-2,185,592
230	-1,925,318	-1,925,318	-6,028,318	-3,717,318	-2,937,318	-2,231,318
240	-1,971,044	-1,971,044	-6,074,044	-3,763,044	-2,983,044	-2,277,044
250	-2,016,768	-2,016,768	-6,119,768	-3,808,768	-3,028,768	-2,322,768

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-533,510	-533,510	-4,636,510	-2,325,510	-1,545,510	-839,510
20	-624,961	-624,961	-4,727,961	-2,416,961	-1,636,961	-930,961
40	-716,413	-716,413	-4,819,413	-2,508,413	-1,728,413	-1,022,413
50	-762,137	-762,137	-4,865,137	-2,554,137	-1,774,137	-1,068,137
80	-899,314	-899,314	-5,002,314	-2,691,314	-1,911,314	-1,205,314
100	-990,765	-990,765	-5,093,765	-2,782,765	-2,002,765	-1,296,765
120	-1,082,216	-1,082,216	-5,185,216	-2,874,216	-2,094,216	-1,388,216
140	-1,173,667	-1,173,667	-5,276,667	-2,965,667	-2,185,667	-1,479,667
150	-1,219,393	-1,219,393	-5,322,393	-3,011,393	-2,231,393	-1,525,393
180	-1,356,569	-1,356,569	-5,459,569	-3,148,569	-2,368,569	-1,662,569
200	-1,448,020	-1,448,020	-5,551,020	-3,240,020	-2,460,020	-1,754,020
210	-1,493,745	-1,493,745	-5,596,745	-3,285,745	-2,505,745	-1,799,745
220	-1,539,471	-1,539,471	-5,642,471	-3,331,471	-2,551,471	-1,845,471
230	-1,585,197	-1,585,197	-5,688,197	-3,377,197	-2,597,197	-1,891,197
240	-1,630,922	-1,630,922	-5,733,922	-3,422,922	-2,642,922	-1,936,922
250	-1,676,647	-1,676,647	-5,779,647	-3,468,647	-2,688,647	-1,982,647

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-361,860	-361,860	-4,464,860	-2,153,860	-1,373,860	-667,860
20	-453,311	-453,311	-4,556,311	-2,245,311	-1,465,311	-759,311
40	-544,762	-544,762	-4,647,762	-2,336,762	-1,556,762	-850,762
50	-590,488	-590,488	-4,693,488	-2,382,488	-1,602,488	-896,488
80	-727,664	-727,664	-4,830,664	-2,519,664	-1,739,664	-1,033,664
100	-819,115	-819,115	-4,922,115	-2,611,115	-1,831,115	-1,125,115
120	-910,566	-910,566	-5,013,566	-2,702,566	-1,922,566	-1,216,566
140	-1,002,017	-1,002,017	-5,105,017	-2,794,017	-2,014,017	-1,308,017
150	-1,047,742	-1,047,742	-5,150,742	-2,839,742	-2,059,742	-1,353,742
180	-1,184,919	-1,184,919	-5,287,919	-2,976,919	-2,196,919	-1,490,919
200	-1,276,369	-1,276,369	-5,379,369	-3,068,369	-2,288,369	-1,582,369
210	-1,322,095	-1,322,095	-5,425,095	-3,114,095	-2,334,095	-1,628,095
220	-1,367,821	-1,367,821	-5,470,821	-3,159,821	-2,379,821	-1,673,821
230	-1,413,546	-1,413,546	-5,516,546	-3,205,546	-2,425,546	-1,719,546
240	-1,459,272	-1,459,272	-5,562,272	-3,251,272	-2,471,272	-1,765,272
250	-1,504,998	-1,504,998	-5,607,998	-3,296,998	-2,516,998	-1,810,998

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	485,274	485,274	-3,617,226	-1,306,726	-526,726	179,274
20	395,295	395,295	-3,707,705	-1,396,705	-616,705	89,295
40	305,316	305,316	-3,797,684	-1,486,684	-706,684	-684
50	260,326	260,326	-3,842,674	-1,531,674	-751,674	-45,674
80	125,358	125,358	-3,977,642	-1,666,642	-886,642	-180,642
100	35,378	35,378	-4,067,622	-1,756,622	-976,622	-270,622
120	-55,494	-55,494	-4,158,494	-1,847,494	-1,067,494	-361,494
140	-146,945	-146,945	-4,249,945	-1,938,945	-1,158,945	-452,945
150	-192,671	-192,671	-4,295,671	-1,984,671	-1,204,671	-498,671
180	-329,847	-329,847	-4,432,847	-2,121,847	-1,341,847	-635,847
200	-421,298	-421,298	-4,524,298	-2,213,298	-1,433,298	-727,298
210	-467,024	-467,024	-4,570,024	-2,259,024	-1,479,024	-773,024
220	-512,749	-512,749	-4,615,749	-2,304,749	-1,524,749	-818,749
230	-558,475	-558,475	-4,661,475	-2,350,475	-1,570,475	-864,475
240	-604,200	-604,200	-4,707,200	-2,396,200	-1,616,200	-910,200
250	-649,925	-649,925	-4,752,925	-2,441,925	-1,661,925	-955,925

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	985,157	985,157	-3,117,843	-806,843	-26,843	679,157
20	896,626	896,626	-3,206,374	-895,374	-115,374	590,626
40	808,094	808,094	-3,294,906	-983,906	-203,906	502,094
50	763,828	763,828	-3,339,172	-1,028,172	-248,172	457,828
80	628,893	628,893	-3,474,107	-1,163,107	-383,107	322,893
100	538,914	538,914	-3,564,086	-1,253,086	-473,086	232,914
120	448,935	448,935	-3,654,065	-1,343,065	-563,065	142,935
140	358,956	358,956	-3,744,044	-1,433,044	-653,044	52,956
150	313,966	313,966	-3,789,034	-1,478,034	-698,034	7,966
180	178,997	178,997	-3,924,003	-1,613,003	-833,003	-127,003
200	89,017	89,017	-4,013,983	-1,702,983	-922,983	-216,983
210	44,028	44,028	-4,058,972	-1,747,972	-967,972	-261,972
220	-978	-978	-4,103,978	-1,792,978	-1,012,978	-306,978
230	-46,703	-46,703	-4,149,703	-1,838,703	-1,058,703	-352,703
240	-92,429	-92,429	-4,195,429	-1,884,429	-1,104,429	-398,429
250	-138,154	-138,154	-4,241,154	-1,930,154	-1,150,154	-444,154

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,811,556	1,811,556	-2,291,444	19,556	799,556	1,505,556
20	1,724,450	1,724,450	-2,378,550	-67,550	712,450	1,418,450
40	1,636,968	1,636,968	-2,466,032	-155,032	624,968	1,330,968
50	1,592,703	1,592,703	-2,510,297	-199,297	580,703	1,286,703
80	1,459,905	1,459,905	-2,643,095	-332,095	447,905	1,153,905
100	1,371,374	1,371,374	-2,731,626	-420,626	359,374	1,065,374
120	1,282,842	1,282,842	-2,820,158	-509,158	270,842	976,842
140	1,194,311	1,194,311	-2,908,689	-597,689	182,311	888,311
150	1,150,045	1,150,045	-2,952,955	-641,955	138,045	844,045
180	1,017,248	1,017,248	-3,085,752	-774,752	5,248	711,248
200	928,717	928,717	-3,174,283	-863,283	-83,283	622,717
210	884,451	884,451	-3,218,549	-907,549	-127,549	578,451
220	840,186	840,186	-3,262,814	-951,814	-171,814	534,186
230	795,361	795,361	-3,307,639	-996,639	-216,639	489,361
240	750,371	750,371	-3,352,629	-1,041,629	-261,629	444,371
250	705,381	705,381	-3,397,619	-1,086,619	-306,619	399,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£180	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,844,032	-922,016	-5,025,016	-2,714,016	-1,934,016	-1,228,016
20	-2,009,325	-1,004,662	-5,107,662	-2,796,662	-2,016,662	-1,310,662
40	-2,174,617	-1,087,308	-5,190,308	-2,879,308	-2,099,308	-1,393,308
50	-2,257,263	-1,128,632	-5,231,632	-2,920,632	-2,140,632	-1,434,632
80	-2,505,202	-1,252,601	-5,355,601	-3,044,601	-2,264,601	-1,558,601
100	-2,670,495	-1,335,247	-5,438,247	-3,127,247	-2,347,247	-1,641,247
120	-2,835,787	-1,417,893	-5,520,893	-3,209,893	-2,429,893	-1,723,893
140	-3,001,079	-1,500,540	-5,603,540	-3,292,540	-2,512,540	-1,806,540
150	-3,083,726	-1,541,863	-5,644,863	-3,333,863	-2,553,863	-1,847,863
180	-3,331,665	-1,665,832	-5,768,832	-3,457,832	-2,677,832	-1,971,832
200	-3,496,957	-1,748,478	-5,851,478	-3,540,478	-2,760,478	-2,054,478
210	-3,579,603	-1,789,802	-5,892,802	-3,581,802	-2,801,802	-2,095,802
220	-3,662,249	-1,831,125	-5,934,125	-3,623,125	-2,843,125	-2,137,125
230	-3,744,896	-1,872,448	-5,975,448	-3,664,448	-2,884,448	-2,178,448
240	-3,827,542	-1,913,771	-6,016,771	-3,705,771	-2,925,771	-2,219,771
250	-3,910,188	-1,955,094	-6,058,094	-3,747,094	-2,967,094	-2,261,094

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-655,310	-327,655	-4,430,655	-2,119,655	-1,339,655	-633,655
20	-820,603	-410,302	-4,513,302	-2,202,302	-1,422,302	-716,302
40	-985,895	-492,947	-4,595,947	-2,284,947	-1,504,947	-798,947
50	-1,068,542	-534,271	-4,637,271	-2,326,271	-1,546,271	-840,271
80	-1,316,480	-658,240	-4,761,240	-2,450,240	-1,670,240	-964,240
100	-1,481,773	-740,887	-4,843,887	-2,532,887	-1,752,887	-1,046,887
120	-1,647,065	-823,532	-4,926,532	-2,615,532	-1,835,532	-1,129,532
140	-1,812,358	-906,179	-5,009,179	-2,698,179	-1,918,179	-1,212,179
150	-1,895,004	-947,502	-5,050,502	-2,739,502	-1,959,502	-1,253,502
180	-2,142,943	-1,071,472	-5,174,472	-2,863,472	-2,083,472	-1,377,472
200	-2,308,235	-1,154,117	-5,257,117	-2,946,117	-2,166,117	-1,460,117
210	-2,390,882	-1,195,441	-5,298,441	-2,987,441	-2,207,441	-1,501,441
220	-2,473,528	-1,236,764	-5,339,764	-3,028,764	-2,248,764	-1,542,764
230	-2,556,174	-1,278,087	-5,381,087	-3,070,087	-2,290,087	-1,584,087
240	-2,638,820	-1,319,410	-5,422,410	-3,111,410	-2,331,410	-1,625,410
250	-2,721,466	-1,360,733	-5,463,733	-3,152,733	-2,372,733	-1,666,733

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	530,268	265,134	-3,837,866	-1,526,866	-746,866	-40,866
20	367,635	183,817	-3,919,183	-1,608,183	-828,183	-122,183
40	205,003	102,501	-4,000,499	-1,689,499	-909,499	-203,499
50	123,687	61,843	-4,041,157	-1,730,157	-950,157	-244,157
80	-122,230	-61,115	-4,164,115	-1,853,115	-1,073,115	-367,115
100	-287,522	-143,761	-4,246,761	-1,935,761	-1,155,761	-449,761
120	-452,815	-226,407	-4,329,407	-2,018,407	-1,238,407	-532,407
140	-618,107	-309,053	-4,412,053	-2,101,053	-1,321,053	-615,053
150	-700,754	-350,377	-4,453,377	-2,142,377	-1,362,377	-656,377
180	-948,692	-474,346	-4,577,346	-2,266,346	-1,486,346	-780,346
200	-1,113,985	-556,992	-4,659,992	-2,348,992	-1,568,992	-862,992
210	-1,196,631	-598,315	-4,701,315	-2,390,315	-1,610,315	-904,315
220	-1,279,277	-639,638	-4,742,638	-2,431,638	-1,651,638	-945,638
230	-1,361,924	-680,962	-4,783,962	-2,472,962	-1,692,962	-986,962
240	-1,444,569	-722,285	-4,825,285	-2,514,285	-1,734,285	-1,028,285
250	-1,527,216	-763,608	-4,866,608	-2,555,608	-1,775,608	-1,069,608

Maximum CIL rates (per square metre)

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

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,106,117	553,059	-3,549,941	-1,238,941	-458,941	247,059
20	946,102	473,051	-3,629,949	-1,318,949	-538,949	167,051
40	786,087	393,043	-3,709,957	-1,398,957	-618,957	87,043
50	705,762	352,881	-3,750,119	-1,439,119	-659,119	46,881
80	461,814	230,907	-3,872,093	-1,561,093	-781,093	-75,093
100	299,181	149,590	-3,953,410	-1,642,410	-862,410	-156,410
120	136,549	68,274	-4,034,726	-1,723,726	-943,726	-237,726
140	-26,511	-13,256	-4,116,256	-1,805,256	-1,025,256	-319,256
150	-109,157	-54,578	-4,157,578	-1,846,578	-1,066,578	-360,578
180	-357,096	-178,548	-4,281,548	-1,970,548	-1,190,548	-484,548
200	-522,388	-261,194	-4,364,194	-2,053,194	-1,273,194	-567,194
210	-605,034	-302,517	-4,405,517	-2,094,517	-1,314,517	-608,517
220	-687,681	-343,841	-4,446,841	-2,135,841	-1,355,841	-649,841
230	-770,327	-385,163	-4,488,163	-2,177,163	-1,397,163	-691,163
240	-852,973	-426,486	-4,529,486	-2,218,486	-1,438,486	-732,486
250	-935,620	-467,810	-4,570,810	-2,259,810	-1,479,810	-773,810

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,395,402	697,701	-3,405,299	-1,094,299	-314,299	391,701
20	1,235,386	617,693	-3,485,307	-1,174,307	-394,307	311,693
40	1,075,370	537,685	-3,565,315	-1,254,315	-474,315	231,685
50	995,362	497,681	-3,605,319	-1,294,319	-514,319	191,681
80	755,340	377,670	-3,725,330	-1,414,330	-634,330	71,670
100	595,339	296,470	-3,806,530	-1,495,530	-715,530	-9,530
120	430,307	215,154	-3,887,846	-1,576,846	-796,846	-90,846
140	267,674	133,837	-3,969,163	-1,658,163	-878,163	-172,163
150	186,358	93,179	-4,009,821	-1,698,821	-918,821	-212,821
180	-59,533	-29,267	-4,132,267	-1,821,267	-1,041,267	-335,267
200	-223,826	-111,913	-4,214,913	-1,903,913	-1,123,913	-417,913
210	-306,472	-153,236	-4,256,236	-1,945,236	-1,165,236	-459,236
220	-389,119	-194,559	-4,297,559	-1,986,559	-1,206,559	-500,559
230	-471,764	-235,882	-4,338,882	-2,027,882	-1,247,882	-541,882
240	-554,410	-277,205	-4,380,205	-2,069,205	-1,289,205	-583,205
250	-637,057	-318,529	-4,421,529	-2,110,529	-1,330,529	-624,529

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,811,423	1,405,711	-2,697,289	-386,289	393,711	1,099,711
20	2,656,515	1,328,257	-2,774,743	-463,743	316,257	1,022,257
40	2,501,608	1,250,804	-2,852,196	-541,196	238,804	944,804
50	2,423,594	1,211,797	-2,891,203	-580,203	199,797	905,797
80	2,187,433	1,093,716	-3,009,284	-698,284	81,716	787,716
100	2,029,992	1,014,996	-3,088,004	-777,004	2,996	708,996
120	1,875,552	936,276	-3,166,724	-855,724	-75,724	630,276
140	1,719,111	857,556	-3,245,444	-934,444	-154,444	551,556
150	1,636,349	818,174	-3,284,826	-973,826	-193,826	512,174
180	1,396,326	698,163	-3,404,837	-1,093,837	-313,837	392,163
200	1,236,310	618,155	-3,484,845	-1,173,845	-393,845	312,155
210	1,156,302	578,151	-3,524,849	-1,213,849	-433,849	272,151
220	1,076,294	538,147	-3,564,853	-1,253,853	-473,853	232,147
230	996,287	498,144	-3,604,856	-1,293,856	-513,856	192,144
240	916,279	458,140	-3,644,860	-1,333,860	-553,860	152,140
250	836,271	418,136	-3,684,864	-1,373,864	-593,864	112,136

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,647,159	1,823,580	-2,279,420	31,580	811,580	1,517,580
20	3,494,746	1,747,373	-2,355,627	-44,627	735,373	1,441,373
40	3,340,317	1,670,158	-2,432,842	-121,842	658,158	1,364,158
50	3,262,863	1,631,432	-2,471,568	-160,568	619,432	1,325,432
80	3,030,503	1,515,252	-2,587,748	-276,748	503,252	1,209,252
100	2,875,595	1,437,798	-2,665,202	-354,202	425,798	1,131,798
120	2,720,688	1,360,344	-2,742,656	-431,656	348,344	1,054,344
140	2,565,237	1,282,618	-2,820,382	-509,382	270,618	976,618
150	2,486,516	1,243,258	-2,859,742	-548,742	231,258	937,258
180	2,250,355	1,125,178	-2,977,822	-666,822	113,178	819,178
200	2,092,915	1,046,457	-3,056,543	-745,543	34,457	740,457
210	2,014,194	1,007,097	-3,095,903	-784,903	-4,903	701,097
220	1,935,474	967,737	-3,135,263	-824,263	-44,263	661,737
230	1,856,754	928,377	-3,174,623	-863,623	-83,623	622,377
240	1,778,033	889,016	-3,213,984	-902,984	-122,984	583,016
250	1,698,766	849,383	-3,253,617	-942,617	-162,617	543,383

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£200	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,026,027	2,513,014	-1,589,986	721,014	1,501,014	2,207,014
20	4,876,066	2,438,033	-1,664,967	646,033	1,426,033	2,132,033
40	4,726,104	2,363,052	-1,739,948	571,052	1,351,052	2,057,052
50	4,649,938	2,324,969	-1,778,031	532,969	1,312,969	2,018,969
80	4,421,317	2,210,658	-1,892,342	418,658	1,198,658	1,904,658
100	4,268,902	2,134,451	-1,968,549	342,451	1,122,451	1,828,451
120	4,116,488	2,058,244	-2,044,756	266,244	1,046,244	1,752,244
140	3,964,074	1,982,037	-2,120,963	190,037	970,037	1,676,037
150	3,887,867	1,943,933	-2,159,067	151,933	931,933	1,637,933
180	3,657,289	1,828,644	-2,274,356	36,644	816,644	1,522,644
200	3,502,381	1,751,190	-2,351,810	-40,810	739,190	1,445,190
210	3,424,927	1,712,464	-2,390,536	-79,536	700,464	1,406,464
220	3,347,474	1,673,737	-2,429,263	-118,263	661,737	1,367,737
230	3,270,021	1,635,010	-2,467,990	-156,990	623,010	1,329,010
240	3,192,567	1,596,284	-2,506,716	-195,716	584,284	1,290,284
250	3,115,114	1,557,557	-2,545,443	-234,443	545,557	1,251,557

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 10% AH, Social Rent, CSH4, Growth

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	80
Area 2	#N/A	#N/A	#N/A	250
Area 3	#N/A	#N/A	150	250
Area 4	#N/A	#N/A	250	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	180	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	50	150
Area 7	#N/A	80	210	250
Area 8	#N/A	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	50
Area 2	#N/A	#N/A	#N/A	250
Area 3	#N/A	#N/A	180	250
Area 4	#N/A	#N/A	250	250
Area 5	#N/A	40	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	80
Area 7	#N/A	0	120	230
Area 8	#N/A	240	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	0	150
Area 3	#N/A	20	200	250
Area 4	#N/A	120	250	250
Area 5	#N/A	150	250	250
Area 6	#N/A	250	250	250
Area 7	50	250	250	250
Area 8	250	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	40
Area 3	#N/A	#N/A	50	220
Area 4	#N/A	#N/A	140	250
Area 5	#N/A	#N/A	180	250
Area 6	#N/A	220	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	80
Area 7	#N/A	#N/A	50	220
Area 8	#N/A	100	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	20
Area 4	#N/A	#N/A	#N/A	100
Area 5	#N/A	#N/A	#N/A	150
Area 6	#N/A	#N/A	180	250
Area 7	#N/A	100	250	250
Area 8	#N/A	250	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,198	488,387	-3,614,613	-1,303,613	-523,613	182,387
20	53,832	444,114	-3,658,886	-1,347,886	-567,886	138,114
40	48,465	399,833	-3,703,167	-1,392,167	-612,167	93,833
50	45,781	377,692	-3,725,308	-1,414,308	-634,308	71,692
80	37,731	311,278	-3,791,722	-1,480,722	-700,722	5,278
100	32,363	266,997	-3,836,003	-1,525,003	-745,003	-39,003
120	28,997	222,724	-3,880,276	-1,569,276	-789,276	-83,276
140	21,629	178,442	-3,924,558	-1,613,558	-833,558	-127,558
150	18,946	156,302	-3,946,698	-1,635,698	-855,698	-149,698
180	10,895	89,888	-4,013,112	-1,702,112	-922,112	-216,112
200	5,529	45,615	-4,057,385	-1,746,385	-966,385	-260,385
210	2,845	23,474	-4,079,526	-1,768,526	-988,526	-282,526
220	162	1,333	-4,101,667	-1,790,667	-1,010,667	-304,667
230	-2,563	-21,144	-4,124,144	-1,813,144	-1,033,144	-327,144
240	-5,290	-43,644	-4,146,644	-1,835,644	-1,055,644	-349,644
250	-8,018	-66,144	-4,169,144	-1,858,144	-1,078,144	-372,144

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£112,034	924,281	-3,178,719	-867,719	-87,719	618,281
20	106,667	880,000	-3,223,000	-912,000	-132,000	574,000
40	101,300	835,727	-3,267,273	-956,273	-176,273	529,727
50	98,616	813,586	-3,289,414	-978,414	-198,414	507,586
80	90,566	747,172	-3,355,828	-1,044,828	-264,828	441,172
100	85,199	702,891	-3,400,109	-1,089,109	-309,109	396,891
120	79,832	658,618	-3,444,382	-1,133,382	-353,382	352,618
140	74,465	614,336	-3,488,664	-1,177,664	-397,664	308,336
150	71,781	592,196	-3,510,804	-1,199,804	-419,804	286,196
180	63,731	525,782	-3,577,218	-1,266,218	-486,218	219,782
200	58,364	481,501	-3,621,499	-1,310,499	-530,499	175,501
210	55,681	459,368	-3,643,632	-1,332,632	-552,632	153,368
220	52,997	437,227	-3,665,773	-1,354,773	-574,773	131,227
230	50,314	415,087	-3,687,913	-1,376,913	-596,913	109,087
240	47,630	392,946	-3,710,054	-1,399,054	-619,054	86,946
250	44,947	370,814	-3,732,186	-1,421,186	-641,186	64,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	165,116	1,362,204	-2,740,796	-429,796	350,204	1,056,204
20	159,748	1,317,922	-2,785,078	-474,078	305,922	1,011,922
40	154,382	1,273,649	-2,829,351	-518,351	261,649	967,649
50	151,698	1,251,509	-2,851,491	-540,491	239,509	945,509
80	143,647	1,185,087	-2,917,913	-606,913	173,087	879,087
100	138,280	1,140,813	-2,962,187	-651,187	128,813	834,813
120	132,913	1,096,532	-3,006,468	-695,468	84,532	790,532
140	127,547	1,052,259	-3,050,741	-739,741	40,259	746,259
150	124,863	1,030,118	-3,072,882	-761,882	18,118	724,118
180	116,813	963,705	-3,139,295	-828,295	-48,295	657,705
200	111,445	919,423	-3,183,577	-872,577	-92,577	613,423
210	106,762	897,282	-3,205,718	-894,718	-114,718	591,282
220	106,079	875,150	-3,227,850	-916,850	-136,850	569,150
230	103,395	853,009	-3,249,991	-938,991	-158,991	547,009
240	100,711	830,869	-3,272,131	-961,131	-181,131	524,869
250	98,028	808,728	-3,294,272	-983,272	-203,272	502,728

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Site type 1

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	191,410	1,579,137	-2,823,863	-212,863	567,137	1,273,137
20	186,043	1,534,855	-2,568,145	-257,145	522,855	1,228,855
40	180,677	1,490,582	-2,312,418	-301,418	478,582	1,184,582
50	177,993	1,468,441	-2,634,559	-323,559	456,441	1,162,441
80	169,942	1,402,019	-2,700,981	-389,981	390,019	1,096,019
100	164,575	1,357,746	-2,745,254	-434,254	345,746	1,051,746
120	159,208	1,313,465	-2,789,535	-478,535	301,465	1,007,465
140	153,841	1,269,192	-2,833,808	-522,808	257,192	963,192
150	151,158	1,247,051	-2,855,949	-544,949	235,051	941,051
180	143,108	1,180,637	-2,922,363	-611,363	168,637	874,637
200	137,740	1,136,356	-2,966,644	-655,644	124,356	830,356
210	135,056	1,114,215	-2,988,785	-677,785	102,215	808,215
220	132,374	1,092,083	-3,010,917	-699,917	80,083	786,083
230	129,690	1,069,942	-3,033,058	-722,058	57,942	763,942
240	127,006	1,047,801	-3,055,199	-744,199	35,801	741,801
250	124,323	1,025,661	-3,077,339	-766,339	13,661	719,661

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,681	1,688,617	-2,414,383	-103,383	676,617	1,382,617
20	199,313	1,644,336	-2,458,664	-147,664	632,336	1,338,336
40	193,946	1,600,055	-2,502,945	-191,945	588,055	1,294,055
50	191,263	1,577,922	-2,525,078	-214,078	565,922	1,271,922
80	183,212	1,511,500	-2,591,500	-280,500	499,500	1,205,500
100	177,846	1,467,227	-2,635,773	-324,773	455,227	1,161,227
120	172,478	1,422,946	-2,680,054	-369,054	410,946	1,116,946
140	167,112	1,378,672	-2,724,328	-413,328	366,672	1,072,672
150	164,428	1,356,532	-2,746,468	-435,468	344,532	1,050,532
180	156,378	1,290,118	-2,812,882	-501,882	278,118	984,118
200	151,010	1,245,837	-2,857,163	-546,163	233,837	939,837
210	148,327	1,223,696	-2,879,304	-568,304	211,696	917,696
220	145,644	1,201,563	-2,901,437	-590,437	189,563	895,563
230	142,960	1,179,423	-2,923,577	-612,577	167,423	873,423
240	140,277	1,157,282	-2,945,718	-634,718	145,282	851,282
250	137,593	1,135,141	-2,967,859	-656,859	123,141	829,141

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	270,786	2,233,984	-1,869,016	441,984	1,221,984	1,927,984
20	265,419	2,189,711	-1,913,289	397,711	1,177,711	1,883,711
40	260,052	2,145,429	-1,957,571	353,429	1,133,429	1,839,429
50	257,369	2,123,297	-1,979,703	331,297	1,111,297	1,817,297
80	249,318	2,056,875	-2,046,125	264,875	1,044,875	1,750,875
100	243,952	2,012,602	-2,090,398	220,602	1,000,602	1,706,602
120	238,584	1,968,320	-2,134,680	176,320	956,320	1,662,320
140	233,218	1,924,047	-2,178,953	132,047	912,047	1,618,047
150	230,534	1,901,907	-2,201,093	109,907	889,907	1,595,907
180	222,483	1,835,484	-2,267,516	43,484	823,484	1,529,484
200	217,117	1,791,211	-2,311,789	-789	779,211	1,485,211
210	214,433	1,769,071	-2,333,929	-22,929	757,071	1,463,071
220	211,749	1,746,930	-2,356,070	-45,070	734,930	1,440,930
230	209,066	1,724,798	-2,378,202	-67,202	712,798	1,418,798
240	206,383	1,702,657	-2,400,343	-89,343	690,657	1,396,657
250	203,699	1,680,516	-2,422,484	-111,484	668,516	1,374,516

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	310,351	2,560,397	-1,542,603	768,397	1,548,397	2,254,397
20	304,985	2,516,124	-1,586,876	724,124	1,504,124	2,210,124
40	299,617	2,471,843	-1,631,157	679,843	1,459,843	2,165,843
50	296,934	2,449,702	-1,653,298	657,702	1,437,702	2,143,702
80	288,883	2,383,288	-1,719,712	591,288	1,371,288	2,077,288
100	283,517	2,339,015	-1,763,985	547,015	1,327,015	2,033,015
120	278,150	2,294,734	-1,808,266	502,734	1,282,734	1,988,734
140	272,782	2,250,452	-1,852,548	458,452	1,238,452	1,944,452
150	270,099	2,228,320	-1,874,680	436,320	1,216,320	1,922,320
180	262,048	2,161,898	-1,941,102	369,898	1,149,898	1,855,898
200	256,682	2,117,625	-1,985,375	325,625	1,105,625	1,811,625
210	253,998	2,095,484	-2,007,516	303,484	1,083,484	1,789,484
220	251,314	2,073,343	-2,029,657	281,343	1,061,343	1,767,343
230	248,632	2,051,211	-2,051,789	259,211	1,039,211	1,745,211
240	245,948	2,029,070	-2,073,930	237,070	1,017,070	1,723,070
250	243,264	2,006,930	-2,096,070	214,930	994,930	1,700,930

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	376,457	3,105,772	-997,228	1,313,772	2,093,772	2,799,772
20	371,091	3,061,499	-1,041,501	1,269,499	2,049,499	2,755,499
40	363,723	3,017,218	-1,085,782	1,225,218	2,005,218	2,711,218
50	363,040	2,995,077	-1,107,923	1,203,077	1,983,077	2,689,077
80	354,989	2,928,663	-1,174,337	1,136,663	1,916,663	2,622,663
100	349,622	2,884,382	-1,218,618	1,092,382	1,872,382	2,578,382
120	344,256	2,840,109	-1,262,891	1,048,109	1,828,109	2,534,109
140	338,888	2,795,827	-1,307,173	1,003,827	1,783,827	2,489,827
150	336,204	2,773,687	-1,329,313	981,687	1,761,687	2,467,687
180	328,154	2,707,273	-1,395,727	915,273	1,695,273	2,401,273
200	322,788	2,663,000	-1,440,000	871,000	1,651,000	2,357,000
210	320,104	2,640,859	-1,462,141	848,859	1,628,859	2,334,859
220	317,420	2,618,718	-1,484,282	826,718	1,606,718	2,312,718
230	314,737	2,596,578	-1,506,422	804,578	1,584,578	2,290,578
240	312,054	2,574,445	-1,528,565	782,445	1,562,445	2,268,445
250	309,370	2,552,304	-1,550,696	760,304	1,540,304	2,246,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-186,193	-3,723,855	-7,826,855	-5,515,855	-4,735,855	-4,029,855
20	-193,018	-3,860,368	-7,963,368	-5,652,368	-4,872,368	-4,166,368
40	-199,843	-3,996,862	-8,099,862	-5,788,862	-5,008,862	-4,302,862
50	-203,256	-4,065,119	-8,168,119	-5,857,119	-5,077,119	-4,371,119
80	-213,494	-4,269,889	-8,372,889	-6,061,889	-5,281,889	-4,575,889
100	-220,320	-4,406,403	-8,509,403	-6,198,403	-5,418,403	-4,712,403
120	-227,145	-4,542,896	-8,645,896	-6,334,896	-5,554,896	-4,848,896
140	-233,970	-4,679,410	-8,782,410	-6,471,410	-5,691,410	-4,985,410
150	-237,383	-4,747,667	-8,850,667	-6,539,667	-5,759,667	-5,053,667
180	-247,622	-4,952,437	-9,055,437	-6,744,437	-5,964,437	-5,258,437
200	-254,447	-5,088,931	-9,191,931	-6,890,931	-6,100,931	-5,394,931
210	-257,859	-5,157,188	-9,260,188	-6,949,188	-6,169,188	-5,463,188
220	-261,272	-5,225,444	-9,328,444	-7,017,444	-6,237,444	-5,531,444
230	-264,685	-5,293,701	-9,396,701	-7,085,701	-6,305,701	-5,599,701
240	-268,098	-5,361,958	-9,464,958	-7,153,958	-6,373,958	-5,667,958
250	-271,511	-5,430,215	-9,533,215	-7,222,215	-6,442,215	-5,736,215

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-121,117	-2,422,335	-6,525,335	-4,214,335	-3,434,335	-2,728,335
20	-127,941	-2,558,828	-6,661,828	-4,350,828	-3,570,828	-2,864,828
40	-134,767	-2,695,342	-6,798,342	-4,487,342	-3,707,342	-3,001,342
50	-138,180	-2,763,599	-6,866,599	-4,555,599	-3,775,599	-3,069,599
80	-148,418	-2,968,369	-7,071,369	-4,760,369	-3,980,369	-3,274,369
100	-155,243	-3,104,863	-7,207,863	-4,896,863	-4,116,863	-3,410,863
120	-162,069	-3,241,376	-7,344,376	-5,033,376	-4,253,376	-3,547,376
140	-168,895	-3,377,890	-7,480,890	-5,169,890	-4,389,890	-3,683,890
150	-172,307	-3,446,147	-7,549,147	-5,238,147	-4,458,147	-3,752,147
180	-182,545	-3,650,897	-7,753,897	-5,442,897	-4,662,897	-3,956,897
200	-189,371	-3,787,411	-7,890,411	-5,579,411	-4,799,411	-4,093,411
210	-192,783	-3,855,668	-7,958,668	-5,647,668	-4,867,668	-4,161,668
220	-196,196	-3,923,925	-8,026,925	-5,715,925	-4,935,925	-4,229,925
230	-199,609	-3,992,181	-8,095,181	-5,784,181	-5,004,181	-4,298,181
240	-203,022	-4,060,438	-8,163,438	-5,852,438	-5,072,438	-4,366,438
250	-206,435	-4,128,695	-8,231,695	-5,920,695	-5,140,695	-4,434,695

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-55,737	-1,114,749	-5,217,749	-2,906,749	-2,126,749	-1,420,749
20	-62,563	-1,251,262	-5,354,262	-3,043,262	-2,263,262	-1,557,262
40	-69,389	-1,387,776	-5,490,776	-3,179,776	-2,399,776	-1,693,776
50	-72,802	-1,456,033	-5,559,033	-3,248,033	-2,468,033	-1,762,033
80	-83,039	-1,660,783	-5,763,783	-3,452,783	-2,672,783	-1,966,783
100	-89,865	-1,797,297	-5,900,297	-3,589,297	-2,809,297	-2,103,297
120	-96,691	-1,933,810	-6,036,810	-3,725,810	-2,945,810	-2,239,810
140	-103,515	-2,070,304	-6,173,304	-3,862,304	-3,082,304	-2,376,304
150	-106,928	-2,138,561	-6,241,561	-3,930,561	-3,150,561	-2,444,561
180	-117,167	-2,343,331	-6,446,331	-4,135,331	-3,355,331	-2,649,331
200	-123,992	-2,479,845	-6,582,845	-4,271,845	-3,491,845	-2,785,845
210	-127,405	-2,548,102	-6,651,102	-4,340,102	-3,560,102	-2,854,102
220	-130,817	-2,616,338	-6,719,338	-4,408,338	-3,628,338	-2,922,338
230	-134,230	-2,684,595	-6,787,595	-4,476,595	-3,696,595	-2,990,595
240	-137,643	-2,752,852	-6,855,852	-4,544,852	-3,764,852	-3,058,852
250	-141,055	-2,821,109	-6,924,109	-4,613,109	-3,833,109	-3,127,109

Maximum CIL rates (per square metre)

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

Site type 2

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,351	-467,012	-4,570,012	-2,259,012	-1,479,012	-773,012
20	-30,176	-603,525	-4,706,525	-2,395,525	-1,615,525	-909,525
40	-37,002	-740,039	-4,843,039	-2,532,039	-1,752,039	-1,046,039
50	-40,415	-808,296	-4,911,296	-2,600,296	-1,820,296	-1,114,296
80	-50,652	-1,013,046	-5,116,046	-2,805,046	-2,025,046	-1,319,046
100	-57,478	-1,149,560	-5,252,560	-2,941,560	-2,161,560	-1,455,560
120	-64,304	-1,286,074	-5,389,074	-3,078,074	-2,298,074	-1,592,074
140	-71,129	-1,422,587	-5,525,587	-3,214,587	-2,434,587	-1,728,587
150	-74,541	-1,490,824	-5,593,824	-3,282,824	-2,502,824	-1,796,824
180	-84,780	-1,695,594	-5,798,594	-3,487,594	-2,707,594	-2,001,594
200	-91,605	-1,832,108	-5,935,108	-3,624,108	-2,844,108	-2,138,108
210	-95,018	-1,900,365	-6,003,365	-3,692,365	-2,912,365	-2,206,365
220	-98,431	-1,968,622	-6,071,622	-3,760,622	-2,980,622	-2,274,622
230	-101,843	-2,036,879	-6,139,879	-3,828,879	-3,048,879	-2,342,879
240	-105,256	-2,105,136	-6,207,879	-3,897,136	-3,117,136	-2,411,136
250	-108,669	-2,173,372	-6,276,372	-3,965,372	-3,185,372	-2,479,372

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,007	-140,130	-4,243,130	-1,932,130	-1,152,130	-446,130
20	-13,831	-276,624	-4,379,624	-2,068,624	-1,288,624	-582,624
40	-20,657	-413,137	-4,516,137	-2,205,137	-1,425,137	-719,137
50	-24,070	-481,394	-4,584,394	-2,273,394	-1,493,394	-787,394
80	-34,308	-686,165	-4,789,165	-2,478,165	-1,698,165	-992,165
100	-41,133	-822,658	-4,925,658	-2,614,658	-1,834,658	-1,128,658
120	-47,959	-959,172	-5,062,172	-2,751,172	-1,971,172	-1,265,172
140	-54,784	-1,095,686	-5,198,686	-2,887,686	-2,107,686	-1,401,686
150	-58,197	-1,163,942	-5,266,942	-2,955,942	-2,175,942	-1,469,942
180	-68,435	-1,368,693	-5,471,693	-3,160,693	-2,380,693	-1,674,693
200	-75,260	-1,505,206	-5,608,206	-3,297,206	-2,517,206	-1,811,206
210	-78,673	-1,573,463	-5,676,463	-3,365,463	-2,585,463	-1,879,463
220	-82,086	-1,641,720	-5,744,720	-3,433,720	-2,653,720	-1,947,720
230	-85,499	-1,709,977	-5,812,977	-3,501,977	-2,721,977	-2,015,977
240	-88,912	-1,778,234	-5,881,234	-3,570,234	-2,790,234	-2,084,234
250	-92,325	-1,846,490	-5,949,490	-3,638,490	-2,858,490	-2,152,490

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,217	1,464,347	-2,638,653	-327,653	452,347	1,158,347
20	66,501	1,330,025	-2,772,975	-461,975	318,025	1,024,025
40	59,786	1,195,724	-2,907,276	-596,276	183,724	889,724
50	56,429	1,128,573	-2,974,427	-663,427	116,573	822,573
80	46,355	927,100	-3,175,900	-864,900	-84,900	621,100
100	39,639	792,779	-3,310,221	-999,221	-219,221	486,779
120	32,924	658,477	-3,444,523	-1,133,523	-353,523	352,477
140	26,208	524,155	-3,578,845	-1,267,845	-487,845	218,155
150	22,850	457,004	-3,645,996	-1,334,996	-554,996	151,004
180	12,777	255,532	-3,847,468	-1,536,468	-756,468	-50,468
200	6,062	121,230	-3,981,770	-1,670,770	-890,770	-184,770
210	2,704	54,079	-4,048,921	-1,737,921	-957,921	-251,921
220	-665	-13,299	-4,116,299	-1,805,299	-1,025,299	-319,299
230	-4,078	-81,556	-4,184,556	-1,873,556	-1,093,556	-387,556
240	-7,491	-149,812	-4,252,812	-1,941,812	-1,161,812	-455,812
250	-10,903	-218,069	-4,321,069	-2,010,069	-1,230,069	-524,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£150

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	121,165	2,423,296	-1,679,704	631,296	1,411,296	2,117,296
20	114,449	2,288,974	-1,814,026	496,974	1,276,974	1,982,974
40	107,734	2,154,673	-1,948,327	362,673	1,142,673	1,848,673
50	104,375	2,087,502	-2,015,498	295,502	1,075,502	1,781,502
80	94,302	1,886,049	-2,216,951	94,049	874,049	1,580,049
100	87,586	1,751,728	-2,351,272	-40,272	739,728	1,445,728
120	80,871	1,617,426	-2,485,574	-174,574	605,426	1,311,426
140	74,155	1,483,104	-2,619,896	-308,896	471,104	1,177,104
150	70,798	1,415,953	-2,687,047	-376,047	403,953	1,109,953
180	60,724	1,214,481	-2,888,519	-577,519	202,481	908,481
200	54,009	1,080,179	-3,022,821	-711,821	68,179	774,179
210	50,650	1,013,008	-3,089,992	-778,992	1,008	707,008
220	47,293	945,857	-3,157,143	-846,143	-66,143	639,857
230	43,935	878,707	-3,224,293	-913,293	-133,293	572,707
240	40,578	811,556	-3,291,444	-980,444	-200,444	505,556
250	37,219	744,385	-3,358,615	-1,047,615	-267,615	438,385

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£210	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	201,275	4,025,499	-77,501	2,233,499	3,013,499	3,719,499
20	194,560	3,891,198	-211,802	2,099,198	2,879,198	3,585,198
40	187,844	3,756,876	-346,124	1,964,876	2,744,876	3,450,876
50	184,486	3,689,725	-413,275	1,897,725	2,677,725	3,383,725
80	174,413	3,488,253	-614,747	1,696,253	2,476,253	3,182,253
100	167,698	3,353,951	-749,049	1,561,951	2,341,951	3,047,951
120	160,981	3,219,629	-883,371	1,427,629	2,207,629	2,913,629
140	154,266	3,085,328	-1,017,672	1,293,328	2,073,328	2,779,328
150	150,908	3,018,157	-1,084,843	1,226,157	2,006,157	2,712,157
180	140,835	2,816,704	-1,286,296	1,024,704	1,804,704	2,510,704
200	134,119	2,682,383	-1,420,617	890,383	1,670,383	2,376,383
210	130,762	2,615,232	-1,487,768	823,232	1,603,232	2,309,232
220	127,404	2,548,081	-1,554,919	756,081	1,536,081	2,242,081
230	124,046	2,480,910	-1,622,090	688,910	1,468,910	2,174,910
240	120,688	2,413,759	-1,689,241	621,759	1,401,759	2,107,759
250	117,330	2,346,608	-1,756,392	554,608	1,334,608	2,040,608

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	170,639	483,478	-3,619,522	-1,308,522	-528,522	177,478
20	151,390	428,939	-3,674,061	-1,363,061	-583,061	122,939
40	132,141	374,401	-3,728,599	-1,417,599	-637,599	68,401
50	122,516	347,130	-3,755,870	-1,444,870	-664,870	41,130
80	93,644	265,324	-3,837,676	-1,526,676	-746,676	-40,676
100	74,395	210,785	-3,892,215	-1,581,215	-801,215	-95,215
120	55,147	156,249	-3,946,751	-1,635,751	-855,751	-149,751
140	35,898	101,711	-4,001,289	-1,690,289	-910,289	-204,289
150	26,273	74,440	-4,028,560	-1,717,560	-937,560	-231,560
180	-2,642	-7,486	-4,110,486	-1,799,486	-1,019,486	-313,486
200	-22,206	-62,917	-4,165,917	-1,854,917	-1,074,917	-368,917
210	-31,987	-90,630	-4,193,630	-1,882,630	-1,102,630	-396,630
220	-41,769	-118,346	-4,221,346	-1,910,346	-1,130,346	-424,346
230	-51,551	-146,062	-4,249,062	-1,938,062	-1,158,062	-452,062
240	-61,333	-173,778	-4,276,778	-1,965,778	-1,185,778	-479,778
250	-71,114	-201,491	-4,304,491	-1,993,491	-1,213,491	-507,491

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	352,721	999,376	-3,103,624	-792,624	-12,624	693,376
20	333,472	944,837	-3,158,163	-847,163	-67,163	638,837
40	314,223	890,299	-3,212,701	-901,701	-121,701	584,299
50	304,599	863,031	-3,239,969	-928,969	-148,969	557,031
80	276,725	781,221	-3,321,779	-1,010,779	-230,779	475,221
100	256,476	726,683	-3,376,317	-1,065,317	-285,317	420,683
120	237,228	672,147	-3,430,853	-1,119,853	-339,853	366,147
140	217,980	617,609	-3,485,391	-1,174,391	-394,391	311,609
150	208,355	590,338	-3,512,662	-1,201,662	-421,662	284,338
180	179,482	508,532	-3,594,468	-1,283,468	-503,468	202,532
200	160,233	453,993	-3,649,007	-1,338,007	-558,007	147,993
210	150,609	426,725	-3,676,275	-1,365,275	-585,275	120,725
220	140,984	399,454	-3,703,546	-1,392,546	-612,546	93,454
230	131,360	372,187	-3,730,813	-1,419,813	-639,813	66,187
240	121,736	344,919	-3,758,081	-1,447,081	-667,081	38,919
250	112,111	317,648	-3,785,352	-1,474,352	-694,352	11,648

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	535,648	1,517,671	-2,585,329	-274,329	505,671	1,211,671
20	516,401	1,483,135	-2,639,865	-328,865	451,135	1,157,135
40	497,152	1,408,596	-2,694,404	-383,404	396,596	1,102,596
50	487,527	1,381,326	-2,721,674	-410,674	369,326	1,075,326
80	458,654	1,299,519	-2,803,481	-492,481	287,519	993,519
100	439,405	1,244,981	-2,858,019	-547,019	232,981	938,981
120	420,156	1,190,442	-2,912,558	-601,558	178,442	884,442
140	400,908	1,135,906	-2,967,094	-656,094	123,906	829,906
150	391,283	1,108,636	-2,994,364	-683,364	96,636	802,636
180	362,410	1,026,829	-3,076,171	-765,171	14,829	720,829
200	343,161	972,291	-3,130,709	-819,709	-39,709	666,291
210	333,538	945,023	-3,157,977	-846,977	-66,977	639,023
220	323,913	917,752	-3,185,248	-874,248	-94,248	611,752
230	314,289	890,484	-3,212,516	-901,516	-121,516	584,484
240	304,664	863,214	-3,239,786	-928,786	-148,786	557,214
250	295,040	835,946	-3,267,054	-956,054	-176,054	529,946

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Site type 3

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	626,266	1,774,421	-2,328,579	-17,579	762,421	1,468,421
20	607,017	1,719,882	-2,383,118	-72,118	707,882	1,413,882
40	587,768	1,665,344	-2,437,656	-126,656	653,344	1,359,344
50	578,144	1,638,076	-2,464,924	-153,924	626,076	1,332,076
80	549,272	1,556,270	-2,546,730	-235,730	544,270	1,250,270
100	530,023	1,501,731	-2,601,269	-290,269	489,731	1,195,731
120	510,774	1,447,193	-2,655,807	-344,807	435,193	1,141,193
140	491,525	1,392,654	-2,710,346	-399,346	380,654	1,086,654
150	481,901	1,365,386	-2,737,614	-426,614	353,386	1,059,386
180	453,028	1,283,580	-2,819,420	-508,420	271,580	977,580
200	433,779	1,229,041	-2,873,959	-562,959	217,041	923,041
210	424,154	1,201,770	-2,901,230	-590,230	189,770	895,770
220	414,530	1,174,503	-2,928,497	-617,497	162,503	868,503
230	404,905	1,147,232	-2,955,768	-644,768	135,232	841,232
240	395,281	1,119,964	-2,983,036	-672,036	107,964	813,964
250	385,657	1,092,696	-3,010,304	-699,304	80,696	786,696

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	671,998	1,903,995	-2,199,005	111,995	891,995	1,597,995
20	652,749	1,849,456	-2,253,544	57,456	837,456	1,543,456
40	633,501	1,794,920	-2,308,080	2,920	782,920	1,488,920
50	623,876	1,767,650	-2,335,350	-24,350	755,650	1,461,650
80	595,004	1,685,843	-2,417,157	-106,157	673,843	1,379,843
100	575,755	1,631,305	-2,471,695	-160,695	619,305	1,325,305
120	556,506	1,576,766	-2,526,234	-215,234	564,766	1,270,766
140	537,257	1,522,228	-2,580,772	-269,772	510,228	1,216,228
150	527,633	1,494,960	-2,608,040	-297,040	482,960	1,188,960
180	498,760	1,413,153	-2,689,847	-378,847	401,153	1,107,153
200	479,511	1,358,615	-2,744,385	-433,385	346,615	1,052,615
210	469,887	1,331,347	-2,771,653	-460,653	319,347	1,025,347
220	460,262	1,304,076	-2,798,924	-487,924	292,076	998,076
230	450,638	1,276,809	-2,826,191	-515,191	264,809	970,809
240	441,013	1,249,538	-2,853,462	-542,462	237,538	943,538
250	431,389	1,222,270	-2,880,730	-569,730	210,270	916,270

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	899,813	2,549,469	-1,553,531	757,469	1,537,469	2,243,469
20	880,564	2,494,931	-1,608,069	702,931	1,482,931	2,188,931
40	861,315	2,440,392	-1,662,608	648,392	1,428,392	2,134,392
50	851,690	2,413,121	-1,689,879	621,121	1,401,121	2,107,121
80	822,817	2,331,315	-1,771,685	539,315	1,319,315	2,025,315
100	803,568	2,276,776	-1,826,224	484,776	1,264,776	1,970,776
120	784,320	2,222,241	-1,880,759	430,241	1,210,241	1,916,241
140	765,071	2,167,702	-1,935,298	375,702	1,155,702	1,861,702
150	755,446	2,140,432	-1,962,568	348,432	1,128,432	1,834,432
180	726,574	2,058,625	-2,044,375	266,625	1,046,625	1,752,625
200	707,325	2,004,087	-2,098,913	212,087	992,087	1,698,087
210	697,701	1,976,819	-2,126,181	184,819	964,819	1,670,819
220	688,076	1,949,548	-2,153,452	157,548	937,548	1,643,548
230	678,452	1,922,280	-2,180,720	130,280	910,280	1,616,280
240	668,828	1,895,012	-2,207,988	103,012	883,012	1,589,012
250	659,203	1,867,742	-2,235,258	75,742	855,742	1,561,742

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,036,161	2,935,791	-1,167,209	1,143,791	1,923,791	2,629,791
20	1,016,913	2,881,255	-1,221,745	1,089,255	1,869,255	2,575,255
40	997,665	2,826,716	-1,276,284	1,034,716	1,814,716	2,520,716
50	988,040	2,799,446	-1,303,554	1,007,446	1,787,446	2,493,446
80	959,167	2,717,639	-1,385,361	925,639	1,705,639	2,411,639
100	939,918	2,663,101	-1,439,899	871,101	1,651,101	2,357,101
120	920,669	2,608,562	-1,494,438	816,562	1,596,562	2,302,562
140	901,421	2,554,026	-1,548,974	762,026	1,542,026	2,248,026
150	891,796	2,526,756	-1,576,244	734,756	1,514,756	2,220,756
180	862,923	2,444,949	-1,658,051	652,949	1,432,949	2,138,949
200	843,674	2,390,411	-1,712,589	598,411	1,378,411	2,084,411
210	834,050	2,363,143	-1,739,857	571,143	1,351,143	2,057,143
220	824,425	2,335,872	-1,767,128	543,872	1,323,872	2,029,872
230	814,802	2,308,604	-1,794,396	516,604	1,296,604	2,002,604
240	805,177	2,281,334	-1,821,666	489,334	1,269,334	1,975,334
250	795,553	2,254,066	-1,848,934	462,066	1,242,066	1,948,066

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,263,976	3,581,265	-521,735	1,789,265	2,569,265	3,275,265
20	1,244,727	3,526,726	-576,274	1,734,726	2,514,726	3,220,726
40	1,225,478	3,472,188	-630,812	1,680,188	2,460,188	3,166,188
50	1,215,854	3,444,920	-658,080	1,652,920	2,432,920	3,138,920
80	1,186,980	3,363,111	-739,889	1,571,111	2,351,111	3,057,111
100	1,167,731	3,308,572	-794,428	1,516,572	2,296,572	3,002,572
120	1,148,483	3,254,037	-848,963	1,462,037	2,242,037	2,948,037
140	1,129,235	3,199,498	-903,502	1,407,498	2,187,498	2,893,498
150	1,119,610	3,172,227	-930,773	1,380,227	2,160,227	2,866,227
180	1,090,737	3,090,421	-1,012,579	1,298,421	2,078,421	2,784,421
200	1,071,488	3,035,882	-1,067,118	1,243,882	2,023,882	2,729,882
210	1,061,864	3,008,615	-1,094,385	1,216,615	1,996,615	2,702,615
220	1,052,239	2,981,344	-1,121,656	1,189,344	1,969,344	2,675,344
230	1,042,615	2,954,076	-1,148,924	1,162,076	1,942,076	2,648,076
240	1,032,991	2,926,808	-1,176,192	1,134,808	1,914,808	2,620,808
250	1,023,366	2,899,537	-1,203,463	1,107,537	1,887,537	2,593,537

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 4

Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-492,358	-4,092,729	-8,195,729	-5,884,729	-5,104,729	-4,398,729
20	-508,555	-4,227,361	-8,330,361	-6,019,361	-5,239,361	-4,533,361
40	-524,751	-4,361,992	-8,464,992	-6,153,992	-5,373,992	-4,667,992
50	-532,849	-4,429,304	-8,532,304	-6,221,304	-5,441,304	-4,735,304
80	-557,143	-4,631,248	-8,734,248	-6,423,248	-5,643,248	-4,937,248
100	-573,339	-4,765,879	-8,868,879	-6,557,879	-5,777,879	-5,071,879
120	-589,535	-4,900,511	-9,003,511	-6,692,511	-5,912,511	-5,206,511
140	-605,730	-5,035,134	-9,138,134	-6,827,134	-6,047,134	-5,341,134
150	-613,829	-5,102,454	-9,205,454	-6,894,454	-6,114,454	-5,408,454
180	-638,123	-5,304,398	-9,407,398	-7,096,398	-6,316,398	-5,610,398
200	-654,319	-5,439,029	-9,542,029	-7,231,029	-6,451,029	-5,745,029
210	-662,417	-5,506,341	-9,609,341	-7,298,341	-6,518,341	-5,812,341
220	-670,516	-5,573,661	-9,676,661	-7,365,661	-6,585,661	-5,879,661
230	-678,613	-5,640,973	-9,743,973	-7,432,973	-6,652,973	-5,946,973
240	-686,711	-5,708,284	-9,811,284	-7,500,284	-6,720,284	-6,014,284
250	-694,810	-5,775,604	-9,878,604	-7,567,604	-6,787,604	-6,081,604

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-340,752	-2,832,503	-6,935,503	-4,624,503	-3,844,503	-3,138,503
20	-356,949	-2,967,135	-7,070,135	-4,759,135	-3,979,135	-3,273,135
40	-373,145	-3,101,767	-7,204,767	-4,893,767	-4,113,767	-3,407,767
50	-381,242	-3,169,078	-7,272,078	-4,961,078	-4,181,078	-3,475,078
80	-405,537	-3,371,030	-7,474,030	-5,163,030	-4,383,030	-3,677,030
100	-421,733	-3,505,663	-7,608,663	-5,297,663	-4,517,663	-3,811,663
120	-437,929	-3,640,295	-7,743,295	-5,432,295	-4,652,295	-3,946,295
140	-454,125	-3,774,917	-7,877,917	-5,566,917	-4,786,917	-4,080,917
150	-462,223	-3,842,228	-7,945,228	-5,634,228	-4,854,228	-4,148,228
180	-486,518	-4,044,180	-8,147,180	-5,836,180	-5,056,180	-4,350,180
200	-502,713	-4,178,803	-8,281,803	-5,970,803	-5,190,803	-4,484,803
210	-510,812	-4,246,123	-8,349,123	-6,038,123	-5,258,123	-4,552,123
220	-518,909	-4,313,435	-8,416,435	-6,105,435	-5,325,435	-4,619,435
230	-527,008	-4,380,755	-8,483,755	-6,172,755	-5,392,755	-4,686,755
240	-535,106	-4,448,067	-8,551,067	-6,240,067	-5,460,067	-4,754,067
250	-543,203	-4,515,378	-8,618,378	-6,307,378	-5,527,378	-4,821,378

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-188,442	-1,566,421	-5,669,421	-3,358,421	-2,578,421	-1,872,421
20	-204,638	-1,701,052	-5,804,052	-3,493,052	-2,713,052	-2,007,052
40	-220,834	-1,835,684	-5,938,684	-3,627,684	-2,847,684	-2,141,684
50	-228,932	-1,902,996	-6,005,996	-3,694,996	-2,914,996	-2,208,996
80	-253,227	-2,104,947	-6,207,947	-3,896,947	-3,116,947	-2,410,947
100	-269,422	-2,239,571	-6,342,571	-4,031,571	-3,251,571	-2,545,571
120	-285,618	-2,374,202	-6,477,202	-4,166,202	-3,386,202	-2,680,202
140	-301,815	-2,508,834	-6,611,834	-4,300,834	-3,520,834	-2,814,834
150	-309,912	-2,576,146	-6,679,146	-4,368,146	-3,588,146	-2,882,146
180	-334,207	-2,778,097	-6,881,097	-4,570,097	-3,790,097	-3,084,097
200	-350,402	-2,912,721	-7,015,721	-4,704,721	-3,924,721	-3,218,721
210	-358,501	-2,980,041	-7,083,041	-4,772,041	-3,992,041	-3,286,041
220	-366,599	-3,047,352	-7,150,352	-4,839,352	-4,059,352	-3,353,352
230	-374,696	-3,114,664	-7,217,664	-4,906,664	-4,126,664	-3,420,664
240	-382,795	-3,181,984	-7,284,984	-4,973,984	-4,193,984	-3,487,984
250	-390,893	-3,249,296	-7,352,296	-5,041,296	-4,261,296	-3,555,296

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-112,992	-939,244	-5,042,244	-2,731,244	-1,951,244	-1,245,244
20	-129,188	-1,073,876	-5,176,876	-2,865,876	-2,085,876	-1,379,876
40	-145,384	-1,208,508	-5,311,508	-3,000,508	-2,220,508	-1,514,508
50	-153,482	-1,275,819	-5,378,819	-3,067,819	-2,287,819	-1,581,819
80	-177,776	-1,477,763	-5,580,763	-3,269,763	-2,489,763	-1,783,763
100	-193,972	-1,612,394	-5,715,394	-3,404,394	-2,624,394	-1,918,394
120	-210,169	-1,747,026	-5,850,026	-3,539,026	-2,759,026	-2,053,026
140	-226,364	-1,881,649	-5,984,649	-3,673,649	-2,893,649	-2,187,649
150	-234,462	-1,948,969	-6,051,969	-3,740,969	-2,960,969	-2,254,969
180	-258,756	-2,150,913	-6,253,913	-3,942,913	-3,162,913	-2,456,913
200	-274,953	-2,285,544	-6,388,544	-4,077,544	-3,297,544	-2,591,544
210	-283,050	-2,352,856	-6,455,856	-4,144,856	-3,364,856	-2,658,856
220	-291,149	-2,420,176	-6,523,176	-4,212,176	-3,432,176	-2,726,176
230	-299,247	-2,487,488	-6,590,488	-4,279,488	-3,499,488	-2,793,488
240	-307,344	-2,554,799	-6,657,799	-4,346,799	-3,566,799	-2,860,799
250	-315,443	-2,622,119	-6,725,119	-4,414,119	-3,634,119	-2,928,119

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,914	-622,719	-4,725,719	-2,414,719	-1,634,719	-928,719
20	-91,110	-757,351	-4,860,351	-2,549,351	-1,769,351	-1,063,351
40	-107,306	-891,983	-4,994,983	-2,683,983	-1,903,983	-1,197,983
50	-115,404	-959,294	-5,062,294	-2,751,294	-1,971,294	-1,265,294
80	-139,699	-1,161,246	-5,264,246	-2,953,246	-2,173,246	-1,467,246
100	-155,894	-1,295,869	-5,398,869	-3,087,869	-2,307,869	-1,601,869
120	-172,090	-1,430,501	-5,533,501	-3,222,501	-2,442,501	-1,736,501
140	-188,287	-1,565,133	-5,668,133	-3,357,133	-2,577,133	-1,871,133
150	-196,384	-1,632,445	-5,735,445	-3,424,445	-2,644,445	-1,938,445
180	-220,679	-1,834,396	-5,937,396	-3,626,396	-2,846,396	-2,140,396
200	-236,875	-1,969,020	-6,072,020	-3,761,020	-2,981,020	-2,275,020
210	-244,973	-2,036,340	-6,139,340	-3,828,340	-3,048,340	-2,342,340
220	-253,071	-2,103,651	-6,206,651	-3,895,651	-3,115,651	-2,409,651
230	-261,169	-2,170,971	-6,273,971	-3,962,971	-3,182,971	-2,476,971
240	-269,267	-2,238,283	-6,341,283	-4,030,283	-3,250,283	-2,544,283
250	-277,365	-2,305,595	-6,408,595	-4,097,595	-3,317,595	-2,611,595

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	112,922	938,665	-3,164,335	-853,335	-73,335	632,665
20	96,987	806,200	-3,296,800	-985,800	-205,800	500,200
40	81,052	673,744	-3,429,256	-1,118,256	-338,256	367,744
50	73,084	607,507	-3,495,493	-1,184,493	-404,493	301,507
80	49,181	408,814	-3,694,186	-1,383,186	-603,186	102,814
100	33,245	276,349	-3,826,651	-1,515,651	-735,651	-29,651
120	17,309	143,884	-3,959,116	-1,648,116	-868,116	-162,116
140	1,374	11,420	-4,091,580	-1,780,580	-1,000,580	-294,580
150	-6,701	-55,702	-4,158,702	-1,847,702	-1,067,702	-361,702
180	-30,996	-257,654	-4,360,654	-2,049,654	-1,269,654	-563,654
200	-47,191	-392,277	-4,495,277	-2,184,277	-1,404,277	-698,277
210	-55,290	-459,597	-4,562,597	-2,251,597	-1,471,597	-765,597
220	-63,388	-526,909	-4,629,909	-2,318,909	-1,538,909	-832,909
230	-71,486	-594,229	-4,697,229	-2,386,229	-1,606,229	-900,229
240	-79,584	-661,540	-4,764,540	-2,453,540	-1,673,540	-967,540
250	-87,681	-728,852	-4,831,852	-2,520,852	-1,740,852	-1,034,852

Maximum CIL rates (per square metre)

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

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	224,624	1,867,185	-2,235,815	75,185	855,185	1,561,185
20	208,688	1,734,720	-2,368,280	-57,280	722,720	1,428,720
40	192,752	1,602,255	-2,500,745	-189,745	590,255	1,296,255
50	184,785	1,536,027	-2,566,973	-255,973	524,027	1,230,027
80	160,881	1,337,325	-2,765,675	-454,675	325,325	1,031,325
100	144,947	1,204,869	-2,898,131	-587,131	192,869	898,869
120	129,011	1,072,404	-3,030,596	-719,596	60,404	766,404
140	113,075	939,939	-3,163,061	-852,061	-72,061	633,939
150	105,107	873,703	-3,229,297	-918,297	-138,297	567,703
180	81,204	675,009	-3,427,991	-1,116,991	-336,991	369,009
200	65,269	542,545	-3,560,455	-1,249,455	-469,455	236,545
210	57,301	476,316	-3,626,684	-1,315,684	-535,684	170,316
220	49,333	410,080	-3,692,920	-1,381,920	-601,920	104,080
230	41,366	343,852	-3,759,148	-1,448,148	-668,148	37,852
240	33,398	277,623	-3,825,377	-1,514,377	-734,377	-28,377
250	25,430	211,387	-3,891,613	-1,580,613	-800,613	-94,613

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£120
			£230

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	411,255	3,418,555	-684,445	1,626,555	2,406,555	3,112,555
20	395,319	3,286,090	-816,910	1,494,090	2,274,090	2,980,090
40	379,383	3,153,625	-949,375	1,361,625	2,141,625	2,847,625
50	371,416	3,087,397	-1,015,603	1,295,397	2,075,397	2,781,397
80	347,512	2,888,695	-1,214,305	1,096,695	1,876,695	2,582,695
100	331,577	2,756,231	-1,346,769	964,231	1,744,231	2,450,231
120	315,642	2,623,774	-1,479,226	831,774	1,611,774	2,317,774
140	299,706	2,491,309	-1,611,691	699,309	1,479,309	2,185,309
150	291,738	2,425,073	-1,677,927	633,073	1,413,073	2,119,073
180	267,835	2,226,380	-1,876,620	434,380	1,214,380	1,920,380
200	251,900	2,093,915	-2,009,085	301,915	1,081,915	1,787,915
210	243,932	2,027,686	-2,075,314	235,686	1,015,686	1,721,686
220	235,964	1,961,450	-2,141,550	169,450	949,450	1,655,450
230	227,997	1,895,222	-2,207,778	103,222	883,222	1,589,222
240	220,029	1,828,993	-2,274,007	36,993	816,993	1,522,993
250	212,061	1,762,757	-2,340,243	-29,243	750,757	1,456,757

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£240	£250
			£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,364	224,702	-3,878,298	-1,567,298	-787,298	-81,298
20	34,108	131,314	-3,971,686	-1,660,686	-880,686	-174,686
40	9,850	37,923	-4,065,077	-1,754,077	-974,077	-268,077
50	-2,315	-8,912	-4,111,912	-1,800,912	-1,020,912	-314,912
80	-39,296	-151,291	-4,254,291	-1,943,291	-1,163,291	-457,291
100	-63,950	-246,207	-4,349,207	-2,038,207	-1,258,207	-552,207
120	-89,604	-341,124	-4,444,124	-2,133,124	-1,353,124	-647,124
140	-113,257	-436,040	-4,539,040	-2,228,040	-1,448,040	-742,040
150	-125,584	-483,499	-4,586,499	-2,275,499	-1,495,499	-789,499
180	-162,565	-625,874	-4,728,874	-2,417,874	-1,637,874	-931,874
200	-187,218	-720,790	-4,823,790	-2,512,790	-1,732,790	-1,026,790
210	-199,545	-768,248	-4,871,248	-2,560,248	-1,780,248	-1,074,248
220	-211,872	-815,707	-4,918,707	-2,607,707	-1,827,707	-1,121,707
230	-224,199	-863,165	-4,966,165	-2,655,165	-1,875,165	-1,169,165
240	-236,526	-910,623	-5,013,623	-2,702,623	-1,922,623	-1,216,623
250	-248,852	-958,082	-5,061,082	-2,750,082	-1,970,082	-1,264,082

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	283,603	1,091,873	-3,011,127	-700,127	79,873	785,873
20	259,347	998,485	-3,104,515	-793,515	-13,515	692,485
40	235,089	905,094	-3,197,906	-886,906	-106,906	599,094
50	222,961	858,400	-3,244,600	-933,600	-153,600	552,400
80	186,575	718,315	-3,384,685	-1,073,685	-293,685	412,315
100	162,319	624,927	-3,478,073	-1,167,073	-387,073	318,927
120	138,061	531,536	-3,571,464	-1,260,464	-480,464	225,536
140	113,805	438,148	-3,664,852	-1,353,852	-573,852	132,148
150	101,676	391,454	-3,711,546	-1,400,546	-620,546	85,454
180	65,291	251,369	-3,851,631	-1,540,631	-760,631	-54,631
200	41,034	157,982	-3,945,018	-1,634,018	-854,018	-148,018
210	28,905	111,284	-3,991,716	-1,680,716	-900,716	-194,716
220	16,777	64,590	-4,038,410	-1,727,410	-947,410	-241,410
230	4,648	17,896	-4,085,104	-1,774,104	-994,104	-288,104
240	-7,603	-29,270	-4,132,270	-1,821,270	-1,041,270	-335,270
250	-19,930	-76,729	-4,179,729	-1,868,729	-1,088,729	-382,729

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£150

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	509,890	1,963,075	-2,139,925	171,075	951,075	1,657,075
20	485,633	1,869,687	-2,233,313	77,687	857,687	1,563,687
40	461,377	1,776,300	-2,326,700	-15,700	764,300	1,470,300
50	449,247	1,729,602	-2,373,398	-62,398	717,602	1,423,602
80	412,863	1,589,521	-2,513,479	-202,479	577,521	1,283,521
100	388,605	1,496,129	-2,606,871	-295,871	484,129	1,190,129
120	364,349	1,402,742	-2,700,258	-389,258	390,742	1,096,742
140	340,091	1,309,350	-2,793,650	-482,650	297,350	1,003,350
150	327,963	1,262,657	-2,840,343	-529,343	250,657	956,657
180	291,577	1,122,571	-2,980,429	-669,429	110,571	816,571
200	267,321	1,029,184	-3,073,816	-762,816	17,184	723,184
210	255,192	982,490	-3,120,510	-809,510	-29,510	676,490
220	243,063	935,793	-3,167,207	-856,207	-76,207	629,793
230	230,935	889,099	-3,213,901	-902,901	-122,901	583,099
240	218,806	842,405	-3,260,595	-949,595	-169,595	536,405
250	206,678	795,711	-3,307,289	-996,289	-216,289	489,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£250

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	621,986	2,394,647	-1,708,353	602,647	1,382,647	2,088,647
20	597,729	2,301,255	-1,801,745	509,255	1,289,255	1,995,255
40	573,472	2,207,868	-1,895,132	415,868	1,195,868	1,901,868
50	561,343	2,161,170	-1,941,830	369,170	1,149,170	1,855,170
80	524,958	2,021,089	-2,081,911	229,089	1,009,089	1,715,089
100	500,701	1,927,697	-2,175,303	135,697	915,697	1,621,697
120	476,444	1,834,310	-2,268,690	42,310	822,310	1,528,310
140	452,187	1,740,918	-2,362,082	-51,082	728,918	1,434,918
150	440,058	1,694,224	-2,408,776	-97,776	682,224	1,388,224
180	403,673	1,554,139	-2,548,861	-237,861	542,139	1,248,139
200	379,416	1,460,752	-2,642,248	-331,248	448,752	1,154,752
210	367,288	1,414,058	-2,688,942	-377,942	402,058	1,108,058
220	355,159	1,367,360	-2,735,640	-424,640	355,360	1,061,360
230	343,030	1,320,667	-2,782,333	-471,333	308,667	1,014,667
240	330,902	1,273,973	-2,829,027	-518,027	261,973	967,973
250	318,774	1,227,279	-2,875,721	-564,721	215,279	921,279

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	678,557	2,612,444	-1,490,556	820,444	1,600,444	2,306,444
20	654,300	2,519,057	-1,583,943	727,057	1,507,057	2,213,057
40	630,044	2,425,669	-1,677,331	633,669	1,413,669	2,119,669
50	617,915	2,378,972	-1,724,028	586,972	1,366,972	2,072,972
80	581,530	2,238,890	-1,864,110	446,890	1,226,890	1,932,890
100	557,272	2,145,499	-1,957,501	353,499	1,133,499	1,839,499
120	533,016	2,052,111	-2,050,889	260,111	1,040,111	1,746,111
140	508,758	1,958,720	-2,144,280	166,720	946,720	1,652,720
150	496,630	1,912,026	-2,190,974	120,026	900,026	1,606,026
180	460,244	1,771,941	-2,331,059	-20,059	759,941	1,465,941
200	435,988	1,678,553	-2,424,447	-113,447	666,553	1,372,553
210	423,860	1,631,860	-2,471,140	-160,140	619,860	1,325,860
220	411,730	1,585,162	-2,517,838	-206,838	573,162	1,279,162
230	399,602	1,538,468	-2,564,532	-253,532	526,468	1,232,468
240	387,474	1,491,774	-2,611,226	-300,226	479,774	1,185,774
250	375,346	1,445,081	-2,657,919	-346,919	433,081	1,139,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	960,059	3,696,228	-406,772	1,904,228	2,684,228	3,390,228
20	936,111	3,604,029	-498,971	1,812,029	2,592,029	3,298,029
40	911,854	3,510,638	-592,362	1,718,638	2,498,638	3,204,638
50	899,726	3,463,944	-639,056	1,671,944	2,451,944	3,157,944
80	863,340	3,323,859	-779,141	1,531,859	2,311,859	3,017,859
100	839,083	3,230,471	-872,529	1,438,471	2,218,471	2,924,471
120	814,826	3,137,080	-965,920	1,345,080	2,125,080	2,831,080
140	790,569	3,043,692	-1,059,308	1,251,692	2,031,692	2,737,692
150	778,441	2,996,999	-1,106,001	1,204,999	1,984,999	2,690,999
180	742,055	2,856,913	-1,246,087	1,064,913	1,844,913	2,550,913
200	717,798	2,763,522	-1,339,478	971,522	1,751,522	2,457,522
210	705,670	2,716,828	-1,386,172	924,828	1,704,828	2,410,828
220	693,541	2,670,134	-1,432,866	878,134	1,658,134	2,364,134
230	681,413	2,623,441	-1,479,559	831,441	1,611,441	2,317,441
240	669,284	2,576,743	-1,526,257	784,743	1,564,743	2,270,743
250	657,156	2,530,049	-1,572,951	738,049	1,518,049	2,224,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,126,882	4,338,495	235,495	2,546,495	3,326,495	4,032,495
20	1,103,015	4,246,607	143,607	2,454,607	3,234,607	3,940,607
40	1,079,149	4,154,722	51,722	2,362,722	3,142,722	3,848,722
50	1,067,215	4,108,776	5,776	2,316,776	3,096,776	3,802,776
80	1,031,415	3,970,949	-132,051	2,178,949	2,958,949	3,664,949
100	1,007,548	3,879,061	-223,939	2,087,061	2,867,061	3,573,061
120	983,493	3,786,449	-316,551	1,994,449	2,774,449	3,480,449
140	959,237	3,693,062	-409,938	1,901,062	2,681,062	3,387,062
150	947,108	3,646,364	-456,636	1,854,364	2,634,364	3,340,364
180	910,723	3,506,283	-596,717	1,714,283	2,494,283	3,200,283
200	886,465	3,412,891	-690,109	1,620,891	2,400,891	3,106,891
210	874,337	3,366,197	-736,803	1,574,197	2,354,197	3,060,197
220	862,209	3,319,504	-783,496	1,527,504	2,307,504	3,013,504
230	850,080	3,272,810	-830,190	1,480,810	2,260,810	2,966,810
240	837,951	3,226,112	-876,888	1,434,112	2,214,112	2,920,112
250	825,823	3,179,419	-923,581	1,387,419	2,167,419	2,873,419

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,405,610	5,411,597	1,308,597	3,619,597	4,399,597	5,105,597
20	1,381,744	5,319,713	1,216,713	3,527,713	4,307,713	5,013,713
40	1,357,876	5,227,824	1,124,824	3,435,824	4,215,824	4,921,824
50	1,345,943	5,181,882	1,078,882	3,389,882	4,169,882	4,875,882
80	1,310,143	5,044,051	941,051	3,252,051	4,032,051	4,738,051
100	1,286,277	4,952,166	849,166	3,160,166	3,940,166	4,646,166
120	1,262,410	4,860,278	757,278	3,068,278	3,848,278	4,554,278
140	1,238,544	4,768,393	665,393	2,976,393	3,756,393	4,462,393
150	1,226,610	4,722,447	619,447	2,930,447	3,710,447	4,416,447
180	1,190,809	4,584,616	481,616	2,792,616	3,572,616	4,278,616
200	1,166,943	4,492,732	389,732	2,700,732	3,480,732	4,186,732
210	1,155,010	4,446,789	343,789	2,654,789	3,434,789	4,140,789
220	1,143,076	4,400,843	297,843	2,608,843	3,388,843	4,094,843
230	1,131,143	4,354,901	251,901	2,562,901	3,342,901	4,048,901
240	1,119,210	4,308,959	205,959	2,516,959	3,296,959	4,002,959
250	1,107,277	4,263,016	160,016	2,471,016	3,251,016	3,957,016

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-168,123	-246,581	-4,349,581	-2,038,581	-1,258,581	-552,581
20	-222,864	-326,867	-4,429,867	-2,118,867	-1,338,867	-632,867
40	-277,604	-407,153	-4,510,153	-2,199,153	-1,419,153	-713,153
50	-304,974	-447,295	-4,550,295	-2,239,295	-1,459,295	-753,295
80	-387,085	-567,724	-4,670,724	-2,359,724	-1,579,724	-873,724
100	-441,824	-648,009	-4,751,009	-2,440,009	-1,660,009	-954,009
120	-496,565	-728,295	-4,831,295	-2,520,295	-1,740,295	-1,034,295
140	-551,305	-808,581	-4,911,581	-2,600,581	-1,820,581	-1,114,581
150	-578,675	-848,723	-4,951,723	-2,640,723	-1,860,723	-1,154,723
180	-660,785	-969,152	-5,072,152	-2,761,152	-1,981,152	-1,275,152
200	-715,525	-1,049,437	-5,152,437	-2,841,437	-2,061,437	-1,355,437
210	-742,895	-1,089,580	-5,192,580	-2,881,580	-2,101,580	-1,395,580
220	-770,266	-1,129,723	-5,232,723	-2,921,723	-2,141,723	-1,435,723
230	-797,636	-1,169,866	-5,272,866	-2,961,866	-2,181,866	-1,475,866
240	-825,005	-1,210,007	-5,313,007	-3,002,007	-2,222,007	-1,516,007
250	-852,375	-1,250,151	-5,353,151	-3,042,151	-2,262,151	-1,556,151

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	329,437	483,174	-3,619,826	-1,308,826	-528,826	177,174
20	275,577	404,180	-3,698,820	-1,387,820	-607,820	98,180
40	221,719	325,188	-3,777,812	-1,466,812	-686,812	19,188
50	194,789	285,691	-3,817,309	-1,506,309	-726,309	-20,309
80	114,000	167,200	-3,935,800	-1,624,800	-844,800	-138,800
100	60,141	88,206	-4,014,794	-1,703,794	-923,794	-217,794
120	6,281	9,212	-4,093,788	-1,782,788	-1,002,788	-296,788
140	-48,356	-70,923	-4,173,923	-1,862,923	-1,082,923	-376,923
150	-75,726	-111,064	-4,214,064	-1,903,064	-1,123,064	-417,064
180	-157,837	-231,494	-4,334,494	-2,023,494	-1,243,494	-537,494
200	-212,576	-311,778	-4,414,778	-2,103,778	-1,323,778	-617,778
210	-239,946	-351,921	-4,454,921	-2,143,921	-1,363,921	-657,921
220	-267,317	-392,064	-4,495,064	-2,184,064	-1,404,064	-698,064
230	-294,687	-432,208	-4,535,208	-2,224,208	-1,444,208	-738,208
240	-322,057	-472,351	-4,575,351	-2,264,351	-1,484,351	-778,351
250	-349,427	-512,492	-4,615,492	-2,304,492	-1,524,492	-818,492

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	826,594	1,212,338	-2,890,662	-579,662	200,338	906,338
20	772,735	1,133,344	-2,969,656	-658,656	121,344	827,344
40	718,875	1,054,351	-3,048,649	-737,649	42,351	748,351
50	691,946	1,014,854	-3,088,146	-777,146	2,854	708,854
80	611,156	896,363	-3,206,637	-895,637	-115,637	590,363
100	557,298	817,370	-3,285,630	-974,630	-194,630	511,370
120	503,439	738,377	-3,364,623	-1,053,623	-273,623	432,377
140	449,579	659,383	-3,443,617	-1,132,617	-352,617	353,383
150	422,649	619,886	-3,483,114	-1,172,114	-392,114	313,886
180	341,860	501,395	-3,601,605	-1,290,605	-510,605	195,395
200	288,001	422,401	-3,680,599	-1,369,599	-589,599	116,401
210	261,072	382,906	-3,720,094	-1,409,094	-629,094	76,906
220	234,142	343,409	-3,759,591	-1,448,591	-668,591	37,409
230	207,213	303,912	-3,799,088	-1,488,088	-708,088	-2,088
240	180,283	264,415	-3,838,585	-1,527,585	-747,585	-41,585
250	153,353	224,918	-3,878,082	-1,567,082	-787,082	-81,082

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£220

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,072,871	1,573,544	-2,829,456	-218,456	561,544	1,267,544
20	1,019,011	1,494,550	-2,608,450	-297,450	482,550	1,188,550
40	965,152	1,415,556	-2,587,444	-376,444	403,556	1,109,556
50	938,223	1,376,060	-2,726,940	-415,940	364,060	1,070,060
80	857,434	1,257,570	-2,845,430	-534,430	245,570	951,570
100	803,574	1,178,576	-2,924,424	-613,424	166,576	872,576
120	749,715	1,099,582	-3,003,418	-692,418	87,582	793,582
140	695,855	1,020,588	-3,082,412	-771,412	8,588	714,588
150	668,926	981,091	-3,121,909	-810,909	-30,909	675,091
180	588,138	862,602	-3,240,398	-929,398	-149,398	556,602
200	534,278	783,608	-3,319,392	-1,008,392	-228,392	477,608
210	507,348	744,111	-3,358,889	-1,047,889	-267,889	438,111
220	480,419	704,614	-3,398,386	-1,087,386	-307,386	398,614
230	453,489	665,117	-3,437,883	-1,126,883	-346,883	359,117
240	426,559	625,620	-3,477,380	-1,166,380	-386,380	319,620
250	399,629	586,123	-3,516,877	-1,205,877	-425,877	280,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,195,656	1,753,628	-2,349,372	-38,372	741,628	1,447,628
20	1,142,663	1,675,906	-2,427,094	-116,094	663,906	1,369,906
40	1,089,442	1,597,848	-2,505,152	-194,152	585,848	1,291,848
50	1,062,512	1,558,351	-2,544,649	-233,649	546,351	1,252,351
80	981,723	1,439,860	-2,663,140	-352,140	427,860	1,133,860
100	927,863	1,360,866	-2,742,134	-431,134	348,866	1,054,866
120	874,005	1,281,874	-2,821,126	-510,126	269,874	975,874
140	820,145	1,202,880	-2,900,120	-589,120	190,880	896,880
150	793,216	1,163,383	-2,939,617	-628,617	151,383	857,383
180	712,426	1,044,892	-3,058,108	-747,108	32,892	738,892
200	658,567	965,898	-3,137,102	-826,102	-46,102	659,898
210	631,637	926,401	-3,176,599	-865,599	-85,599	620,401
220	604,708	886,904	-3,216,096	-905,096	-125,096	580,904
230	577,779	847,409	-3,255,591	-944,591	-164,591	541,409
240	550,849	807,912	-3,295,088	-984,088	-204,088	501,912
250	523,919	768,415	-3,334,585	-1,023,585	-243,585	462,415

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,806,720	2,649,856	-1,453,144	857,856	1,637,856	2,343,856
20	1,753,727	2,572,134	-1,530,866	780,134	1,560,134	2,266,134
40	1,700,735	2,494,411	-1,608,589	702,411	1,482,411	2,188,411
50	1,674,238	2,455,550	-1,647,450	663,550	1,443,550	2,149,550
80	1,594,749	2,338,966	-1,764,034	546,966	1,326,966	2,032,966
100	1,541,757	2,261,244	-1,841,756	469,244	1,249,244	1,955,244
120	1,488,765	2,183,521	-1,919,479	391,521	1,171,521	1,877,521
140	1,435,772	2,105,799	-1,997,201	313,799	1,093,799	1,799,799
150	1,409,275	2,066,937	-2,036,063	274,937	1,054,937	1,760,937
180	1,329,787	1,950,355	-2,152,645	158,355	938,355	1,644,355
200	1,276,794	1,872,631	-2,230,369	80,631	860,631	1,566,631
210	1,250,298	1,833,771	-2,269,229	41,771	821,771	1,527,771
220	1,223,802	1,794,909	-2,308,091	2,909	782,909	1,488,909
230	1,198,923	1,755,487	-2,347,513	-36,513	743,487	1,449,487
240	1,169,993	1,715,990	-2,387,010	-76,010	703,990	1,409,990
250	1,143,063	1,676,493	-2,426,507	-115,507	664,493	1,370,493

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,172,450	3,186,260	-916,740	1,394,260	2,174,260	2,880,260
20	2,119,458	3,108,538	-994,462	1,316,538	2,096,538	2,802,538
40	2,066,464	3,030,815	-1,072,185	1,238,815	2,018,815	2,724,815
50	2,039,969	2,991,954	-1,111,046	1,199,954	1,979,954	2,685,954
80	1,960,480	2,875,370	-1,227,630	1,083,370	1,863,370	2,569,370
100	1,907,487	2,797,648	-1,305,352	1,005,648	1,785,648	2,491,648
120	1,854,495	2,719,926	-1,383,074	927,926	1,707,926	2,413,926
140	1,801,502	2,642,202	-1,460,798	850,202	1,630,202	2,336,202
150	1,775,006	2,603,342	-1,499,658	811,342	1,591,342	2,297,342
180	1,695,517	2,486,758	-1,616,242	694,758	1,474,758	2,180,758
200	1,642,524	2,409,036	-1,693,964	617,036	1,397,036	2,103,036
210	1,616,028	2,370,174	-1,732,826	578,174	1,358,174	2,064,174
220	1,589,532	2,331,314	-1,771,686	539,314	1,319,314	2,025,314
230	1,563,035	2,292,452	-1,810,548	500,452	1,280,452	1,986,452
240	1,536,540	2,253,591	-1,849,409	461,591	1,241,591	1,947,591
250	1,510,043	2,214,730	-1,888,270	422,730	1,202,730	1,908,730

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,783,514	4,082,488	-20,512	2,290,488	3,070,488	3,776,488
20	2,730,522	4,004,766	-98,234	2,212,766	2,992,766	3,698,766
40	2,677,530	3,927,044	-175,956	2,135,044	2,915,044	3,621,044
50	2,651,033	3,888,182	-214,818	2,096,182	2,876,182	3,582,182
80	2,571,544	3,771,598	-331,402	1,979,598	2,759,598	3,465,598
100	2,518,552	3,693,876	-409,124	1,901,876	2,681,876	3,387,876
120	2,465,559	3,616,153	-486,847	1,824,153	2,604,153	3,310,153
140	2,412,567	3,538,431	-564,569	1,746,431	2,526,431	3,232,431
150	2,386,070	3,499,569	-603,431	1,707,569	2,487,569	3,193,569
180	2,306,581	3,382,985	-720,015	1,590,985	2,370,985	3,076,985
200	2,253,589	3,305,263	-797,737	1,513,263	2,293,263	2,999,263
210	2,227,092	3,266,401	-836,599	1,474,401	2,254,401	2,960,401
220	2,200,596	3,227,541	-875,459	1,435,541	2,215,541	2,921,541
230	2,174,099	3,188,679	-914,321	1,396,679	2,176,679	2,882,679
240	2,147,604	3,149,819	-953,181	1,357,819	2,137,819	2,843,819
250	2,121,107	3,110,957	-992,043	1,318,957	2,098,957	2,804,957

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	7
Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,021,518	-13,405,061	-17,508,061	-15,197,061	-14,417,061	-13,711,061
20	-4,073,218	-13,577,393	-17,680,393	-15,369,393	-14,589,393	-13,883,393
40	-4,124,919	-13,749,729	-17,852,729	-15,541,729	-14,761,729	-14,055,729
50	-4,150,769	-13,835,895	-17,938,895	-15,627,895	-14,847,895	-14,141,895
80	-4,228,320	-14,094,400	-18,197,400	-15,886,400	-15,106,400	-14,400,400
100	-4,280,020	-14,266,733	-18,369,733	-16,058,733	-15,278,733	-14,572,733
120	-4,331,721	-14,439,068	-18,542,068	-16,231,068	-15,451,068	-14,745,068
140	-4,383,421	-14,611,404	-18,714,404	-16,403,404	-15,623,404	-14,917,404
150	-4,409,271	-14,697,570	-18,800,570	-16,489,570	-15,709,570	-15,003,570
180	-4,486,822	-14,956,072	-19,059,072	-16,748,072	-15,968,072	-15,262,072
200	-4,538,522	-15,128,408	-19,231,408	-16,920,408	-16,140,408	-15,434,408
210	-4,564,372	-15,214,574	-19,317,574	-17,006,574	-16,226,574	-15,520,574
220	-4,590,223	-15,300,743	-19,403,743	-17,092,743	-16,312,743	-15,606,743
230	-4,616,073	-15,386,910	-19,489,910	-17,178,910	-16,398,910	-15,692,910
240	-4,641,924	-15,473,079	-19,576,079	-17,265,079	-16,485,079	-15,779,079
250	-4,667,774	-15,559,245	-19,662,245	-17,351,245	-16,571,245	-15,865,245

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,557,594	-11,858,645	-15,961,645	-13,650,645	-12,870,645	-12,164,645
20	-3,609,294	-12,030,981	-16,133,981	-13,822,981	-13,042,981	-12,336,981
40	-3,660,994	-12,203,313	-16,306,313	-13,995,313	-13,215,313	-12,509,313
50	-3,686,845	-12,289,483	-16,392,483	-14,081,483	-13,301,483	-12,595,483
80	-3,764,395	-12,547,984	-16,650,984	-14,339,984	-13,559,984	-12,853,984
100	-3,816,096	-12,720,320	-16,823,320	-14,512,320	-13,732,320	-13,026,320
120	-3,867,796	-12,892,652	-16,995,652	-14,684,652	-13,904,652	-13,198,652
140	-3,919,496	-13,064,988	-17,167,988	-14,856,988	-14,076,988	-13,370,988
150	-3,945,347	-13,151,158	-17,254,158	-14,943,158	-14,163,158	-13,457,158
180	-4,022,898	-13,409,659	-17,512,659	-15,201,659	-14,421,659	-13,715,659
200	-4,074,598	-13,581,992	-17,684,992	-15,373,992	-14,593,992	-13,887,992
210	-4,100,448	-13,668,161	-17,771,161	-15,460,161	-14,680,161	-13,974,161
220	-4,126,298	-13,754,327	-17,857,327	-15,546,327	-14,766,327	-14,060,327
230	-4,152,149	-13,840,497	-17,943,497	-15,632,497	-14,852,497	-14,146,497
240	-4,177,999	-13,926,663	-18,029,663	-15,718,663	-14,938,663	-14,232,663
250	-4,203,849	-14,012,829	-18,115,829	-15,804,829	-15,024,829	-14,318,829

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,091,511	-10,305,037	-14,408,037	-12,097,037	-11,317,037	-10,611,037
20	-3,143,212	-10,477,373	-14,580,373	-12,269,373	-11,489,373	-10,783,373
40	-3,194,912	-10,649,708	-14,752,708	-12,441,708	-11,661,708	-10,955,708
50	-3,220,762	-10,735,874	-14,838,874	-12,527,874	-11,747,874	-11,041,874
80	-3,298,313	-10,994,376	-15,097,376	-12,786,376	-12,006,376	-11,300,376
100	-3,350,014	-11,166,712	-15,269,712	-12,958,712	-12,178,712	-11,472,712
120	-3,401,714	-11,339,048	-15,442,048	-13,131,048	-12,351,048	-11,645,048
140	-3,453,414	-11,511,380	-15,614,380	-13,303,380	-12,523,380	-11,817,380
150	-3,479,265	-11,597,549	-15,700,549	-13,389,549	-12,609,549	-11,903,549
180	-3,556,815	-11,856,051	-15,959,051	-13,648,051	-12,868,051	-12,162,051
200	-3,608,516	-12,028,387	-16,131,387	-13,820,387	-13,040,387	-12,334,387
210	-3,634,366	-12,114,553	-16,217,553	-13,906,553	-13,126,553	-12,420,553
220	-3,660,216	-12,200,719	-16,303,719	-13,992,719	-13,212,719	-12,506,719
230	-3,686,067	-12,286,889	-16,389,889	-14,078,889	-13,298,889	-12,592,889
240	-3,711,916	-12,373,055	-16,476,055	-14,165,055	-13,385,055	-12,679,055
250	-3,737,766	-12,459,221	-16,562,221	-14,251,221	-13,471,221	-12,765,221

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,860,628	-9,535,427	-13,638,427	-11,327,427	-10,547,427	-9,841,427
20	-2,912,329	-9,707,762	-13,810,762	-11,499,762	-10,719,762	-10,013,762
40	-2,964,028	-9,880,095	-13,983,095	-11,672,095	-10,892,095	-10,186,095
50	-2,989,879	-9,966,264	-14,069,264	-11,758,264	-10,978,264	-10,272,264
80	-3,067,430	-10,224,766	-14,327,766	-12,016,766	-11,236,766	-10,530,766
100	-3,119,130	-10,397,102	-14,500,102	-12,189,102	-11,409,102	-10,703,102
120	-3,170,830	-10,569,434	-14,672,434	-12,361,434	-11,581,434	-10,875,434
140	-3,222,531	-10,741,770	-14,844,770	-12,533,770	-11,753,770	-11,047,770
150	-3,248,382	-10,827,939	-14,930,939	-12,619,939	-11,839,939	-11,133,939
180	-3,325,932	-11,086,441	-15,189,441	-12,878,441	-12,098,441	-11,392,441
200	-3,377,632	-11,258,773	-15,361,773	-13,050,773	-12,270,773	-11,564,773
210	-3,403,483	-11,344,943	-15,447,943	-13,136,943	-12,356,943	-11,650,943
220	-3,429,333	-11,431,109	-15,534,109	-13,223,109	-12,443,109	-11,737,109
230	-3,455,183	-11,517,275	-15,620,275	-13,309,275	-12,529,275	-11,823,275
240	-3,481,033	-11,603,445	-15,706,445	-13,395,445	-12,615,445	-11,909,445
250	-3,506,883	-11,689,611	-15,792,611	-13,481,611	-12,701,611	-11,995,611

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,744,107	-9,147,024	-13,250,024	-10,939,024	-10,159,024	-9,453,024
20	-2,795,808	-9,319,359	-13,422,359	-11,111,359	-10,331,359	-9,625,359
40	-2,847,508	-9,491,695	-13,594,695	-11,283,695	-10,503,695	-9,797,695
50	-2,873,358	-9,577,861	-13,680,861	-11,369,861	-10,589,861	-9,883,861
80	-2,950,909	-9,836,363	-13,939,363	-11,628,363	-10,848,363	-10,142,363
100	-3,002,610	-10,008,699	-14,111,699	-11,800,699	-11,020,699	-10,314,699
120	-3,054,310	-10,181,034	-14,284,034	-11,973,034	-11,193,034	-10,487,034
140	-3,106,010	-10,353,367	-14,456,367	-12,145,367	-11,365,367	-10,659,367
150	-3,131,861	-10,439,536	-14,542,536	-12,231,536	-11,451,536	-10,745,536
180	-3,209,411	-10,698,038	-14,801,038	-12,490,038	-11,710,038	-11,004,038
200	-3,261,112	-10,870,374	-14,973,374	-12,662,374	-11,882,374	-11,176,374
210	-3,286,962	-10,956,540	-15,059,540	-12,748,540	-11,968,540	-11,262,540
220	-3,312,812	-11,042,706	-15,145,706	-12,834,706	-12,054,706	-11,348,706
230	-3,338,663	-11,128,876	-15,231,876	-12,920,876	-12,140,876	-11,434,876
240	-3,364,513	-11,215,042	-15,318,042	-13,007,042	-12,227,042	-11,521,042
250	-3,390,363	-11,301,211	-15,404,211	-13,093,211	-12,313,211	-11,607,211

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,163,662	-7,212,208	-11,315,208	-9,004,208	-8,224,208	-7,518,208
20	-2,215,363	-7,384,544	-11,487,544	-9,176,544	-8,396,544	-7,690,544
40	-2,267,063	-7,556,876	-11,659,876	-9,348,876	-8,568,876	-7,862,876
50	-2,292,914	-7,643,046	-11,746,046	-9,435,046	-8,655,046	-7,949,046
80	-2,370,464	-7,901,547	-12,004,547	-9,693,547	-8,913,547	-8,207,547
100	-2,422,165	-8,073,883	-12,176,883	-9,865,883	-9,085,883	-8,379,883
120	-2,473,865	-8,246,215	-12,349,215	-10,038,215	-9,258,215	-8,552,215
140	-2,525,565	-8,418,551	-12,521,551	-10,210,551	-9,430,551	-8,724,551
150	-2,551,415	-8,504,717	-12,607,717	-10,296,717	-9,516,717	-8,810,717
180	-2,628,967	-8,763,222	-12,866,222	-10,555,222	-9,775,222	-9,069,222
200	-2,680,666	-8,935,555	-13,038,555	-10,727,555	-9,947,555	-9,241,555
210	-2,706,517	-9,021,724	-13,124,724	-10,813,724	-10,033,724	-9,327,724
220	-2,732,367	-9,107,890	-13,210,890	-10,899,890	-10,119,890	-9,413,890
230	-2,758,217	-9,194,057	-13,297,057	-10,986,057	-10,206,057	-9,500,057
240	-2,784,068	-9,280,226	-13,383,226	-11,072,226	-10,292,226	-9,586,226
250	-2,809,918	-9,366,392	-13,469,392	-11,158,392	-10,378,392	-9,672,392

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,816,258	-6,054,195	-10,157,195	-7,846,195	-7,066,195	-6,360,195
20	-1,867,959	-6,226,531	-10,329,531	-8,018,531	-7,238,531	-6,532,531
40	-1,919,659	-6,398,863	-10,501,863	-8,190,863	-7,410,863	-6,704,863
50	-1,945,510	-6,485,032	-10,588,032	-8,277,032	-7,497,032	-6,791,032
80	-2,023,060	-6,743,534	-10,846,534	-8,535,534	-7,755,534	-7,049,534
100	-2,074,761	-6,915,870	-11,018,870	-8,707,870	-7,927,870	-7,221,870
120	-2,126,461	-7,088,202	-11,191,202	-8,880,202	-8,100,202	-7,394,202
140	-2,178,161	-7,260,538	-11,363,538	-9,052,538	-8,272,538	-7,566,538
150	-2,204,012	-7,346,707	-11,449,707	-9,138,707	-8,358,707	-7,652,707
180	-2,281,563	-7,605,209	-11,708,209	-9,397,209	-8,617,209	-7,911,209
200	-2,333,262	-7,777,542	-11,880,542	-9,569,542	-8,789,542	-8,083,542
210	-2,359,113	-7,863,711	-11,966,711	-9,655,711	-8,875,711	-8,169,711
220	-2,384,963	-7,949,877	-12,052,877	-9,741,877	-8,961,877	-8,255,877
230	-2,410,813	-8,036,043	-12,139,043	-9,828,043	-9,048,043	-8,342,043
240	-2,436,664	-8,122,213	-12,225,213	-9,914,213	-9,134,213	-8,428,213
250	-2,462,514	-8,208,379	-12,311,379	-10,000,379	-9,220,379	-8,514,379

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,235,814	-4,119,379	-8,222,379	-5,911,379	-5,131,379	-4,425,379
20	-1,287,513	-4,291,712	-8,394,712	-6,083,712	-5,303,712	-4,597,712
40	-1,339,213	-4,464,047	-8,567,047	-6,256,047	-5,476,047	-4,770,047
50	-1,365,064	-4,550,213	-8,653,213	-6,342,213	-5,562,213	-4,856,213
80	-1,442,616	-4,808,719	-8,911,719	-6,600,719	-5,820,719	-5,114,719
100	-1,494,315	-4,981,051	-9,084,051	-6,773,051	-5,993,051	-5,287,051
120	-1,546,016	-5,153,387	-9,256,387	-6,945,387	-6,165,387	-5,459,387
140	-1,597,717	-5,325,722	-9,428,722	-7,117,722	-6,337,722	-5,631,722
150	-1,623,567	-5,411,888	-9,514,888	-7,203,888	-6,423,888	-5,717,888
180	-1,701,117	-5,670,390	-9,773,390	-7,462,390	-6,682,390	-5,976,390
200	-1,752,818	-5,842,726	-9,945,726	-7,634,726	-6,854,726	-6,148,726
210	-1,778,668	-5,928,892	-10,031,892	-7,720,892	-6,940,892	-6,234,892
220	-1,804,518	-6,015,062	-10,118,062	-7,807,062	-7,027,062	-6,321,062
230	-1,830,368	-6,101,228	-10,204,228	-7,893,228	-7,113,228	-6,407,228
240	-1,856,219	-6,187,397	-10,290,397	-7,979,397	-7,199,397	-6,493,397
250	-1,882,069	-6,273,563	-10,376,563	-8,065,563	-7,285,563	-6,579,563

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type 8

Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,502,354	-2,502,354	-6,605,354	-4,294,354	-3,514,354	-2,808,354
20	-2,593,805	-2,593,805	-6,696,805	-4,385,805	-3,605,805	-2,899,805
40	-2,685,257	-2,685,257	-6,788,257	-4,477,257	-3,697,257	-2,991,257
50	-2,730,981	-2,730,981	-6,833,981	-4,522,981	-3,742,981	-3,036,981
80	-2,868,158	-2,868,158	-6,971,158	-4,660,158	-3,880,158	-3,174,158
100	-2,959,610	-2,959,610	-7,062,610	-4,751,610	-3,971,610	-3,265,610
120	-3,051,060	-3,051,060	-7,154,060	-4,843,060	-4,063,060	-3,357,060
140	-3,142,511	-3,142,511	-7,245,511	-4,934,511	-4,154,511	-3,448,511
150	-3,188,237	-3,188,237	-7,291,237	-4,980,237	-4,200,237	-3,494,237
180	-3,325,413	-3,325,413	-7,428,413	-5,117,413	-4,337,413	-3,631,413
200	-3,416,864	-3,416,864	-7,519,864	-5,208,864	-4,428,864	-3,722,864
210	-3,462,589	-3,462,589	-7,565,589	-5,254,589	-4,474,589	-3,768,589
220	-3,508,315	-3,508,315	-7,611,315	-5,300,315	-4,520,315	-3,814,315
230	-3,554,041	-3,554,041	-7,657,041	-5,346,041	-4,566,041	-3,860,041
240	-3,599,766	-3,599,766	-7,702,766	-5,391,766	-4,611,766	-3,905,766
250	-3,645,491	-3,645,491	-7,748,491	-5,437,491	-4,657,491	-3,951,491

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,696,188	-1,696,188	-5,799,188	-3,488,188	-2,708,188	-2,002,188
20	-1,787,639	-1,787,639	-5,890,639	-3,579,639	-2,799,639	-2,093,639
40	-1,879,090	-1,879,090	-5,982,090	-3,671,090	-2,891,090	-2,185,090
50	-1,924,816	-1,924,816	-6,027,816	-3,716,816	-2,936,816	-2,230,816
80	-2,061,992	-2,061,992	-6,164,992	-3,853,992	-3,073,992	-2,367,992
100	-2,153,443	-2,153,443	-6,256,443	-3,945,443	-3,165,443	-2,459,443
120	-2,244,894	-2,244,894	-6,347,894	-4,036,894	-3,256,894	-2,550,894
140	-2,336,345	-2,336,345	-6,439,345	-4,128,345	-3,348,345	-2,642,345
150	-2,382,070	-2,382,070	-6,485,070	-4,174,070	-3,394,070	-2,688,070
180	-2,519,247	-2,519,247	-6,622,247	-4,311,247	-3,531,247	-2,825,247
200	-2,610,697	-2,610,697	-6,713,697	-4,402,697	-3,622,697	-2,916,697
210	-2,656,423	-2,656,423	-6,759,423	-4,448,423	-3,668,423	-2,962,423
220	-2,702,149	-2,702,149	-6,805,149	-4,494,149	-3,714,149	-3,008,149
230	-2,747,874	-2,747,874	-6,850,874	-4,539,874	-3,759,874	-3,053,874
240	-2,793,600	-2,793,600	-6,896,600	-4,585,600	-3,805,600	-3,099,600
250	-2,839,326	-2,839,326	-6,942,326	-4,631,326	-3,851,326	-3,145,326

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-886,272	-886,272	-4,989,272	-2,678,272	-1,898,272	-1,192,272
20	-977,723	-977,723	-5,080,723	-2,769,723	-1,989,723	-1,283,723
40	-1,069,174	-1,069,174	-5,172,174	-2,861,174	-2,081,174	-1,375,174
50	-1,114,899	-1,114,899	-5,217,899	-2,906,899	-2,126,899	-1,420,899
80	-1,252,076	-1,252,076	-5,355,076	-3,044,076	-2,264,076	-1,558,076
100	-1,343,528	-1,343,528	-5,446,528	-3,135,528	-2,355,528	-1,649,528
120	-1,434,978	-1,434,978	-5,537,978	-3,226,978	-2,446,978	-1,740,978
140	-1,526,429	-1,526,429	-5,629,429	-3,318,429	-2,538,429	-1,832,429
150	-1,572,155	-1,572,155	-5,675,155	-3,364,155	-2,584,155	-1,878,155
180	-1,709,331	-1,709,331	-5,812,331	-3,501,331	-2,721,331	-2,015,331
200	-1,800,782	-1,800,782	-5,903,782	-3,592,782	-2,812,782	-2,106,782
210	-1,846,507	-1,846,507	-5,949,507	-3,638,507	-2,858,507	-2,152,507
220	-1,892,233	-1,892,233	-5,995,233	-3,684,233	-2,904,233	-2,198,233
230	-1,937,959	-1,937,959	-6,040,959	-3,729,959	-2,949,959	-2,243,959
240	-1,983,683	-1,983,683	-6,086,683	-3,775,683	-2,995,683	-2,289,683
250	-2,029,409	-2,029,409	-6,132,409	-3,821,409	-3,041,409	-2,335,409

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-485,064	-485,064	-4,588,064	-2,277,064	-1,497,064	-791,064
20	-576,515	-576,515	-4,679,515	-2,368,515	-1,588,515	-882,515
40	-667,966	-667,966	-4,770,966	-2,459,966	-1,679,966	-973,966
50	-713,691	-713,691	-4,816,691	-2,505,691	-1,725,691	-1,019,691
80	-850,868	-850,868	-4,953,868	-2,642,868	-1,862,868	-1,156,868
100	-942,318	-942,318	-5,045,318	-2,734,318	-1,954,318	-1,248,318
120	-1,033,770	-1,033,770	-5,136,770	-2,825,770	-2,045,770	-1,339,770
140	-1,125,221	-1,125,221	-5,228,221	-2,917,221	-2,137,221	-1,431,221
150	-1,170,947	-1,170,947	-5,273,947	-2,962,947	-2,182,947	-1,476,947
180	-1,308,122	-1,308,122	-5,411,122	-3,100,122	-2,320,122	-1,614,122
200	-1,399,574	-1,399,574	-5,502,574	-3,191,574	-2,411,574	-1,705,574
210	-1,445,299	-1,445,299	-5,548,299	-3,237,299	-2,457,299	-1,751,299
220	-1,491,024	-1,491,024	-5,594,024	-3,283,024	-2,503,024	-1,797,024
230	-1,536,750	-1,536,750	-5,639,750	-3,328,750	-2,548,750	-1,842,750
240	-1,582,475	-1,582,475	-5,685,475	-3,374,475	-2,594,475	-1,888,475
250	-1,628,201	-1,628,201	-5,731,201	-3,420,201	-2,640,201	-1,934,201

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-282,585	-282,585	-4,385,585	-2,074,585	-1,294,585	-588,585
20	-374,036	-374,036	-4,477,036	-2,166,036	-1,386,036	-680,036
40	-465,486	-465,486	-4,568,486	-2,257,486	-1,477,486	-771,486
50	-511,212	-511,212	-4,614,212	-2,303,212	-1,523,212	-817,212
80	-648,389	-648,389	-4,751,389	-2,440,389	-1,660,389	-954,389
100	-739,840	-739,840	-4,842,840	-2,531,840	-1,751,840	-1,045,840
120	-831,290	-831,290	-4,934,290	-2,623,290	-1,843,290	-1,137,290
140	-922,742	-922,742	-5,025,742	-2,714,742	-1,934,742	-1,228,742
150	-968,467	-968,467	-5,071,467	-2,760,467	-1,980,467	-1,274,467
180	-1,105,643	-1,105,643	-5,208,643	-2,897,643	-2,117,643	-1,411,643
200	-1,197,095	-1,197,095	-5,300,095	-2,989,095	-2,209,095	-1,503,095
210	-1,242,820	-1,242,820	-5,345,820	-3,034,820	-2,254,820	-1,548,820
220	-1,288,546	-1,288,546	-5,391,546	-3,080,546	-2,300,546	-1,594,546
230	-1,334,271	-1,334,271	-5,437,271	-3,126,271	-2,346,271	-1,640,271
240	-1,379,996	-1,379,996	-5,482,996	-3,171,996	-2,391,996	-1,685,996
250	-1,425,722	-1,425,722	-5,528,722	-3,217,722	-2,437,722	-1,731,722

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	714,377	714,377	-3,388,623	-1,077,623	-297,623	408,377
20	624,397	624,397	-3,478,603	-1,167,603	-387,603	318,397
40	534,418	534,418	-3,568,582	-1,257,582	-477,582	228,418
50	489,428	489,428	-3,613,572	-1,302,572	-522,572	183,428
80	354,460	354,460	-3,748,540	-1,437,540	-657,540	48,460
100	264,480	264,480	-3,838,520	-1,527,520	-747,520	-41,520
120	174,501	174,501	-3,928,499	-1,617,499	-837,499	-131,499
140	84,521	84,521	-4,018,479	-1,707,479	-927,479	-221,479
150	39,532	39,532	-4,063,468	-1,752,468	-972,468	-266,468
180	-96,999	-96,999	-4,199,999	-1,888,999	-1,108,999	-402,999
200	-188,449	-188,449	-4,291,449	-1,980,449	-1,200,449	-494,449
210	-234,175	-234,175	-4,337,175	-2,026,175	-1,246,175	-540,175
220	-279,900	-279,900	-4,382,900	-2,071,900	-1,291,900	-585,900
230	-325,626	-325,626	-4,428,626	-2,117,626	-1,337,626	-631,626
240	-371,351	-371,351	-4,474,351	-2,163,351	-1,383,351	-677,351
250	-417,077	-417,077	-4,520,077	-2,209,077	-1,429,077	-723,077

Maximum CIL rates (per square metre)

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

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,301,793	1,301,793	-2,801,207	-490,207	289,793	995,793
20	1,213,262	1,213,262	-2,889,738	-578,738	201,262	907,262
40	1,124,731	1,124,731	-2,978,269	-667,269	112,731	818,731
50	1,080,465	1,080,465	-3,022,535	-711,535	68,465	774,465
80	947,668	947,668	-3,155,332	-844,332	-64,332	641,668
100	858,453	858,453	-3,244,547	-933,547	-153,547	552,453
120	768,473	768,473	-3,334,527	-1,023,527	-243,527	462,473
140	678,494	678,494	-3,424,506	-1,113,506	-333,506	372,494
150	633,504	633,504	-3,469,496	-1,158,496	-378,496	327,504
180	498,536	498,536	-3,604,464	-1,293,464	-513,464	192,536
200	408,556	408,556	-3,694,444	-1,383,444	-603,444	102,556
210	363,567	363,567	-3,739,433	-1,428,433	-648,433	57,567
220	318,577	318,577	-3,784,423	-1,473,423	-693,423	12,577
230	273,587	273,587	-3,829,413	-1,518,413	-738,413	-32,413
240	228,597	228,597	-3,874,403	-1,563,403	-783,403	-77,403
250	183,608	183,608	-3,919,392	-1,608,392	-828,392	-122,392

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£220

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,274,463	2,274,463	-1,828,537	482,463	1,262,463	1,968,463
20	2,187,356	2,187,356	-1,915,644	395,356	1,175,356	1,881,356
40	2,100,249	2,100,249	-2,002,751	308,249	1,088,249	1,794,249
50	2,056,696	2,056,696	-2,046,304	264,696	1,044,696	1,750,696
80	1,925,416	1,925,416	-2,177,584	133,416	913,416	1,619,416
100	1,836,885	1,836,885	-2,266,115	44,885	824,885	1,530,885
120	1,748,353	1,748,353	-2,354,647	-43,647	736,353	1,442,353
140	1,659,822	1,659,822	-2,443,178	-132,178	647,822	1,353,822
150	1,615,556	1,615,556	-2,487,444	-176,444	603,556	1,309,556
180	1,482,759	1,482,759	-2,620,241	-309,241	470,759	1,176,759
200	1,394,228	1,394,228	-2,708,772	-397,772	382,228	1,088,228
210	1,349,962	1,349,962	-2,753,038	-442,038	337,962	1,043,962
220	1,305,697	1,305,697	-2,797,303	-486,303	293,697	999,697
230	1,261,430	1,261,430	-2,841,570	-530,570	249,430	955,430
240	1,217,165	1,217,165	-2,885,835	-574,835	205,165	911,165
250	1,172,899	1,172,899	-2,930,101	-619,101	160,899	866,899

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	19%
Build	16%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,963,796	-981,898	-5,084,898	-2,773,898	-1,993,898	-1,287,898
20	-2,129,088	-1,064,544	-5,167,544	-2,856,544	-2,076,544	-1,370,544
40	-2,294,380	-1,147,190	-5,250,190	-2,939,190	-2,159,190	-1,453,190
50	-2,377,027	-1,188,513	-5,291,513	-2,980,513	-2,200,513	-1,494,513
80	-2,624,965	-1,312,483	-5,415,483	-3,104,483	-2,324,483	-1,618,483
100	-2,790,258	-1,395,129	-5,498,129	-3,187,129	-2,407,129	-1,701,129
120	-2,955,550	-1,477,775	-5,580,775	-3,269,775	-2,489,775	-1,783,775
140	-3,120,843	-1,560,421	-5,663,421	-3,352,421	-2,572,421	-1,866,421
150	-3,203,490	-1,601,745	-5,704,745	-3,393,745	-2,613,745	-1,907,745
180	-3,451,428	-1,725,714	-5,828,714	-3,517,714	-2,737,714	-2,031,714
200	-3,616,720	-1,808,360	-5,911,360	-3,600,360	-2,820,360	-2,114,360
210	-3,699,367	-1,849,683	-5,952,683	-3,641,683	-2,861,683	-2,155,683
220	-3,782,013	-1,891,006	-5,994,006	-3,683,006	-2,903,006	-2,197,006
230	-3,864,660	-1,932,330	-6,035,330	-3,724,330	-2,944,330	-2,238,330
240	-3,947,305	-1,973,653	-6,076,653	-3,765,653	-2,985,653	-2,279,653
250	-4,029,951	-2,014,976	-6,117,976	-3,806,976	-3,026,976	-2,320,976

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-561,722	-280,861	-4,383,861	-2,072,861	-1,292,861	-586,861
20	-727,015	-363,507	-4,466,507	-2,155,507	-1,375,507	-669,507
40	-892,307	-446,154	-4,549,154	-2,238,154	-1,458,154	-752,154
50	-974,953	-487,477	-4,590,477	-2,279,477	-1,499,477	-793,477
80	-1,222,892	-611,446	-4,714,446	-2,403,446	-1,623,446	-917,446
100	-1,388,185	-694,092	-4,797,092	-2,486,092	-1,706,092	-1,000,092
120	-1,553,477	-776,739	-4,879,739	-2,568,739	-1,788,739	-1,082,739
140	-1,718,769	-859,384	-4,962,384	-2,651,384	-1,871,384	-1,165,384
150	-1,801,416	-900,708	-5,003,708	-2,692,708	-1,912,708	-1,206,708
180	-2,049,354	-1,024,677	-5,127,677	-2,816,677	-2,036,677	-1,330,677
200	-2,214,647	-1,107,324	-5,210,324	-2,899,324	-2,119,324	-1,413,324
210	-2,297,293	-1,148,647	-5,251,647	-2,940,647	-2,160,647	-1,454,647
220	-2,379,939	-1,189,969	-5,292,969	-2,981,969	-2,201,969	-1,495,969
230	-2,462,586	-1,231,293	-5,334,293	-3,023,293	-2,243,293	-1,537,293
240	-2,545,232	-1,272,616	-5,375,616	-3,064,616	-2,284,616	-1,578,616
250	-2,627,879	-1,313,939	-5,416,939	-3,105,939	-2,325,939	-1,619,939

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	833,062	416,531	-3,686,469	-1,375,469	-595,469	110,531
20	670,613	335,306	-3,767,694	-1,456,694	-676,694	29,306
40	507,980	253,990	-3,849,010	-1,538,010	-758,010	-52,010
50	426,664	213,332	-3,889,668	-1,578,668	-798,668	-92,668
80	182,714	91,357	-4,011,643	-1,700,643	-920,643	-214,643
100	20,082	10,041	-4,092,959	-1,781,959	-1,001,959	-295,959
120	-144,882	-72,441	-4,175,441	-1,864,441	-1,084,441	-378,441
140	-310,174	-155,087	-4,258,087	-1,947,087	-1,167,087	-461,087
150	-392,821	-196,411	-4,299,411	-1,988,411	-1,208,411	-502,411
180	-640,760	-320,380	-4,423,380	-2,112,380	-1,332,380	-626,380
200	-806,052	-403,026	-4,506,026	-2,195,026	-1,415,026	-709,026
210	-888,699	-444,349	-4,547,349	-2,236,349	-1,456,349	-750,349
220	-971,344	-485,672	-4,588,672	-2,277,672	-1,497,672	-791,672
230	-1,053,991	-526,996	-4,629,996	-2,318,996	-1,538,996	-832,996
240	-1,136,637	-568,319	-4,671,319	-2,360,319	-1,580,319	-874,319
250	-1,219,283	-609,642	-4,712,642	-2,401,642	-1,621,642	-915,642

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,509,157	754,578	-3,348,422	-1,037,422	-257,422	448,578
20	1,349,141	674,570	-3,428,430	-1,117,430	-337,430	368,570
40	1,189,125	594,562	-3,508,438	-1,197,438	-417,438	288,562
50	1,109,117	554,558	-3,548,442	-1,237,442	-457,442	248,558
80	869,094	434,547	-3,668,453	-1,357,453	-577,453	128,547
100	706,629	353,315	-3,749,685	-1,438,685	-658,685	47,315
120	543,997	271,999	-3,831,001	-1,520,001	-740,001	-34,001
140	381,364	190,682	-3,912,318	-1,601,318	-821,318	-115,318
150	300,048	150,024	-3,952,976	-1,641,976	-861,976	-155,976
180	56,099	28,050	-4,074,950	-1,763,950	-983,950	-277,950
200	-108,276	-54,138	-4,157,138	-1,846,138	-1,066,138	-360,138
210	-190,923	-95,461	-4,198,461	-1,887,461	-1,107,461	-401,461
220	-273,568	-136,784	-4,239,784	-1,928,784	-1,148,784	-442,784
230	-356,214	-178,107	-4,281,107	-1,970,107	-1,190,107	-484,107
240	-438,861	-219,431	-4,322,431	-2,011,431	-1,231,431	-525,431
250	-521,507	-260,754	-4,363,754	-2,052,754	-1,272,754	-566,754

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,848,827	924,413	-3,178,587	-867,587	-87,587	618,413
20	1,690,346	845,173	-3,257,827	-946,827	-166,827	539,173
40	1,530,332	765,166	-3,337,834	-1,026,834	-246,834	459,166
50	1,450,324	725,162	-3,377,838	-1,066,838	-286,838	419,162
80	1,210,300	605,150	-3,497,850	-1,186,850	-406,850	299,150
100	1,050,285	525,142	-3,577,858	-1,266,858	-486,858	219,142
120	890,269	445,135	-3,657,865	-1,346,865	-566,865	139,135
140	727,846	363,923	-3,739,077	-1,428,077	-648,077	57,923
150	646,529	323,265	-3,779,735	-1,468,735	-688,735	17,265
180	402,581	201,291	-3,901,709	-1,590,709	-810,709	-104,709
200	239,948	119,974	-3,983,026	-1,672,026	-892,026	-186,026
210	158,632	79,316	-4,023,684	-1,712,684	-932,684	-226,684
220	77,316	38,658	-4,064,342	-1,753,342	-973,342	-267,342
230	-4,066	-2,033	-4,105,033	-1,794,033	-1,014,033	-308,033
240	-86,712	-43,356	-4,146,356	-1,835,356	-1,055,356	-349,356
250	-169,358	-84,679	-4,187,679	-1,876,679	-1,096,679	-390,679

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,514,306	1,757,153	-2,345,847	-34,847	745,153	1,451,153
20	3,359,399	1,679,700	-2,423,300	-112,300	667,700	1,373,700
40	3,204,492	1,602,246	-2,500,754	-189,754	590,246	1,296,246
50	3,127,039	1,563,519	-2,539,481	-228,481	551,519	1,257,519
80	2,894,413	1,447,207	-2,655,793	-344,793	435,207	1,141,207
100	2,736,973	1,368,486	-2,734,514	-423,514	356,486	1,062,486
120	2,579,532	1,289,766	-2,813,234	-502,234	277,766	983,766
140	2,422,091	1,211,046	-2,891,954	-580,954	199,046	905,046
150	2,343,371	1,171,685	-2,931,315	-620,315	159,685	865,685
180	2,107,210	1,053,605	-3,049,395	-738,395	41,605	747,605
200	1,949,769	974,885	-3,128,115	-817,115	-37,115	668,885
210	1,869,911	934,956	-3,168,044	-857,044	-77,044	628,956
220	1,789,905	894,952	-3,208,048	-897,048	-117,048	588,952
230	1,709,897	854,948	-3,248,052	-937,052	-157,052	548,948
240	1,629,889	814,944	-3,288,056	-977,056	-197,056	508,944
250	1,549,881	774,940	-3,328,060	-1,017,060	-237,060	468,940

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,497,132	2,248,566	-1,854,434	456,566	1,236,566	1,942,566
20	4,344,718	2,172,359	-1,930,641	380,359	1,160,359	1,866,359
40	4,192,304	2,096,152	-2,006,848	304,152	1,084,152	1,790,152
50	4,116,096	2,058,048	-2,044,952	266,048	1,046,048	1,752,048
80	3,883,943	1,941,971	-2,161,029	149,971	929,971	1,635,971
100	3,729,036	1,864,518	-2,238,482	72,518	852,518	1,558,518
120	3,574,129	1,787,065	-2,315,935	-4,935	775,065	1,481,065
140	3,419,222	1,709,611	-2,393,389	-82,389	697,611	1,403,611
150	3,341,769	1,670,884	-2,432,116	-121,116	658,884	1,364,884
180	3,109,408	1,554,704	-2,548,296	-237,296	542,704	1,248,704
200	2,952,488	1,476,244	-2,626,756	-315,756	464,244	1,170,244
210	2,873,767	1,436,884	-2,666,116	-355,116	424,884	1,130,884
220	2,795,047	1,397,524	-2,705,476	-394,476	385,524	1,091,524
230	2,716,327	1,358,164	-2,744,836	-433,836	346,164	1,052,164
240	2,637,607	1,318,803	-2,784,197	-473,197	306,803	1,012,803
250	2,558,886	1,279,443	-2,823,557	-512,557	267,443	973,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,120,759	3,060,379	-1,042,621	1,268,379	2,048,379	2,754,379
20	5,970,797	2,985,398	-1,117,602	1,193,398	1,973,398	2,679,398
40	5,820,836	2,910,418	-1,192,582	1,118,418	1,898,418	2,604,418
50	5,745,854	2,872,927	-1,230,073	1,080,927	1,860,927	2,566,927
80	5,519,724	2,759,862	-1,343,138	967,862	1,747,862	2,453,862
100	5,367,311	2,683,655	-1,419,345	891,655	1,671,655	2,377,655
120	5,214,896	2,607,448	-1,495,552	815,448	1,595,448	2,301,448
140	5,062,481	2,531,241	-1,571,759	739,241	1,519,241	2,225,241
150	4,986,274	2,493,137	-1,609,863	701,137	1,481,137	2,187,137
180	4,757,653	2,378,827	-1,724,173	586,827	1,366,827	2,072,827
200	4,605,239	2,302,619	-1,800,381	510,619	1,290,619	1,996,619
210	4,529,031	2,264,516	-1,838,484	472,516	1,252,516	1,958,516
220	4,452,465	2,226,233	-1,876,767	434,233	1,214,233	1,920,233
230	4,375,012	2,187,506	-1,915,494	395,506	1,175,506	1,881,506
240	4,297,558	2,148,779	-1,954,221	356,779	1,136,779	1,842,779
250	4,220,104	2,110,052	-1,992,948	318,052	1,098,052	1,804,052

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 10% AH, Social Rent, CSH4, SV Drop

Site type T1 - 4 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	100
Area 2	#N/A	#N/A	#N/A	250
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	#N/A	180	250
Area 5	#N/A	#N/A	240	250
Area 6	#N/A	80	250	250
Area 7	#N/A	220	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	0
Area 6	#N/A	#N/A	100	210
Area 7	#N/A	100	220	250
Area 8	#N/A	250	250	250

Site type T3 - 12 Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	80
Area 2	#N/A	#N/A	#N/A	240
Area 3	#N/A	#N/A	150	250
Area 4	#N/A	#N/A	230	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	180	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	20	140
Area 7	#N/A	20	150	250
Area 8	#N/A	230	250	250

Site type T5 - 20 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	20
Area 2	#N/A	#N/A	20	180
Area 3	#N/A	20	180	250
Area 4	#N/A	100	250	250
Area 5	#N/A	140	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	150	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	80
Area 3	#N/A	#N/A	50	230
Area 4	#N/A	#N/A	120	250
Area 5	#N/A	#N/A	150	250
Area 6	#N/A	150	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	80	240
Area 8	#N/A	100	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	50
Area 4	#N/A	#N/A	#N/A	140
Area 5	#N/A	#N/A	0	150
Area 6	#N/A	#N/A	180	250
Area 7	#N/A	80	250	250
Area 8	#N/A	250	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	63,931	527,435	-3,575,565	-1,264,565	-484,565	221,435
20	58,564	483,153	-3,619,847	-1,308,847	-528,847	177,153
40	53,198	438,880	-3,664,120	-1,353,120	-573,120	132,880
50	50,514	416,740	-3,686,260	-1,375,260	-595,260	110,740
80	42,463	350,318	-3,752,682	-1,441,682	-661,682	44,318
100	37,096	306,044	-3,796,956	-1,485,956	-705,956	44
120	31,729	261,763	-3,841,237	-1,530,237	-750,237	-44,237
140	26,362	217,490	-3,885,510	-1,574,510	-794,510	-88,510
150	23,679	195,349	-3,907,651	-1,596,651	-816,651	-110,651
180	15,629	128,935	-3,974,065	-1,663,065	-883,065	-177,065
200	10,261	84,654	-4,018,346	-1,707,346	-927,346	-221,346
210	7,577	62,513	-4,040,487	-1,729,487	-949,487	-243,487
220	4,895	40,381	-4,062,619	-1,751,619	-971,619	-265,619
230	2,211	18,240	-4,084,760	-1,773,760	-993,760	-287,760
240	-480	-3,960	-4,106,960	-1,795,960	-1,015,960	-309,960
250	-3,207	-26,460	-4,129,460	-1,818,460	-1,038,460	-332,460

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£108,703	896,801	-3,206,199	-895,199	-115,199	590,801
20	103,336	852,520	-3,250,480	-939,480	-159,480	546,520
40	97,969	808,247	-3,294,753	-983,753	-203,753	502,247
50	95,286	786,106	-3,316,894	-1,005,894	-225,894	480,106
80	87,235	719,692	-3,383,308	-1,072,308	-292,308	413,692
100	81,868	675,411	-3,427,589	-1,116,589	-336,589	369,411
120	76,502	631,138	-3,471,862	-1,160,862	-380,862	325,138
140	71,134	586,857	-3,516,143	-1,205,143	-425,143	280,857
150	68,450	564,716	-3,538,284	-1,227,284	-447,284	258,716
180	60,400	498,302	-3,604,698	-1,293,698	-513,698	192,302
200	55,034	454,029	-3,648,971	-1,337,971	-557,971	148,029
210	52,350	431,888	-3,671,112	-1,360,112	-580,112	125,888
220	49,666	409,748	-3,693,252	-1,382,252	-602,252	103,748
230	46,983	387,607	-3,715,393	-1,404,393	-624,393	81,607
240	44,299	365,466	-3,737,534	-1,426,534	-646,534	59,466
250	41,616	343,324	-3,759,666	-1,448,666	-668,666	37,324

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,684	1,267,893	-2,835,107	-524,107	255,893	961,893
20	148,317	1,223,611	-2,879,389	-568,389	211,611	917,611
40	142,949	1,179,330	-2,923,670	-612,670	167,330	873,330
50	140,266	1,157,198	-2,945,802	-634,802	145,198	851,198
80	132,215	1,090,776	-3,012,224	-701,224	78,776	784,776
100	126,849	1,046,503	-3,056,497	-745,497	34,503	740,503
120	121,481	1,002,221	-3,100,779	-789,779	-9,779	696,221
140	116,115	957,948	-3,145,052	-834,052	-54,052	651,948
150	113,431	935,807	-3,167,193	-856,193	-76,193	629,807
180	105,381	869,394	-3,233,606	-922,606	-142,606	563,394
200	100,014	825,112	-3,277,888	-966,888	-186,888	519,112
210	97,330	802,972	-3,300,028	-989,028	-209,028	496,972
220	94,646	780,831	-3,322,169	-1,011,169	-231,169	474,831
230	91,963	758,698	-3,344,302	-1,033,302	-253,302	452,698
240	89,280	736,558	-3,366,442	-1,055,442	-275,442	430,558
250	86,596	714,417	-3,388,583	-1,077,583	-297,583	408,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Site type 1

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	175,966	1,451,718	-2,851,282	-340,282	439,718	1,145,718
20	170,598	1,407,437	-2,695,563	-384,563	395,437	1,101,437
40	165,232	1,363,163	-2,739,837	-428,837	351,163	1,057,163
50	162,548	1,341,023	-2,761,977	-450,977	329,023	1,035,023
80	154,497	1,274,601	-2,828,399	-517,399	262,601	968,601
100	149,131	1,230,328	-2,872,672	-561,672	218,328	924,328
120	143,763	1,186,046	-2,916,954	-605,954	174,046	880,046
140	138,397	1,141,773	-2,961,227	-650,227	129,773	835,773
150	135,713	1,119,632	-2,983,368	-672,368	107,632	813,632
180	127,663	1,053,219	-3,049,781	-738,781	41,219	747,219
200	122,295	1,008,937	-3,094,063	-783,063	-3,063	702,937
210	119,612	986,797	-3,116,203	-805,203	-25,203	680,797
220	116,929	964,664	-3,138,336	-827,336	-47,336	658,664
230	114,245	942,523	-3,160,477	-849,477	-69,477	636,523
240	111,562	920,383	-3,182,617	-871,617	-91,617	614,383
250	108,878	898,242	-3,204,758	-893,758	-113,758	592,242

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	187,210	1,544,485	-2,558,515	-247,515	532,485	1,238,485
20	181,844	1,500,211	-2,602,789	-291,789	488,211	1,194,211
40	176,476	1,455,930	-2,647,070	-336,070	443,930	1,149,930
50	173,793	1,433,789	-2,669,211	-358,211	421,789	1,127,789
80	165,742	1,367,376	-2,735,624	-424,624	355,376	1,061,376
100	160,375	1,323,094	-2,779,906	-468,906	311,094	1,017,094
120	155,009	1,278,821	-2,824,179	-513,179	266,821	972,821
140	149,641	1,234,540	-2,868,460	-557,460	222,540	928,540
150	146,958	1,212,407	-2,890,593	-579,593	200,407	906,407
180	138,907	1,145,985	-2,957,015	-646,015	133,985	839,985
200	133,541	1,101,712	-3,001,288	-690,288	89,712	795,712
210	130,857	1,079,572	-3,023,428	-712,428	67,572	773,572
220	128,173	1,057,431	-3,045,569	-734,569	45,431	751,431
230	125,490	1,035,290	-3,067,710	-756,710	23,290	729,290
240	122,807	1,013,158	-3,089,842	-778,842	1,158	707,158
250	120,123	991,017	-3,111,983	-800,983	-20,983	685,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,227	2,006,626	-2,096,374	214,626	994,626	1,700,626
20	237,861	1,962,353	-2,140,647	170,353	950,353	1,656,353
40	232,494	1,918,072	-2,184,928	126,072	906,072	1,612,072
50	229,810	1,895,931	-2,207,069	103,931	883,931	1,589,931
80	221,760	1,829,517	-2,273,483	37,517	817,517	1,523,517
100	216,392	1,785,236	-2,317,764	-6,764	773,236	1,479,236
120	211,026	1,740,963	-2,362,037	-51,037	728,963	1,434,963
140	205,658	1,696,681	-2,406,319	-95,319	684,681	1,390,681
150	202,976	1,674,549	-2,428,451	-117,451	662,549	1,368,549
180	194,924	1,608,127	-2,494,873	-183,873	596,127	1,302,127
200	188,558	1,563,854	-2,539,146	-228,146	551,854	1,257,854
210	186,874	1,541,713	-2,561,287	-250,287	529,713	1,235,713
220	184,191	1,519,572	-2,583,428	-272,428	507,572	1,213,572
230	181,507	1,497,432	-2,605,568	-294,568	485,432	1,191,432
240	178,824	1,475,299	-2,627,701	-316,701	463,299	1,169,299
250	176,140	1,453,159	-2,649,841	-338,841	441,159	1,147,159

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	276,755	2,283,226	-1,819,774	491,226	1,271,226	1,977,226
20	271,387	2,238,945	-1,864,055	446,945	1,226,945	1,932,945
40	266,021	2,194,672	-1,908,328	402,672	1,182,672	1,888,672
50	263,337	2,172,531	-1,930,469	380,531	1,160,531	1,866,531
80	255,287	2,106,117	-1,996,883	314,117	1,094,117	1,800,117
100	249,919	2,061,836	-2,041,164	269,836	1,049,836	1,755,836
120	244,553	2,017,563	-2,085,437	225,563	1,005,563	1,711,563
140	239,186	1,973,281	-2,129,719	181,281	961,281	1,667,281
150	236,502	1,951,141	-2,151,859	159,141	939,141	1,645,141
180	228,452	1,884,727	-2,218,273	92,727	872,727	1,578,727
200	223,084	1,840,446	-2,262,554	48,446	828,446	1,534,446
210	220,402	1,818,313	-2,284,687	26,313	806,313	1,512,313
220	217,718	1,796,172	-2,306,828	4,172	784,172	1,490,172
230	215,034	1,774,032	-2,328,968	-17,968	762,032	1,468,032
240	212,350	1,751,891	-2,351,109	-40,109	739,891	1,445,891
250	209,668	1,729,759	-2,373,241	-62,241	717,759	1,423,759

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	332,772	2,745,368	-1,357,632	953,368	1,733,368	2,439,368
20	327,404	2,701,086	-1,401,914	909,086	1,689,086	2,395,086
40	322,038	2,656,813	-1,446,197	864,813	1,644,813	2,350,813
50	319,354	2,634,673	-1,468,327	842,673	1,622,673	2,328,673
80	311,304	2,568,259	-1,534,741	776,259	1,556,259	2,262,259
100	306,937	2,523,977	-1,579,023	731,977	1,511,977	2,217,977
120	300,570	2,479,704	-1,623,296	687,704	1,467,704	2,173,704
140	295,203	2,435,423	-1,667,577	643,423	1,423,423	2,129,423
150	292,519	2,413,282	-1,689,718	621,282	1,401,282	2,107,282
180	284,469	2,346,868	-1,756,132	554,868	1,334,868	2,040,868
200	279,101	2,302,587	-1,800,413	510,587	1,290,587	1,996,587
210	276,419	2,280,455	-1,822,545	488,455	1,268,455	1,974,455
220	273,735	2,258,314	-1,844,686	466,314	1,246,314	1,952,314
230	271,051	2,236,173	-1,866,827	444,173	1,224,173	1,930,173
240	268,368	2,214,032	-1,888,967	422,032	1,202,032	1,908,032
250	265,685	2,191,900	-1,911,100	399,900	1,179,900	1,885,900

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-132,660	-2,653,191	-6,756,191	-4,445,191	-3,665,191	-2,959,191
20	-139,485	-2,789,705	-6,892,705	-4,581,705	-3,801,705	-3,095,705
40	-146,311	-2,926,219	-7,029,219	-4,718,219	-3,938,219	-3,232,219
50	-149,723	-2,994,455	-7,097,455	-4,786,455	-4,006,455	-3,300,455
80	-159,961	-3,199,226	-7,302,226	-4,991,226	-4,211,226	-3,505,226
100	-166,787	-3,335,739	-7,438,739	-5,127,739	-4,347,739	-3,641,739
120	-173,613	-3,472,253	-7,575,253	-5,264,253	-4,484,253	-3,778,253
140	-180,437	-3,608,747	-7,711,747	-5,400,747	-4,620,747	-3,914,747
150	-183,850	-3,677,003	-7,780,003	-5,469,003	-4,689,003	-3,983,003
180	-194,089	-3,881,774	-7,984,774	-5,673,774	-4,893,774	-4,187,774
200	-200,914	-4,018,288	-8,121,288	-5,810,288	-5,030,288	-4,324,288
210	-204,326	-4,086,524	-8,189,524	-5,878,524	-5,098,524	-4,392,524
220	-207,739	-4,154,781	-8,257,781	-5,946,781	-5,166,781	-4,460,781
230	-211,152	-4,223,038	-8,326,038	-6,015,038	-5,235,038	-4,529,038
240	-214,565	-4,291,295	-8,394,295	-6,083,295	-5,303,295	-4,597,295
250	-217,978	-4,359,552	-8,462,552	-6,151,552	-5,371,552	-4,665,552

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-77,511	-1,550,222	-5,653,222	-3,342,222	-2,562,222	-1,856,222
20	-84,336	-1,686,715	-5,789,715	-3,478,715	-2,698,715	-1,992,715
40	-91,161	-1,823,229	-5,926,229	-3,615,229	-2,835,229	-2,129,229
50	-94,574	-1,891,486	-5,994,486	-3,683,486	-2,903,486	-2,197,486
80	-104,813	-2,096,256	-6,199,256	-3,888,256	-3,108,256	-2,402,256
100	-111,637	-2,232,750	-6,335,750	-4,024,750	-3,244,750	-2,538,750
120	-118,463	-2,369,263	-6,472,263	-4,161,263	-3,381,263	-2,675,263
140	-125,289	-2,505,777	-6,608,777	-4,297,777	-3,517,777	-2,811,777
150	-128,702	-2,574,034	-6,677,034	-4,366,034	-3,586,034	-2,880,034
180	-138,939	-2,778,784	-6,881,784	-4,570,784	-3,790,784	-3,084,784
200	-145,765	-2,915,298	-7,018,298	-4,707,298	-3,927,298	-3,221,298
210	-149,178	-2,983,555	-7,086,555	-4,775,555	-3,995,555	-3,289,555
220	-152,591	-3,051,811	-7,154,811	-4,843,811	-4,063,811	-3,357,811
230	-156,003	-3,120,068	-7,223,068	-4,912,068	-4,132,068	-3,426,068
240	-159,416	-3,188,325	-7,291,325	-4,980,325	-4,200,325	-3,494,325
250	-162,828	-3,256,582	-7,359,582	-5,048,582	-4,268,582	-3,562,582

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,105	-442,106	-4,545,106	-2,234,106	-1,454,106	-748,106
20	-28,931	-578,620	-4,681,620	-2,370,620	-1,590,620	-884,620
40	-35,756	-715,133	-4,818,133	-2,507,133	-1,727,133	-1,021,133
50	-39,168	-783,370	-4,886,370	-2,575,370	-1,795,370	-1,089,370
80	-49,407	-988,140	-5,091,140	-2,780,140	-2,000,140	-1,294,140
100	-56,233	-1,124,654	-5,227,654	-2,916,654	-2,136,654	-1,430,654
120	-63,057	-1,261,148	-5,364,148	-3,053,148	-2,273,148	-1,567,148
140	-69,883	-1,397,661	-5,500,661	-3,189,661	-2,409,661	-1,703,661
150	-73,296	-1,465,918	-5,568,918	-3,257,918	-2,477,918	-1,771,918
180	-83,534	-1,670,688	-5,773,688	-3,462,688	-2,682,688	-1,976,688
200	-90,359	-1,807,182	-5,910,182	-3,599,182	-2,819,182	-2,113,182
210	-93,772	-1,875,439	-5,978,439	-3,667,439	-2,887,439	-2,181,439
220	-97,185	-1,943,696	-6,046,696	-3,735,696	-2,955,696	-2,249,696
230	-100,598	-2,011,953	-6,114,953	-3,803,953	-3,023,953	-2,317,953
240	-104,010	-2,080,209	-6,183,209	-3,872,209	-3,092,209	-2,386,209
250	-107,423	-2,148,466	-6,251,466	-3,940,466	-3,160,466	-2,454,466

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,255	105,091	-3,997,909	-1,686,909	-906,909	-200,909
20	-1,485	-29,698	-4,132,698	-1,821,698	-1,041,698	-335,698
40	-8,310	-166,191	-4,269,191	-1,958,191	-1,178,191	-472,191
50	-11,722	-234,448	-4,337,448	-2,026,448	-1,246,448	-540,448
80	-21,961	-439,219	-4,542,219	-2,231,219	-1,451,219	-745,219
100	-28,787	-575,732	-4,678,732	-2,367,732	-1,587,732	-881,732
120	-35,611	-712,226	-4,815,226	-2,504,226	-1,724,226	-1,018,226
140	-42,437	-848,739	-4,951,739	-2,640,739	-1,860,739	-1,154,739
150	-45,850	-916,996	-5,019,996	-2,708,996	-1,928,996	-1,222,996
180	-56,088	-1,121,767	-5,224,767	-2,913,767	-2,133,767	-1,427,767
200	-62,913	-1,258,260	-5,361,260	-3,050,260	-2,270,260	-1,564,260
210	-66,326	-1,326,517	-5,429,517	-3,118,517	-2,338,517	-1,632,517
220	-69,739	-1,394,774	-5,497,774	-3,186,774	-2,406,774	-1,700,774
230	-73,152	-1,463,031	-5,566,031	-3,255,031	-2,475,031	-1,769,031
240	-76,564	-1,531,287	-5,634,287	-3,323,287	-2,543,287	-1,837,287
250	-79,977	-1,599,544	-5,702,544	-3,391,544	-2,611,544	-1,905,544

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,883	377,663	-3,725,337	-1,414,337	-634,337	71,663
20	12,168	243,361	-3,859,639	-1,548,639	-768,639	-62,639
40	5,452	109,039	-3,993,961	-1,682,961	-902,961	-196,961
50	2,094	41,889	-4,061,111	-1,750,111	-970,111	-264,111
80	-8,110	-162,195	-4,265,195	-1,954,195	-1,174,195	-468,195
100	-14,934	-298,688	-4,401,688	-2,090,688	-1,310,688	-604,688
120	-21,760	-435,202	-4,538,202	-2,227,202	-1,447,202	-741,202
140	-28,586	-571,715	-4,674,715	-2,363,715	-1,583,715	-877,715
150	-31,999	-639,972	-4,742,972	-2,431,972	-1,651,972	-945,972
180	-42,236	-844,723	-4,947,723	-2,636,723	-1,856,723	-1,150,723
200	-49,062	-981,236	-5,084,236	-2,773,236	-1,993,236	-1,287,236
210	-52,475	-1,049,493	-5,152,493	-2,841,493	-2,061,493	-1,355,493
220	-55,887	-1,117,750	-5,220,750	-2,909,750	-2,129,750	-1,423,750
230	-59,300	-1,186,007	-5,289,007	-2,978,007	-2,198,007	-1,492,007
240	-62,713	-1,254,264	-5,357,264	-3,046,264	-2,266,264	-1,560,264
250	-66,126	-1,322,520	-5,425,520	-3,114,520	-2,334,520	-1,628,520

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	86,773	1,735,462	-2,367,538	-56,538	723,462	1,429,462
20	80,058	1,601,160	-2,501,840	-190,840	589,160	1,295,160
40	73,342	1,466,839	-2,636,161	-325,161	454,839	1,160,839
50	69,984	1,399,688	-2,703,312	-392,312	387,688	1,093,688
80	59,911	1,198,215	-2,904,785	-593,785	186,215	892,215
100	53,196	1,063,914	-3,039,086	-728,086	51,914	757,914
120	46,480	929,592	-3,173,408	-862,408	-82,408	623,592
140	39,765	795,290	-3,307,710	-996,710	-216,710	489,290
150	36,406	728,120	-3,374,880	-1,063,880	-283,880	422,120
180	26,333	526,667	-3,576,333	-1,265,333	-485,333	220,667
200	19,617	392,345	-3,710,655	-1,399,655	-619,655	86,345
210	16,260	325,195	-3,777,805	-1,466,805	-686,805	19,195
220	12,902	258,044	-3,844,956	-1,533,956	-753,956	-47,956
230	9,544	190,873	-3,912,127	-1,601,127	-821,127	-115,127
240	6,186	123,722	-3,979,278	-1,668,278	-888,278	-182,278
250	2,829	56,571	-4,046,429	-1,735,429	-955,429	-249,429

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£210

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	127,406	2,548,118	-1,854,882	756,118	1,536,118	2,242,118
20	120,691	2,413,817	-1,689,183	621,817	1,401,817	2,107,817
40	113,975	2,279,495	-1,823,505	487,495	1,267,495	1,973,495
50	110,617	2,212,344	-1,890,656	420,344	1,200,344	1,906,344
80	100,544	2,010,872	-2,092,128	218,872	998,872	1,704,872
100	93,829	1,876,570	-2,226,430	84,570	864,570	1,570,570
120	87,112	1,742,248	-2,360,752	-49,752	730,248	1,436,248
140	80,397	1,607,947	-2,495,053	-184,053	595,947	1,301,947
150	77,040	1,540,796	-2,562,204	-251,204	528,796	1,234,796
180	66,966	1,339,323	-2,763,677	-452,677	327,323	1,033,323
200	60,250	1,205,002	-2,897,998	-586,998	193,002	899,002
210	56,893	1,137,851	-2,965,149	-654,149	125,851	831,851
220	53,535	1,070,700	-3,032,300	-721,300	58,700	764,700
230	50,177	1,003,549	-3,099,451	-788,451	-8,451	697,549
240	46,819	936,378	-3,166,622	-855,622	-75,622	630,378
250	43,461	869,227	-3,233,773	-922,773	-142,773	563,227

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£220	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	195,296	3,905,918	-197,082	2,113,918	2,893,918	3,599,918
20	188,581	3,771,616	-331,384	1,979,616	2,759,616	3,465,616
40	181,865	3,637,294	-465,706	1,845,294	2,625,294	3,331,294
50	178,507	3,570,144	-532,856	1,778,144	2,558,144	3,264,144
80	168,434	3,368,671	-734,329	1,576,671	2,356,671	3,062,671
100	161,718	3,234,369	-868,631	1,442,369	2,222,369	2,928,369
120	155,002	3,100,048	-1,002,952	1,308,048	2,088,048	2,794,048
140	148,287	2,965,746	-1,137,254	1,173,746	1,953,746	2,659,746
150	144,930	2,898,595	-1,204,405	1,106,595	1,886,595	2,592,595
180	134,856	2,697,123	-1,405,877	905,123	1,685,123	2,391,123
200	128,140	2,562,801	-1,540,199	770,801	1,550,801	2,256,801
210	124,783	2,495,650	-1,607,350	703,650	1,483,650	2,189,650
220	121,425	2,428,499	-1,674,501	636,499	1,416,499	2,122,499
230	118,066	2,361,328	-1,741,672	569,328	1,349,328	2,055,328
240	114,709	2,294,178	-1,808,822	502,178	1,282,178	1,988,178
250	111,351	2,227,027	-1,875,973	435,027	1,215,027	1,921,027

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	193,664	548,716	-3,554,284	-1,243,284	-463,284	242,716
20	174,415	494,177	-3,608,823	-1,297,823	-517,823	188,177
40	155,167	439,638	-3,663,362	-1,352,362	-572,362	133,638
50	145,543	412,371	-3,690,629	-1,379,629	-599,629	106,371
80	116,670	330,564	-3,772,436	-1,461,436	-681,436	24,564
100	97,421	276,026	-3,826,974	-1,515,974	-735,974	-29,974
120	78,172	221,487	-3,881,513	-1,570,513	-790,513	-84,513
140	58,923	166,949	-3,936,051	-1,625,051	-845,051	-139,051
150	49,299	139,681	-3,963,319	-1,652,319	-872,319	-166,319
180	20,425	57,871	-4,045,129	-1,734,129	-954,129	-248,129
200	1,177	3,336	-4,099,664	-1,788,664	-1,008,664	-302,664
210	-8,585	-24,325	-4,127,325	-1,816,325	-1,036,325	-330,325
220	-18,367	-52,041	-4,155,041	-1,844,041	-1,064,041	-358,041
230	-28,149	-79,757	-4,182,757	-1,871,757	-1,091,757	-385,757
240	-37,931	-107,472	-4,210,472	-1,899,472	-1,119,472	-413,472
250	-47,712	-135,185	-4,238,185	-1,927,185	-1,147,185	-441,185

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	347,975	985,929	-3,117,071	-806,071	-26,071	679,929
20	328,726	931,390	-3,171,610	-860,610	-80,610	625,390
40	308,477	876,852	-3,226,148	-915,148	-135,148	570,852
50	298,853	849,584	-3,253,416	-942,416	-162,416	543,584
80	270,979	767,775	-3,335,225	-1,024,225	-244,225	461,775
100	251,731	713,239	-3,389,761	-1,078,761	-298,761	407,239
120	232,483	658,700	-3,444,300	-1,133,300	-353,300	352,700
140	213,234	604,162	-3,498,838	-1,187,838	-407,838	298,162
150	203,610	576,894	-3,526,106	-1,215,106	-435,106	270,894
180	174,736	495,085	-3,607,915	-1,296,915	-516,915	189,085
200	155,487	440,546	-3,662,454	-1,351,454	-571,454	134,546
210	145,863	413,278	-3,689,722	-1,378,722	-598,722	107,278
220	136,239	386,011	-3,716,989	-1,405,989	-625,989	80,011
230	126,614	358,740	-3,744,260	-1,433,260	-653,260	52,740
240	116,990	331,472	-3,771,528	-1,460,528	-680,528	25,472
250	107,365	304,201	-3,798,799	-1,487,799	-707,799	-1,799

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£240

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,003	1,425,176	-2,677,824	-366,824	413,176	1,119,176
20	483,755	1,370,638	-2,732,362	-421,362	358,638	1,064,638
40	464,506	1,316,099	-2,786,901	-475,901	304,099	1,010,099
50	454,881	1,288,829	-2,814,171	-503,171	276,829	982,829
80	426,008	1,207,022	-2,895,978	-584,978	195,022	901,022
100	406,759	1,152,484	-2,950,516	-639,516	140,484	846,484
120	387,511	1,097,948	-3,005,052	-694,052	85,948	791,948
140	368,262	1,043,409	-3,059,591	-748,591	31,409	737,409
150	358,637	1,016,139	-3,086,861	-775,861	4,139	710,139
180	329,764	934,332	-3,168,668	-857,668	-77,668	628,332
200	310,515	879,794	-3,223,206	-912,206	-132,206	573,794
210	300,891	852,526	-3,250,474	-939,474	-159,474	546,526
220	291,267	825,255	-3,277,745	-966,745	-186,745	519,255
230	281,643	797,987	-3,305,013	-994,013	-214,013	491,987
240	272,019	770,719	-3,332,281	-1,021,281	-241,281	464,719
250	262,394	743,449	-3,359,551	-1,048,551	-268,551	437,449

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Site type 3

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	579,799	1,642,765	-2,460,235	-149,235	630,765	1,336,765
20	560,550	1,588,226	-2,514,774	-203,774	576,226	1,282,226
40	541,301	1,533,687	-2,569,313	-258,313	521,687	1,227,687
50	531,677	1,506,420	-2,596,580	-285,580	494,420	1,200,420
80	502,805	1,424,613	-2,678,387	-367,387	412,613	1,118,613
100	483,556	1,370,075	-2,732,925	-421,925	358,075	1,064,075
120	464,307	1,315,536	-2,787,464	-476,464	303,536	1,009,536
140	445,058	1,260,998	-2,842,002	-531,002	248,998	954,998
150	435,434	1,233,730	-2,869,270	-558,270	221,730	927,730
180	406,561	1,151,923	-2,951,077	-640,077	139,923	845,923
200	387,312	1,097,385	-3,005,615	-694,615	85,385	791,385
210	377,687	1,070,114	-3,032,886	-721,886	58,114	764,114
220	368,063	1,042,846	-3,060,154	-749,154	30,846	736,846
230	358,439	1,015,578	-3,087,422	-776,422	3,578	709,578
240	348,814	988,308	-3,114,692	-803,692	-23,692	682,308
250	339,191	961,040	-3,141,960	-830,960	-50,960	655,040

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£230	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	618,557	1,752,577	-2,350,423	-39,423	740,577	1,446,577
20	599,308	1,698,039	-2,404,961	-93,961	686,039	1,392,039
40	580,059	1,643,500	-2,459,500	-148,500	631,500	1,337,500
50	570,435	1,616,232	-2,486,768	-175,768	604,232	1,310,232
80	541,561	1,534,423	-2,568,577	-257,577	522,423	1,228,423
100	522,313	1,479,887	-2,623,113	-312,113	467,887	1,173,887
120	503,064	1,425,349	-2,677,651	-366,651	413,349	1,119,349
140	483,815	1,370,810	-2,732,190	-421,190	358,810	1,064,810
150	474,191	1,343,542	-2,759,458	-448,458	331,542	1,037,542
180	445,318	1,261,733	-2,841,267	-530,267	249,733	955,733
200	426,069	1,207,194	-2,895,806	-584,806	195,194	901,194
210	416,445	1,179,927	-2,923,073	-612,073	167,927	873,927
220	406,821	1,152,659	-2,950,341	-639,341	140,659	846,659
230	397,196	1,125,388	-2,977,612	-666,612	113,388	819,388
240	387,572	1,098,120	-3,004,880	-693,880	86,120	792,120
250	377,947	1,070,849	-3,032,151	-721,151	58,849	764,849

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	811,624	2,299,600	-1,803,400	507,600	1,287,600	1,993,600
20	792,376	2,245,064	-1,857,936	453,064	1,233,064	1,939,064
40	773,127	2,190,526	-1,912,474	398,526	1,178,526	1,884,526
50	763,502	2,163,255	-1,939,745	371,255	1,151,255	1,857,255
80	734,629	2,081,449	-2,021,551	289,449	1,069,449	1,775,449
100	715,380	2,026,910	-2,076,090	234,910	1,014,910	1,720,910
120	696,131	1,972,372	-2,130,628	180,372	960,372	1,666,372
140	676,883	1,917,836	-2,185,164	125,836	905,836	1,611,836
150	667,258	1,890,565	-2,212,435	98,565	878,565	1,584,565
180	638,385	1,808,759	-2,294,241	16,759	796,759	1,502,759
200	619,137	1,754,220	-2,348,780	-37,780	742,220	1,448,220
210	609,513	1,726,952	-2,376,048	-65,048	714,952	1,420,952
220	599,888	1,699,682	-2,403,318	-92,318	687,682	1,393,682
230	590,264	1,672,414	-2,430,586	-119,586	660,414	1,366,414
240	580,639	1,645,143	-2,457,857	-146,857	633,143	1,339,143
250	571,015	1,617,875	-2,485,125	-174,125	605,875	1,311,875

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	927,178	2,627,004	-1,475,996	835,004	1,615,004	2,321,004
20	907,929	2,572,465	-1,530,535	780,465	1,560,465	2,266,465
40	888,680	2,517,927	-1,585,073	725,927	1,505,927	2,211,927
50	879,056	2,490,659	-1,612,341	698,659	1,478,659	2,184,659
80	850,182	2,408,850	-1,694,150	616,850	1,396,850	2,102,850
100	830,933	2,354,311	-1,748,689	562,311	1,342,311	2,048,311
120	811,685	2,299,775	-1,803,225	507,775	1,287,775	1,993,775
140	792,436	2,245,237	-1,857,763	453,237	1,233,237	1,939,237
150	782,812	2,217,966	-1,885,034	425,966	1,205,966	1,911,966
180	753,939	2,136,160	-1,966,840	344,160	1,124,160	1,830,160
200	734,690	2,081,621	-2,021,379	289,621	1,069,621	1,775,621
210	725,066	2,054,353	-2,048,647	262,353	1,042,353	1,748,353
220	715,441	2,027,083	-2,075,917	235,083	1,015,083	1,721,083
230	705,817	1,999,815	-2,103,185	207,815	987,815	1,693,815
240	696,193	1,972,547	-2,130,453	180,547	960,547	1,666,547
250	686,568	1,945,276	-2,157,724	153,276	933,276	1,639,276

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,120,210	3,173,929	-929,071	1,381,929	2,161,929	2,867,929
20	1,100,996	3,119,488	-983,512	1,327,488	2,107,488	2,813,488
40	1,081,748	3,064,953	-1,038,047	1,272,953	2,052,953	2,758,953
50	1,072,123	3,037,682	-1,065,318	1,245,682	2,025,682	2,731,682
80	1,043,250	2,955,875	-1,147,125	1,163,875	1,943,875	2,649,875
100	1,024,001	2,901,337	-1,201,663	1,109,337	1,889,337	2,595,337
120	1,004,752	2,846,798	-1,256,202	1,054,798	1,834,798	2,540,798
140	985,503	2,792,260	-1,310,740	1,000,260	1,780,260	2,486,260
150	975,880	2,764,992	-1,338,008	972,992	1,752,992	2,458,992
180	947,007	2,683,186	-1,419,814	891,186	1,671,186	2,377,186
200	927,758	2,628,647	-1,474,353	836,647	1,616,647	2,322,647
210	918,133	2,601,376	-1,501,624	809,376	1,589,376	2,295,376
220	908,509	2,574,108	-1,528,892	782,108	1,562,108	2,268,108
230	898,885	2,546,841	-1,556,159	754,841	1,534,841	2,240,841
240	889,260	2,519,570	-1,583,430	727,570	1,507,570	2,213,570
250	879,636	2,492,302	-1,610,698	700,302	1,480,302	2,186,302

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy
Southend-on-Sea Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 4	
Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 **Private values** £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-359,676	-2,989,808	-7,092,808	-4,781,808	-4,001,808	-3,295,808
20	-375,872	-3,124,439	-7,227,439	-4,916,439	-4,136,439	-3,430,439
40	-392,069	-3,259,071	-7,362,071	-5,051,071	-4,271,071	-3,565,071
50	-400,166	-3,326,383	-7,429,383	-5,118,383	-4,338,383	-3,632,383
80	-424,460	-3,528,326	-7,631,326	-5,320,326	-4,540,326	-3,834,326
100	-440,657	-3,662,958	-7,765,958	-5,454,958	-4,674,958	-3,968,958
120	-456,853	-3,797,589	-7,900,589	-5,589,589	-4,809,589	-4,103,589
140	-473,049	-3,932,221	-8,035,221	-5,724,221	-4,944,221	-4,238,221
150	-481,147	-3,999,533	-8,102,533	-5,791,533	-5,011,533	-4,305,533
180	-505,441	-4,201,476	-8,304,476	-5,993,476	-5,213,476	-4,507,476
200	-521,637	-4,336,108	-8,439,108	-6,128,108	-5,348,108	-4,642,108
210	-529,736	-4,403,428	-8,506,428	-6,195,428	-5,415,428	-4,709,428
220	-537,833	-4,470,739	-8,573,739	-6,262,739	-5,482,739	-4,776,739
230	-545,931	-4,538,051	-8,641,051	-6,330,051	-5,550,051	-4,844,051
240	-554,030	-4,605,371	-8,708,371	-6,397,371	-5,617,371	-4,911,371
250	-562,127	-4,672,683	-8,775,683	-6,464,683	-5,684,683	-4,978,683

Maximum CIL rates (per square metre)

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

Area 2 **Private values** £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-231,185	-1,921,728	-6,024,728	-3,713,728	-2,933,728	-2,227,728
20	-247,381	-2,056,351	-6,159,351	-3,848,351	-3,068,351	-2,362,351
40	-263,577	-2,190,983	-6,293,983	-3,982,983	-3,202,983	-2,496,983
50	-271,676	-2,258,303	-6,361,303	-4,050,303	-3,270,303	-2,564,303
80	-296,970	-2,460,247	-6,563,247	-4,252,247	-3,472,247	-2,766,247
100	-312,166	-2,594,878	-6,697,878	-4,386,878	-3,606,878	-2,900,878
120	-328,361	-2,729,509	-6,832,509	-4,521,502	-3,741,502	-3,035,502
140	-344,557	-2,864,133	-6,967,133	-4,656,133	-3,876,133	-3,170,133
150	-352,656	-2,931,453	-7,034,453	-4,723,453	-3,943,453	-3,237,453
180	-376,950	-3,133,397	-7,236,397	-4,925,397	-4,145,397	-3,439,397
200	-393,146	-3,268,028	-7,371,028	-5,060,028	-4,280,028	-3,574,028
210	-401,244	-3,335,340	-7,438,340	-5,127,340	-4,347,340	-3,641,340
220	-409,342	-3,402,652	-7,505,652	-5,194,652	-4,414,652	-3,708,652
230	-417,440	-3,469,972	-7,572,972	-5,261,972	-4,481,972	-3,775,972
240	-425,538	-3,537,283	-7,640,283	-5,329,283	-4,549,283	-3,843,283
250	-433,636	-3,604,603	-7,707,603	-5,396,603	-4,616,603	-3,910,603

Maximum CIL rates (per square metre)

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

Area 3 **Private values** £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,096	-848,674	-4,951,674	-2,640,674	-1,860,674	-1,154,674
20	-118,292	-983,306	-5,086,306	-2,775,306	-1,995,306	-1,289,306
40	-134,488	-1,117,929	-5,220,929	-2,909,929	-2,129,929	-1,423,929
50	-142,586	-1,185,249	-5,288,249	-2,977,249	-2,197,249	-1,491,249
80	-166,880	-1,387,193	-5,490,193	-3,179,193	-2,399,193	-1,693,193
100	-183,077	-1,521,824	-5,624,824	-3,313,824	-2,533,824	-1,827,824
120	-199,273	-1,656,456	-5,759,456	-3,448,456	-2,668,456	-1,962,456
140	-215,468	-1,791,079	-5,894,079	-3,583,079	-2,803,079	-2,097,079
150	-223,567	-1,858,399	-5,961,399	-3,650,399	-2,870,399	-2,164,399
180	-247,861	-2,060,343	-6,163,343	-3,852,343	-3,072,343	-2,366,343
200	-264,057	-2,194,974	-6,297,974	-3,986,974	-3,206,974	-2,500,974
210	-272,155	-2,262,286	-6,365,286	-4,054,286	-3,274,286	-2,568,286
220	-280,253	-2,329,606	-6,432,606	-4,121,606	-3,341,606	-2,635,606
230	-288,351	-2,396,918	-6,499,918	-4,188,918	-3,408,918	-2,702,918
240	-296,449	-2,464,229	-6,567,229	-4,256,229	-3,476,229	-2,770,229
250	-304,547	-2,531,549	-6,634,549	-4,323,549	-3,543,549	-2,837,549

Maximum CIL rates (per square metre)

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

Site type 4

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-38,149	-317,113	-4,420,113	-2,109,113	-1,329,113	-623,113
20	-54,345	-451,745	-4,554,745	-2,243,745	-1,463,745	-757,745
40	-70,542	-586,377	-4,689,377	-2,378,377	-1,598,377	-892,377
50	-78,639	-653,688	-4,756,688	-2,445,688	-1,665,688	-959,688
80	-102,933	-855,632	-4,958,632	-2,647,632	-1,867,632	-1,161,632
100	-119,129	-990,263	-5,093,263	-2,782,263	-2,002,263	-1,296,263
120	-135,326	-1,124,895	-5,227,895	-2,916,895	-2,136,895	-1,430,895
140	-151,522	-1,259,527	-5,362,527	-3,051,527	-2,271,527	-1,565,527
150	-159,620	-1,326,839	-5,429,839	-3,118,839	-2,338,839	-1,632,839
180	-183,914	-1,528,782	-5,631,782	-3,320,782	-2,540,782	-1,834,782
200	-200,110	-1,663,414	-5,766,414	-3,455,414	-2,675,414	-1,969,414
210	-208,208	-1,730,725	-5,833,725	-3,522,725	-2,742,725	-2,036,725
220	-216,306	-1,798,045	-5,901,045	-3,590,045	-2,810,045	-2,104,045
230	-224,404	-1,865,357	-5,968,357	-3,657,357	-2,877,357	-2,171,357
240	-232,502	-1,932,677	-6,035,677	-3,724,677	-2,944,677	-2,238,677
250	-240,600	-1,999,989	-6,102,989	-3,791,989	-3,011,989	-2,305,989

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,877	-48,850	-4,151,850	-1,840,850	-1,060,850	-354,850
20	-22,073	-183,482	-4,286,482	-1,975,482	-1,195,482	-489,482
40	-38,269	-318,113	-4,421,113	-2,110,113	-1,330,113	-624,113
50	-46,367	-385,425	-4,488,425	-2,177,425	-1,397,425	-691,425
80	-70,661	-587,368	-4,690,368	-2,379,368	-1,599,368	-893,368
100	-86,857	-722,000	-4,825,000	-2,514,000	-1,734,000	-1,028,000
120	-103,053	-856,632	-4,959,632	-2,648,632	-1,868,632	-1,162,632
140	-119,250	-991,263	-5,094,263	-2,783,263	-2,003,263	-1,297,263
150	-127,347	-1,058,575	-5,161,575	-2,850,575	-2,070,575	-1,364,575
180	-151,641	-1,260,518	-5,363,518	-3,052,518	-2,272,518	-1,566,518
200	-167,838	-1,395,150	-5,498,150	-3,187,150	-2,407,150	-1,701,150
210	-175,935	-1,462,462	-5,565,462	-3,254,462	-2,474,462	-1,768,462
220	-184,034	-1,529,782	-5,632,782	-3,321,782	-2,541,782	-1,835,782
230	-192,132	-1,597,093	-5,700,093	-3,389,093	-2,609,093	-1,903,093
240	-200,230	-1,664,413	-5,767,413	-3,456,413	-2,676,413	-1,970,413
250	-208,328	-1,731,725	-5,834,725	-3,523,725	-2,743,725	-2,037,725

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	152,394	1,266,779	-2,836,221	-525,221	254,779	960,779
20	136,459	1,134,314	-2,968,686	-657,686	122,314	828,314
40	120,523	1,001,849	-3,101,151	-790,151	-10,151	695,849
50	112,556	935,621	-3,167,379	-856,379	-76,379	629,621
80	88,653	736,928	-3,366,072	-1,055,072	-275,072	430,928
100	72,717	604,463	-3,498,537	-1,187,537	-407,537	298,463
120	56,782	471,998	-3,631,002	-1,320,002	-540,002	165,998
140	40,846	339,534	-3,763,466	-1,452,466	-672,466	33,534
150	32,879	273,305	-3,829,695	-1,518,695	-738,695	-32,695
180	8,975	74,604	-4,028,396	-1,717,396	-937,396	-231,396
200	-7,074	-58,799	-4,161,799	-1,850,799	-1,070,799	-364,799
210	-13,172	-126,119	-4,229,119	-1,918,119	-1,138,119	-432,119
220	-23,270	-193,431	-4,296,431	-1,985,431	-1,205,431	-499,431
230	-31,368	-260,751	-4,363,751	-2,052,751	-1,272,751	-566,751
240	-39,466	-328,062	-4,431,062	-2,120,062	-1,340,062	-634,062
250	-47,564	-395,374	-4,498,374	-2,187,374	-1,407,374	-701,374

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£140

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	247,065	2,053,730	-2,049,270	261,730	1,041,730	1,747,730
20	231,130	1,921,265	-2,181,735	129,265	909,265	1,615,265
40	215,194	1,788,800	-2,314,200	-3,200	776,800	1,482,800
50	207,227	1,722,572	-2,380,428	-69,428	710,572	1,416,572
80	183,324	1,523,879	-2,579,121	-268,121	511,879	1,217,879
100	167,388	1,391,414	-2,711,586	-400,586	379,414	1,085,414
120	151,453	1,258,949	-2,844,051	-533,051	246,949	952,949
140	135,517	1,126,484	-2,976,516	-665,516	114,484	820,484
150	127,550	1,060,256	-3,042,744	-731,744	48,256	754,256
180	103,646	861,555	-3,241,445	-930,445	-150,445	555,555
200	87,711	729,098	-3,373,902	-1,062,902	-282,902	423,098
210	79,743	662,862	-3,440,138	-1,129,138	-349,138	356,862
220	71,775	596,633	-3,506,367	-1,195,367	-415,367	290,633
230	63,807	530,397	-3,572,603	-1,261,603	-481,603	224,397
240	55,840	464,169	-3,638,831	-1,327,831	-547,831	158,169
250	47,872	397,932	-3,705,068	-1,394,068	-614,068	91,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£150	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	405,242	3,368,574	-734,426	1,576,574	2,356,574	3,062,574
20	389,306	3,236,110	-866,890	1,444,110	2,224,110	2,930,110
40	373,371	3,103,645	-999,355	1,311,645	2,091,645	2,797,645
50	363,403	3,037,416	-1,065,584	1,245,416	2,025,416	2,731,416
80	341,500	2,838,715	-1,264,285	1,046,715	1,826,715	2,532,715
100	325,565	2,706,259	-1,396,741	914,259	1,694,259	2,400,259
120	309,629	2,573,794	-1,529,206	781,794	1,561,794	2,267,794
140	293,694	2,441,329	-1,661,671	649,329	1,429,329	2,135,329
150	285,726	2,375,101	-1,727,899	583,101	1,363,101	2,069,101
180	261,822	2,176,399	-1,926,601	384,399	1,164,399	1,870,399
200	245,887	2,043,934	-2,059,066	251,934	1,031,934	1,737,934
210	237,920	1,977,706	-2,125,294	185,706	965,706	1,671,706
220	229,952	1,911,478	-2,191,522	119,478	899,478	1,605,478
230	221,984	1,845,241	-2,257,759	53,241	833,241	1,539,241
240	214,017	1,779,013	-2,323,987	-12,987	767,013	1,473,013
250	206,048	1,712,776	-2,390,224	-79,224	700,776	1,406,776

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	114,630	441,326	-3,661,674	-1,350,674	-570,674	135,326
20	90,374	347,938	-3,755,062	-1,444,062	-664,062	41,938
40	66,116	254,547	-3,848,453	-1,537,453	-757,453	-51,453
50	53,988	207,853	-3,895,147	-1,584,147	-804,147	-98,147
80	17,602	67,768	-4,035,232	-1,724,232	-944,232	-238,232
100	-6,764	-26,041	-4,129,041	-1,818,041	-1,038,041	-332,041
120	-31,418	-120,958	-4,223,958	-1,912,958	-1,132,958	-426,958
140	-56,071	-215,874	-4,318,874	-2,007,874	-1,227,874	-521,874
150	-68,398	-263,333	-4,366,333	-2,055,333	-1,275,333	-569,333
180	-105,379	-405,708	-4,508,708	-2,197,708	-1,417,708	-711,708
200	-130,032	-500,624	-4,603,624	-2,292,624	-1,512,624	-806,624
210	-142,359	-548,083	-4,651,083	-2,340,083	-1,560,083	-854,083
220	-154,686	-595,541	-4,698,541	-2,387,541	-1,607,541	-901,541
230	-167,013	-642,999	-4,745,999	-2,434,999	-1,654,999	-948,999
240	-179,340	-690,457	-4,793,457	-2,482,457	-1,702,457	-996,457
250	-191,666	-737,916	-4,840,916	-2,529,916	-1,749,916	-1,043,916

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	305,528	1,176,284	-2,926,716	-615,716	164,284	870,284
20	281,272	1,082,897	-3,020,103	-709,103	70,897	776,897
40	257,014	989,505	-3,113,495	-802,495	-22,495	683,505
50	244,886	942,812	-3,160,188	-849,188	-69,188	636,812
80	208,500	802,726	-3,300,274	-989,274	-209,274	496,726
100	184,244	709,339	-3,393,661	-1,082,661	-302,661	403,339
120	159,986	615,947	-3,487,053	-1,176,053	-396,053	309,947
140	135,730	522,560	-3,580,440	-1,269,440	-489,440	216,560
150	123,602	475,866	-3,627,134	-1,316,134	-536,134	169,866
180	87,216	335,781	-3,767,219	-1,456,219	-676,219	29,781
200	62,959	242,393	-3,860,607	-1,549,607	-769,607	-63,607
210	50,830	195,696	-3,907,304	-1,596,304	-816,304	-110,304
220	38,702	149,002	-3,953,998	-1,642,998	-862,998	-156,998
230	26,574	102,308	-4,000,692	-1,689,692	-909,692	-203,692
240	14,445	55,614	-4,047,386	-1,736,386	-956,386	-250,386
250	2,316	8,917	-4,094,083	-1,783,083	-1,003,083	-297,083

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£180

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	497,315	1,914,664	-2,188,336	122,664	902,664	1,608,664
20	473,058	1,821,272	-2,281,728	29,272	809,272	1,515,272
40	448,801	1,727,885	-2,375,115	-64,115	715,885	1,421,885
50	436,673	1,681,191	-2,421,809	-110,809	669,191	1,375,191
80	400,287	1,541,106	-2,561,894	-250,894	529,106	1,235,106
100	376,030	1,447,715	-2,655,285	-344,285	435,715	1,141,715
120	351,773	1,354,327	-2,748,673	-437,673	342,327	1,048,327
140	327,516	1,260,936	-2,842,064	-531,064	248,936	954,936
150	315,387	1,214,242	-2,888,758	-577,758	202,242	908,242
180	279,003	1,074,160	-3,028,840	-717,840	62,160	768,160
200	254,745	980,769	-3,122,231	-811,231	-31,231	674,769
210	242,617	934,075	-3,168,925	-857,925	-77,925	628,075
220	230,489	887,381	-3,215,619	-904,619	-124,619	581,381
230	218,359	840,684	-3,262,316	-951,316	-171,316	534,684
240	206,231	793,990	-3,309,010	-998,010	-218,010	487,990
250	194,103	747,296	-3,355,704	-1,044,704	-264,704	441,296

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£180	£250

Site type 5

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	592,320	2,290,433	-1,822,567	488,433	1,268,433	1,974,433
20	568,064	2,187,045	-1,915,955	395,045	1,175,045	1,881,045
40	543,806	2,093,654	-2,009,346	301,654	1,081,654	1,787,654
50	531,678	2,046,960	-2,056,040	254,960	1,034,960	1,740,960
80	495,292	1,906,875	-2,196,125	114,875	894,875	1,600,875
100	471,036	1,813,487	-2,289,513	21,487	801,487	1,507,487
120	446,778	1,720,096	-2,382,904	-71,904	708,096	1,414,096
140	422,522	1,626,708	-2,476,292	-165,292	614,708	1,320,708
150	410,393	1,580,014	-2,522,986	-211,986	568,014	1,274,014
180	374,008	1,439,929	-2,663,071	-352,071	427,929	1,133,929
200	349,750	1,346,538	-2,756,462	-445,462	334,538	1,040,538
210	337,622	1,299,844	-2,803,156	-492,156	287,844	993,844
220	325,494	1,253,150	-2,849,850	-538,850	241,150	947,150
230	313,365	1,206,456	-2,896,544	-585,544	194,456	900,456
240	301,237	1,159,763	-2,943,237	-632,237	147,763	853,763
250	289,108	1,113,065	-2,989,935	-678,935	101,065	807,065

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	640,267	2,465,027	-1,637,973	673,027	1,453,027	2,159,027
20	616,010	2,371,640	-1,731,360	579,640	1,359,640	2,065,640
40	591,753	2,278,248	-1,824,752	486,248	1,266,248	1,972,248
50	579,625	2,231,555	-1,871,445	439,555	1,219,555	1,925,555
80	543,239	2,091,470	-2,011,530	299,470	1,079,470	1,785,470
100	518,982	1,998,082	-2,104,918	206,082	986,082	1,692,082
120	494,725	1,904,691	-2,198,309	112,691	892,691	1,598,691
140	470,468	1,811,303	-2,291,697	19,303	799,303	1,505,303
150	458,340	1,764,609	-2,338,391	-27,391	752,609	1,458,609
180	421,954	1,624,524	-2,478,476	-167,476	612,524	1,318,524
200	397,697	1,531,133	-2,571,867	-260,867	519,133	1,225,133
210	385,569	1,484,439	-2,618,561	-307,561	472,439	1,178,439
220	373,440	1,437,745	-2,665,255	-354,255	425,745	1,131,745
230	361,312	1,391,051	-2,711,949	-400,949	379,051	1,085,051
240	349,183	1,344,354	-2,758,646	-447,646	332,354	1,038,354
250	337,054	1,297,660	-2,805,340	-494,340	285,660	991,660

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	877,752	3,379,344	-723,656	1,587,344	2,367,344	3,073,344
20	853,884	3,287,455	-815,545	1,495,455	2,275,455	2,981,455
40	830,018	3,195,570	-907,430	1,403,570	2,183,570	2,889,570
50	818,085	3,149,628	-953,372	1,357,628	2,137,628	2,843,628
80	782,084	3,011,023	-1,091,977	1,219,023	1,999,023	2,705,023
100	757,827	2,917,635	-1,185,365	1,125,635	1,905,635	2,611,635
120	733,570	2,824,244	-1,278,756	1,032,244	1,812,244	2,518,244
140	709,313	2,730,856	-1,372,144	938,856	1,718,856	2,424,856
150	697,185	2,684,163	-1,418,837	892,163	1,672,163	2,378,163
180	660,799	2,544,077	-1,558,923	752,077	1,532,077	2,238,077
200	636,542	2,450,686	-1,652,314	658,686	1,438,686	2,144,686
210	624,414	2,403,992	-1,699,008	611,992	1,391,992	2,097,992
220	612,285	2,357,298	-1,745,702	565,298	1,345,298	2,051,298
230	600,157	2,310,605	-1,792,395	518,605	1,298,605	2,004,605
240	588,028	2,263,907	-1,839,093	471,907	1,251,907	1,957,907
250	575,900	2,217,213	-1,885,787	425,213	1,205,213	1,911,213

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,019,137	3,923,677	-179,323	2,131,677	2,911,677	3,617,677
20	995,270	3,831,788	-271,212	2,039,788	2,819,788	3,525,788
40	971,404	3,739,904	-363,096	1,947,904	2,727,904	3,433,904
50	959,470	3,693,958	-409,042	1,901,958	2,681,958	3,387,958
80	923,670	3,556,131	-546,869	1,764,131	2,544,131	3,250,131
100	899,803	3,464,242	-638,758	1,672,242	2,452,242	3,158,242
120	875,937	3,372,358	-730,642	1,580,358	2,360,358	3,066,358
140	852,070	3,280,469	-822,531	1,488,469	2,268,469	2,974,469
150	840,137	3,234,526	-868,474	1,442,526	2,222,526	2,928,526
180	803,751	3,094,441	-1,008,559	1,302,441	2,082,441	2,788,441
200	779,494	3,001,053	-1,101,947	1,209,053	1,989,053	2,695,053
210	767,365	2,954,356	-1,148,644	1,162,356	1,942,356	2,648,356
220	755,237	2,907,662	-1,195,338	1,115,662	1,895,662	2,601,662
230	743,109	2,860,968	-1,242,032	1,068,968	1,848,968	2,554,968
240	730,980	2,814,274	-1,288,726	1,022,274	1,802,274	2,508,274
250	718,851	2,767,577	-1,335,423	975,577	1,755,577	2,461,577

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,255,364	4,833,151	730,151	3,041,151	3,821,151	4,527,151
20	1,231,497	4,741,262	638,262	2,949,262	3,729,262	4,435,262
40	1,207,631	4,649,378	546,378	2,857,378	3,637,378	4,343,378
50	1,195,697	4,603,435	500,435	2,811,435	3,591,435	4,297,435
80	1,159,897	4,465,604	362,604	2,673,604	3,453,604	4,159,604
100	1,136,030	4,373,716	270,716	2,581,716	3,361,716	4,067,716
120	1,112,164	4,281,831	178,831	2,489,831	3,269,831	3,975,831
140	1,088,297	4,189,943	86,943	2,397,943	3,177,943	3,883,943
150	1,076,364	4,144,001	41,001	2,352,001	3,132,001	3,838,001
180	1,040,564	4,006,170	-96,830	2,214,170	2,994,170	3,700,170
200	1,016,697	3,914,285	-188,715	2,122,285	2,902,285	3,608,285
210	1,004,764	3,868,343	-234,657	2,076,343	2,856,343	3,562,343
220	992,830	3,822,397	-280,603	2,030,397	2,810,397	3,516,397
230	980,897	3,776,454	-326,546	1,984,454	2,764,454	3,470,454
240	968,964	3,730,512	-372,488	1,938,512	2,718,512	3,424,512
250	957,031	3,684,570	-418,430	1,892,570	2,672,570	3,378,570

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,004	16,139	-4,086,861	-1,775,861	-995,861	-289,861
20	-43,556	-63,882	-4,166,882	-1,855,882	-1,075,882	-369,882
40	-98,296	-144,168	-4,247,168	-1,936,168	-1,156,168	-450,168
50	-125,667	-184,311	-4,287,311	-1,976,311	-1,196,311	-490,311
80	-207,776	-304,739	-4,407,739	-2,096,739	-1,316,739	-610,739
100	-262,517	-385,025	-4,488,025	-2,177,025	-1,397,025	-691,025
120	-317,257	-465,310	-4,568,310	-2,257,310	-1,477,310	-771,310
140	-371,997	-545,596	-4,648,596	-2,337,596	-1,557,596	-851,596
150	-399,367	-585,739	-4,688,739	-2,377,739	-1,597,739	-891,739
180	-481,477	-706,167	-4,809,167	-2,498,167	-1,718,167	-1,012,167
200	-536,217	-786,451	-4,889,451	-2,578,451	-1,798,451	-1,092,451
210	-563,587	-826,594	-4,929,594	-2,618,594	-1,838,594	-1,132,594
220	-590,957	-866,737	-4,969,737	-2,658,737	-1,878,737	-1,172,737
230	-618,328	-906,881	-5,009,881	-2,698,881	-1,918,881	-1,212,881
240	-645,698	-947,024	-5,050,024	-2,739,024	-1,959,024	-1,253,024
250	-673,067	-987,165	-5,090,165	-2,779,165	-1,999,165	-1,293,165

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	430,427	631,293	-3,471,707	-1,160,707	-380,707	325,293
20	376,567	552,299	-3,550,701	-1,239,701	-459,701	246,299
40	322,708	473,305	-3,629,695	-1,318,695	-538,695	167,305
50	295,779	433,809	-3,669,191	-1,358,191	-578,191	127,809
80	214,990	315,319	-3,787,681	-1,476,681	-696,681	9,319
100	161,131	236,325	-3,866,675	-1,555,675	-775,675	-69,675
120	107,271	157,331	-3,945,669	-1,634,669	-854,669	-148,669
140	53,412	78,337	-4,024,663	-1,713,663	-933,663	-227,663
150	26,482	38,840	-4,064,160	-1,753,160	-973,160	-267,160
180	-55,195	-80,953	-4,183,953	-1,872,953	-1,092,953	-386,953
200	-109,935	-161,238	-4,264,238	-1,953,238	-1,173,238	-467,238
210	-137,305	-201,381	-4,304,381	-1,993,381	-1,213,381	-507,381
220	-164,675	-241,524	-4,344,524	-2,033,524	-1,253,524	-547,524
230	-192,046	-281,667	-4,384,667	-2,073,667	-1,293,667	-587,667
240	-219,415	-321,808	-4,424,808	-2,113,808	-1,333,808	-627,808
250	-246,785	-361,952	-4,464,952	-2,153,952	-1,373,952	-667,952

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	851,801	1,249,308	-2,853,692	-542,692	237,308	943,308
20	797,941	1,170,314	-2,932,686	-621,686	158,314	864,314
40	744,082	1,091,320	-3,011,680	-700,680	79,320	785,320
50	717,152	1,051,823	-3,051,177	-740,177	39,823	745,823
80	636,363	933,332	-3,169,668	-858,668	-78,668	627,332
100	582,504	854,340	-3,248,660	-937,660	-157,660	548,340
120	528,645	775,346	-3,327,654	-1,016,654	-236,654	469,346
140	474,786	696,352	-3,406,648	-1,095,648	-315,648	390,352
150	447,856	656,855	-3,446,145	-1,135,145	-355,145	350,855
180	367,067	538,364	-3,564,636	-1,253,636	-473,636	232,364
200	313,207	459,371	-3,643,629	-1,332,629	-552,629	153,371
210	286,278	419,875	-3,683,125	-1,372,125	-592,125	113,875
220	259,349	380,378	-3,722,622	-1,411,622	-631,622	74,378
230	232,419	340,881	-3,762,119	-1,451,119	-671,119	34,881
240	205,489	301,384	-3,801,616	-1,490,616	-710,616	-4,616
250	178,560	261,887	-3,841,113	-1,530,113	-750,113	-44,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£230

Site type 6

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,058,147	1,551,949	-2,551,051	-240,051	539,949	1,245,949
20	1,005,155	1,474,227	-2,628,773	-317,773	462,227	1,168,227
40	952,161	1,396,503	-2,706,497	-395,497	384,503	1,090,503
50	925,666	1,357,643	-2,745,357	-434,357	345,643	1,051,643
80	845,099	1,239,478	-2,863,522	-552,522	227,478	933,478
100	791,239	1,160,485	-2,942,515	-631,515	148,485	854,485
120	737,381	1,081,492	-3,021,508	-710,508	69,492	775,492
140	683,522	1,002,498	-3,100,502	-789,502	-9,502	696,498
150	656,592	963,001	-3,139,999	-828,999	-48,999	657,001
180	575,803	844,511	-3,258,489	-947,489	-167,489	538,511
200	521,943	765,517	-3,337,483	-1,026,483	-246,483	459,517
210	495,014	726,020	-3,376,980	-1,065,980	-285,980	420,020
220	468,085	686,524	-3,416,476	-1,105,476	-325,476	380,524
230	441,155	647,027	-3,455,973	-1,144,973	-364,973	341,027
240	414,225	607,530	-3,495,470	-1,184,470	-404,470	301,530
250	387,296	568,034	-3,534,966	-1,223,966	-443,966	262,034

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,162,114	1,704,433	-2,398,567	-87,567	692,433	1,398,433
20	1,109,121	1,626,711	-2,476,289	-165,289	614,711	1,320,711
40	1,056,129	1,548,989	-2,554,011	-243,011	536,989	1,242,989
50	1,029,632	1,510,127	-2,592,873	-281,873	498,127	1,204,127
80	950,144	1,393,545	-2,709,455	-398,455	381,545	1,087,545
100	896,583	1,314,988	-2,788,012	-477,012	302,988	1,008,988
120	842,725	1,235,996	-2,867,004	-556,004	223,996	929,996
140	788,865	1,157,002	-2,945,998	-634,998	145,002	851,002
150	761,935	1,117,505	-2,985,495	-674,495	105,505	811,505
180	681,146	999,014	-3,103,986	-792,986	-12,986	693,014
200	627,287	920,021	-3,182,979	-871,979	-91,979	614,021
210	600,357	880,524	-3,222,476	-911,476	-131,476	574,524
220	573,427	841,027	-3,261,973	-950,973	-170,973	535,027
230	546,499	801,531	-3,301,469	-990,469	-210,469	495,531
240	519,569	762,034	-3,340,966	-1,029,966	-249,966	456,034
250	492,639	722,537	-3,380,463	-1,069,463	-289,463	416,537

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,680,025	2,464,036	-1,638,964	672,036	1,452,036	2,158,036
20	1,627,032	2,386,314	-1,716,686	594,314	1,374,314	2,080,314
40	1,574,040	2,308,592	-1,794,408	516,592	1,296,592	2,002,592
50	1,547,543	2,269,730	-1,833,270	477,730	1,257,730	1,963,730
80	1,468,054	2,153,146	-1,949,854	361,146	1,141,146	1,847,146
100	1,415,062	2,075,424	-2,027,576	283,424	1,063,424	1,769,424
120	1,362,069	1,997,702	-2,105,298	205,702	985,702	1,691,702
140	1,309,077	1,919,979	-2,183,021	127,979	907,979	1,613,979
150	1,282,580	1,881,118	-2,221,882	89,118	869,118	1,575,118
180	1,203,091	1,764,534	-2,338,466	-27,466	752,534	1,458,534
200	1,150,099	1,686,811	-2,416,189	-105,189	674,811	1,380,811
210	1,123,603	1,647,951	-2,455,049	-144,049	635,951	1,341,951
220	1,097,106	1,609,089	-2,493,911	-182,911	597,089	1,303,089
230	1,070,610	1,570,227	-2,532,773	-221,773	558,227	1,264,227
240	1,044,114	1,531,367	-2,571,633	-260,633	519,367	1,225,367
250	1,017,618	1,492,505	-2,610,493	-299,493	480,505	1,186,505

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,990,000	2,918,667	-1,184,333	1,126,667	1,906,667	2,612,667
20	1,937,008	2,840,945	-1,262,055	1,048,945	1,828,945	2,534,945
40	1,884,016	2,763,223	-1,339,777	971,223	1,751,223	2,457,223
50	1,857,519	2,724,361	-1,378,639	932,361	1,712,361	2,418,361
80	1,778,031	2,607,779	-1,495,221	815,779	1,595,779	2,301,779
100	1,725,037	2,530,055	-1,572,945	738,055	1,518,055	2,224,055
120	1,672,045	2,452,333	-1,650,667	660,333	1,440,333	2,146,333
140	1,619,053	2,374,611	-1,728,389	582,611	1,362,611	2,068,611
150	1,592,557	2,335,750	-1,767,250	543,750	1,323,750	2,029,750
180	1,513,068	2,219,166	-1,883,834	427,166	1,207,166	1,913,166
200	1,460,075	2,141,444	-1,961,556	349,444	1,129,444	1,835,444
210	1,433,579	2,102,582	-2,000,418	310,582	1,090,582	1,796,582
220	1,407,082	2,063,720	-2,039,280	271,720	1,051,720	1,757,720
230	1,380,586	2,024,860	-2,078,140	232,860	1,012,860	1,718,860
240	1,354,090	1,985,998	-2,117,002	193,998	973,998	1,679,998
250	1,327,594	1,947,138	-2,155,862	155,138	935,138	1,641,138

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,505,804	3,675,179	-427,821	1,883,179	2,663,179	3,369,179
20	2,453,664	3,598,707	-504,293	1,806,707	2,586,707	3,292,707
40	2,401,523	3,522,234	-580,766	1,730,234	2,510,234	3,216,234
50	2,375,430	3,483,964	-619,036	1,691,964	2,471,964	3,177,964
80	2,295,941	3,367,380	-735,620	1,575,380	2,355,380	3,061,380
100	2,242,948	3,289,658	-813,342	1,497,658	2,277,658	2,983,658
120	2,189,956	3,211,935	-891,065	1,419,935	2,199,935	2,905,935
140	2,136,964	3,134,213	-968,787	1,342,213	2,122,213	2,828,213
150	2,110,467	3,095,351	-1,007,649	1,303,351	2,083,351	2,789,351
180	2,030,978	2,978,767	-1,124,233	1,186,767	1,966,767	2,672,767
200	1,977,985	2,901,045	-1,201,955	1,109,045	1,889,045	2,595,045
210	1,951,490	2,862,185	-1,240,815	1,070,185	1,850,185	2,556,185
220	1,924,993	2,823,323	-1,279,677	1,031,323	1,811,323	2,517,323
230	1,898,496	2,784,461	-1,318,539	992,461	1,772,461	2,478,461
240	1,872,001	2,745,601	-1,357,399	953,601	1,733,601	2,439,601
250	1,845,504	2,706,739	-1,396,261	914,739	1,694,739	2,400,739

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher	Offices lower	Industrial	Inst/Comty/Resi
£4,103,000	£1,792,000	£1,012,000	£306,000

Site type	7
Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,160,082	-10,533,607	-14,636,607	-12,325,607	-11,545,607	-10,839,607
20	-3,211,783	-10,705,942	-14,808,942	-12,497,942	-11,717,942	-11,011,942
40	-3,263,483	-10,878,278	-14,981,278	-12,670,278	-11,890,278	-11,184,278
50	-3,289,333	-10,964,444	-15,067,444	-12,756,444	-11,976,444	-11,270,444
80	-3,366,884	-11,222,946	-15,325,946	-13,014,946	-12,234,946	-11,528,946
100	-3,418,584	-11,395,282	-15,498,282	-13,187,282	-12,407,282	-11,701,282
120	-3,470,285	-11,567,617	-15,670,617	-13,359,617	-12,579,617	-11,873,617
140	-3,521,985	-11,739,950	-15,842,950	-13,531,950	-12,751,950	-12,045,950
150	-3,547,836	-11,826,119	-15,929,119	-13,618,119	-12,838,119	-12,132,119
180	-3,625,386	-12,084,621	-16,187,621	-13,876,621	-13,096,621	-12,390,621
200	-3,677,087	-12,256,957	-16,359,957	-14,048,957	-13,268,957	-12,562,957
210	-3,702,937	-12,343,123	-16,446,123	-14,135,123	-13,355,123	-12,649,123
220	-3,728,787	-12,429,289	-16,532,289	-14,221,289	-13,441,289	-12,735,289
230	-3,754,638	-12,515,458	-16,618,458	-14,307,458	-13,527,458	-12,821,458
240	-3,780,487	-12,601,625	-16,704,625	-14,393,625	-13,613,625	-12,907,625
250	-3,806,338	-12,687,794	-16,790,794	-14,479,794	-13,699,794	-12,993,794

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,766,835	-9,222,782	-13,325,782	-11,014,782	-10,234,782	-9,528,782
20	-2,818,535	-9,395,118	-13,498,118	-11,187,118	-10,407,118	-9,701,118
40	-2,870,235	-9,567,450	-13,670,450	-11,359,450	-10,579,450	-9,873,450
50	-2,896,086	-9,653,620	-13,756,620	-11,445,620	-10,665,620	-9,959,620
80	-2,973,636	-9,912,121	-14,015,121	-11,704,121	-10,924,121	-10,218,121
100	-3,025,337	-10,084,457	-14,187,457	-11,876,457	-11,096,457	-10,390,457
120	-3,077,037	-10,256,789	-14,359,789	-12,048,789	-11,268,789	-10,562,789
140	-3,128,738	-10,429,125	-14,532,125	-12,221,125	-11,441,125	-10,735,125
150	-3,154,587	-10,515,291	-14,618,291	-12,307,291	-11,527,291	-10,821,291
180	-3,232,139	-10,773,796	-14,876,796	-12,565,796	-11,785,796	-11,079,796
200	-3,283,839	-10,946,129	-15,049,129	-12,738,129	-11,958,129	-11,252,129
210	-3,309,689	-11,032,298	-15,135,298	-12,824,298	-12,044,298	-11,338,298
220	-3,335,539	-11,118,464	-15,221,464	-12,910,464	-12,130,464	-11,424,464
230	-3,361,389	-11,204,631	-15,307,631	-12,996,631	-12,216,631	-11,510,631
240	-3,387,240	-11,290,800	-15,393,800	-13,082,800	-12,302,800	-11,596,800
250	-3,413,090	-11,376,966	-15,479,966	-13,168,966	-12,388,966	-11,682,966

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,371,758	-7,905,859	-12,008,859	-9,697,859	-8,917,859	-8,211,859
20	-2,423,458	-8,078,194	-12,181,194	-9,870,194	-9,090,194	-8,384,194
40	-2,475,159	-8,250,530	-12,353,530	-10,042,530	-9,262,530	-8,556,530
50	-2,501,009	-8,336,696	-12,439,696	-10,128,696	-9,348,696	-8,642,696
80	-2,578,559	-8,595,198	-12,698,198	-10,387,198	-9,607,198	-8,901,198
100	-2,630,260	-8,767,534	-12,870,534	-10,559,534	-9,779,534	-9,073,534
120	-2,681,961	-8,939,869	-13,042,869	-10,731,869	-9,951,869	-9,245,869
140	-2,733,661	-9,112,202	-13,215,202	-10,904,202	-10,124,202	-9,418,202
150	-2,759,511	-9,198,371	-13,301,371	-10,990,371	-10,210,371	-9,504,371
180	-2,837,062	-9,456,873	-13,559,873	-11,248,873	-10,468,873	-9,762,873
200	-2,888,763	-9,629,209	-13,732,209	-11,421,209	-10,641,209	-9,935,209
210	-2,914,612	-9,715,375	-13,818,375	-11,507,375	-10,727,375	-10,021,375
220	-2,940,462	-9,801,541	-13,904,541	-11,593,541	-10,813,541	-10,107,541
230	-2,966,313	-9,887,711	-13,990,711	-11,679,711	-10,899,711	-10,193,711
240	-2,992,163	-9,973,877	-14,076,877	-11,765,877	-10,985,877	-10,279,877
250	-3,018,014	-10,060,046	-14,163,046	-11,852,046	-11,072,046	-10,366,046

Maximum CIL rates (per square metre)

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

Site type 7

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,176,048	-7,253,494	-11,356,494	-9,045,494	-8,265,494	-7,559,494
20	-2,227,749	-7,425,830	-11,528,830	-9,217,830	-8,437,830	-7,731,830
40	-2,279,450	-7,598,166	-11,701,166	-9,390,166	-8,610,166	-7,904,166
50	-2,305,300	-7,684,332	-11,787,332	-9,476,332	-8,696,332	-7,990,332
80	-2,382,850	-7,942,834	-12,045,834	-9,734,834	-8,954,834	-8,248,834
100	-2,434,551	-8,115,169	-12,218,169	-9,907,169	-9,127,169	-8,421,169
120	-2,486,252	-8,287,505	-12,390,505	-10,079,505	-9,299,505	-8,593,505
140	-2,537,951	-8,459,837	-12,562,837	-10,251,837	-9,471,837	-8,765,837
150	-2,563,802	-8,546,007	-12,649,007	-10,338,007	-9,558,007	-8,852,007
180	-2,641,353	-8,804,509	-12,907,509	-10,596,509	-9,816,509	-9,110,509
200	-2,693,053	-8,976,844	-13,079,844	-10,768,844	-9,988,844	-9,282,844
210	-2,718,903	-9,063,011	-13,166,011	-10,855,011	-10,075,011	-9,369,011
220	-2,744,753	-9,149,177	-13,252,177	-10,941,177	-10,161,177	-9,455,177
230	-2,770,604	-9,235,346	-13,338,346	-11,027,346	-10,247,346	-9,541,346
240	-2,796,454	-9,321,512	-13,424,512	-11,113,512	-10,333,512	-9,627,512
250	-2,822,305	-9,407,682	-13,510,682	-11,199,682	-10,419,682	-9,713,682

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,077,280	-6,924,266	-11,027,266	-8,716,266	-7,936,266	-7,230,266
20	-2,128,980	-7,096,598	-11,199,598	-8,888,598	-8,108,598	-7,402,598
40	-2,180,680	-7,268,934	-11,371,934	-9,060,934	-8,280,934	-7,574,934
50	-2,206,530	-7,355,100	-11,458,100	-9,147,100	-8,367,100	-7,661,100
80	-2,284,082	-7,613,605	-11,716,605	-9,405,605	-8,625,605	-7,919,605
100	-2,335,781	-7,785,938	-11,888,938	-9,577,938	-8,797,938	-8,091,938
120	-2,387,482	-7,958,273	-12,061,273	-9,750,273	-8,970,273	-8,264,273
140	-2,439,183	-8,130,609	-12,233,609	-9,922,609	-9,142,609	-8,436,609
150	-2,465,033	-8,216,775	-12,319,775	-10,008,775	-9,228,775	-8,522,775
180	-2,542,583	-8,475,277	-12,578,277	-10,267,277	-9,487,277	-8,781,277
200	-2,594,284	-8,647,613	-12,750,613	-10,439,613	-9,659,613	-8,953,613
210	-2,620,134	-8,733,779	-12,836,779	-10,525,779	-9,745,779	-9,039,779
220	-2,645,985	-8,819,948	-12,922,948	-10,611,948	-9,831,948	-9,125,948
230	-2,671,834	-8,906,115	-13,009,115	-10,698,115	-9,918,115	-9,212,115
240	-2,697,685	-8,992,284	-13,095,284	-10,784,284	-10,004,284	-9,298,284
250	-2,723,535	-9,078,450	-13,181,450	-10,870,450	-10,090,450	-9,384,450

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,585,263	-5,284,210	-9,387,210	-7,076,210	-6,296,210	-5,590,210
20	-1,636,963	-5,456,542	-9,559,542	-7,248,542	-6,468,542	-5,762,542
40	-1,688,663	-5,628,878	-9,731,878	-7,420,878	-6,640,878	-5,934,878
50	-1,714,513	-5,715,044	-9,818,044	-7,507,044	-6,727,044	-6,021,044
80	-1,792,065	-5,973,549	-10,076,549	-7,765,549	-6,985,549	-6,279,549
100	-1,843,764	-6,145,882	-10,248,882	-7,937,882	-7,157,882	-6,451,882
120	-1,895,465	-6,318,217	-10,421,217	-8,110,217	-7,330,217	-6,624,217
140	-1,947,166	-6,490,553	-10,593,553	-8,282,553	-7,502,553	-6,796,553
150	-1,973,016	-6,576,719	-10,679,719	-8,368,719	-7,588,719	-6,882,719
180	-2,050,566	-6,835,221	-10,938,221	-8,627,221	-7,847,221	-7,141,221
200	-2,102,267	-7,007,557	-11,110,557	-8,799,557	-8,019,557	-7,313,557
210	-2,128,117	-7,093,723	-11,196,723	-8,885,723	-8,105,723	-7,399,723
220	-2,153,968	-7,179,892	-11,282,892	-8,971,892	-8,191,892	-7,485,892
230	-2,179,818	-7,266,058	-11,369,058	-9,058,058	-8,278,058	-7,572,058
240	-2,205,668	-7,352,228	-11,455,228	-9,144,228	-8,364,228	-7,658,228
250	-2,231,518	-7,438,394	-11,541,394	-9,230,394	-8,450,394	-7,744,394

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,290,784	-4,302,614	-8,405,614	-6,094,614	-5,314,614	-4,608,614
20	-1,342,485	-4,474,950	-8,577,950	-6,266,950	-5,486,950	-4,780,950
40	-1,394,185	-4,647,282	-8,750,282	-6,439,282	-5,659,282	-4,953,282
50	-1,420,035	-4,733,451	-8,836,451	-6,525,451	-5,745,451	-5,039,451
80	-1,497,586	-4,991,953	-9,094,953	-6,783,953	-6,003,953	-5,297,953
100	-1,549,287	-5,164,289	-9,267,289	-6,956,289	-6,176,289	-5,470,289
120	-1,600,986	-5,336,621	-9,439,621	-7,128,621	-6,348,621	-5,642,621
140	-1,652,687	-5,508,957	-9,611,957	-7,300,957	-6,520,957	-5,814,957
150	-1,678,538	-5,595,126	-9,698,126	-7,387,126	-6,607,126	-5,901,126
180	-1,756,088	-5,853,628	-9,956,628	-7,645,628	-6,865,628	-6,159,628
200	-1,807,788	-6,025,961	-10,128,961	-7,817,961	-7,037,961	-6,331,961
210	-1,833,639	-6,112,130	-10,215,130	-7,904,130	-7,124,130	-6,418,130
220	-1,859,489	-6,198,296	-10,301,296	-7,990,296	-7,210,296	-6,504,296
230	-1,885,340	-6,284,466	-10,387,466	-8,076,466	-7,296,466	-6,590,466
240	-1,911,190	-6,370,632	-10,473,632	-8,162,632	-7,382,632	-6,676,632
250	-1,937,039	-6,456,798	-10,559,798	-8,248,798	-7,468,798	-6,762,798

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-798,767	-2,662,558	-6,765,558	-4,454,558	-3,674,558	-2,968,558
20	-850,468	-2,834,893	-6,937,893	-4,626,893	-3,846,893	-3,140,893
40	-902,168	-3,007,226	-7,110,226	-4,799,226	-4,019,226	-3,313,226
50	-928,019	-3,093,395	-7,196,395	-4,885,395	-4,105,395	-3,399,395
80	-1,005,569	-3,351,897	-7,454,897	-5,143,897	-4,363,897	-3,657,897
100	-1,057,270	-3,524,233	-7,627,233	-5,316,233	-4,536,233	-3,830,233
120	-1,108,970	-3,696,565	-7,799,565	-5,488,565	-4,708,565	-4,002,565
140	-1,160,670	-3,868,901	-7,971,901	-5,660,901	-4,880,901	-4,174,901
150	-1,186,521	-3,955,070	-8,058,070	-5,747,070	-4,967,070	-4,261,070
180	-1,264,072	-4,213,572	-8,316,572	-6,005,572	-5,225,572	-4,519,572
200	-1,315,771	-4,385,904	-8,488,904	-6,177,904	-5,397,904	-4,691,904
210	-1,341,622	-4,472,074	-8,575,074	-6,264,074	-5,484,074	-4,778,074
220	-1,367,472	-4,558,240	-8,661,240	-6,350,240	-5,570,240	-4,864,240
230	-1,393,323	-4,644,410	-8,747,410	-6,436,410	-5,656,410	-4,950,410
240	-1,419,173	-4,730,576	-8,833,576	-6,522,576	-5,742,576	-5,036,576
250	-1,445,023	-4,816,742	-8,919,742	-6,608,742	-5,828,742	-5,122,742

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 8

	Flats and Houses
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,803,294	-1,803,294	-5,906,294	-3,595,294	-2,815,294	-2,109,294
20	-1,894,744	-1,894,744	-5,997,744	-3,686,744	-2,906,744	-2,200,744
40	-1,986,196	-1,986,196	-6,089,196	-3,778,196	-2,998,196	-2,292,196
50	-2,031,921	-2,031,921	-6,134,921	-3,823,921	-3,043,921	-2,337,921
80	-2,169,097	-2,169,097	-6,272,097	-3,961,097	-3,181,097	-2,475,097
100	-2,260,548	-2,260,548	-6,363,548	-4,052,548	-3,272,548	-2,566,548
120	-2,352,000	-2,352,000	-6,455,000	-4,144,000	-3,364,000	-2,658,000
140	-2,443,450	-2,443,450	-6,546,450	-4,235,450	-3,455,450	-2,749,450
150	-2,489,176	-2,489,176	-6,592,176	-4,281,176	-3,501,176	-2,795,176
180	-2,626,353	-2,626,353	-6,729,353	-4,418,353	-3,638,353	-2,932,353
200	-2,717,804	-2,717,804	-6,820,804	-4,509,804	-3,729,804	-3,023,804
210	-2,763,528	-2,763,528	-6,866,528	-4,555,528	-3,775,528	-3,069,528
220	-2,809,254	-2,809,254	-6,912,254	-4,601,254	-3,821,254	-3,115,254
230	-2,854,980	-2,854,980	-6,957,980	-4,646,980	-3,866,980	-3,160,980
240	-2,900,705	-2,900,705	-7,003,705	-4,692,705	-3,912,705	-3,206,705
250	-2,946,431	-2,946,431	-7,049,431	-4,738,431	-3,958,431	-3,252,431

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,119,872	-1,119,872	-5,222,872	-2,911,872	-2,131,872	-1,425,872
20	-1,211,323	-1,211,323	-5,314,323	-3,003,323	-2,223,323	-1,517,323
40	-1,302,774	-1,302,774	-5,405,774	-3,094,774	-2,314,774	-1,608,774
50	-1,348,499	-1,348,499	-5,451,499	-3,140,499	-2,360,499	-1,654,499
80	-1,485,676	-1,485,676	-5,588,676	-3,277,676	-2,497,676	-1,791,676
100	-1,577,127	-1,577,127	-5,680,127	-3,369,127	-2,589,127	-1,883,127
120	-1,668,578	-1,668,578	-5,771,578	-3,460,578	-2,680,578	-1,974,578
140	-1,760,029	-1,760,029	-5,863,029	-3,552,029	-2,772,029	-2,066,029
150	-1,805,755	-1,805,755	-5,908,755	-3,597,755	-2,817,755	-2,111,755
180	-1,942,931	-1,942,931	-6,045,931	-3,734,931	-2,954,931	-2,248,931
200	-2,034,382	-2,034,382	-6,137,382	-3,826,382	-3,046,382	-2,340,382
210	-2,080,107	-2,080,107	-6,183,107	-3,872,107	-3,092,107	-2,386,107
220	-2,125,833	-2,125,833	-6,228,833	-3,917,833	-3,137,833	-2,431,833
230	-2,171,558	-2,171,558	-6,274,558	-3,963,558	-3,183,558	-2,477,558
240	-2,217,283	-2,217,283	-6,320,283	-4,009,283	-3,229,283	-2,523,283
250	-2,263,009	-2,263,009	-6,366,009	-4,055,009	-3,275,009	-2,569,009

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-433,272	-433,272	-4,536,272	-2,225,272	-1,445,272	-739,272
20	-524,723	-524,723	-4,627,723	-2,316,723	-1,536,723	-830,723
40	-616,173	-616,173	-4,719,173	-2,408,173	-1,628,173	-922,173
50	-661,899	-661,899	-4,764,899	-2,453,899	-1,673,899	-967,899
80	-799,076	-799,076	-4,902,076	-2,591,076	-1,811,076	-1,105,076
100	-890,526	-890,526	-4,993,526	-2,682,526	-1,902,526	-1,196,526
120	-981,978	-981,978	-5,084,978	-2,773,978	-1,993,978	-1,287,978
140	-1,073,429	-1,073,429	-5,176,429	-2,865,429	-2,085,429	-1,379,429
150	-1,119,154	-1,119,154	-5,222,154	-2,911,154	-2,131,154	-1,425,154
180	-1,256,330	-1,256,330	-5,359,330	-3,048,330	-2,268,330	-1,562,330
200	-1,347,782	-1,347,782	-5,450,782	-3,139,782	-2,359,782	-1,653,782
210	-1,393,507	-1,393,507	-5,496,507	-3,185,507	-2,405,507	-1,699,507
220	-1,439,233	-1,439,233	-5,542,233	-3,231,233	-2,451,233	-1,745,233
230	-1,484,957	-1,484,957	-5,587,957	-3,276,957	-2,496,957	-1,790,957
240	-1,530,683	-1,530,683	-5,633,683	-3,322,683	-2,542,683	-1,836,683
250	-1,576,409	-1,576,409	-5,679,409	-3,368,409	-2,588,409	-1,882,409

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,151	-93,151	-4,196,151	-1,885,151	-1,105,151	-399,151
20	-184,602	-184,602	-4,287,602	-1,976,602	-1,196,602	-490,602
40	-276,052	-276,052	-4,379,052	-2,068,052	-1,288,052	-582,052
50	-321,778	-321,778	-4,424,778	-2,113,778	-1,333,778	-627,778
80	-458,955	-458,955	-4,561,955	-2,250,955	-1,470,955	-764,955
100	-550,405	-550,405	-4,653,405	-2,342,405	-1,562,405	-856,405
120	-641,856	-641,856	-4,744,856	-2,433,856	-1,653,856	-947,856
140	-733,307	-733,307	-4,836,307	-2,525,307	-1,745,307	-1,039,307
150	-779,033	-779,033	-4,882,033	-2,571,033	-1,791,033	-1,085,033
180	-916,209	-916,209	-5,019,209	-2,708,209	-1,928,209	-1,222,209
200	-1,007,660	-1,007,660	-5,110,660	-2,799,660	-2,019,660	-1,313,660
210	-1,053,386	-1,053,386	-5,156,386	-2,845,386	-2,065,386	-1,359,386
220	-1,099,111	-1,099,111	-5,202,111	-2,891,111	-2,111,111	-1,405,111
230	-1,144,836	-1,144,836	-5,247,836	-2,936,836	-2,156,836	-1,450,836
240	-1,190,562	-1,190,562	-5,293,562	-2,982,562	-2,202,562	-1,496,562
250	-1,236,287	-1,236,287	-5,339,287	-3,028,287	-2,248,287	-1,542,287

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	77,236	77,236	-4,025,764	-1,714,764	-994,764	-228,764
20	-12,952	-12,952	-4,115,952	-1,804,952	-1,024,952	-318,952
40	-104,402	-104,402	-4,207,402	-1,896,402	-1,116,402	-410,402
50	-150,127	-150,127	-4,253,127	-1,942,127	-1,162,127	-456,127
80	-287,304	-287,304	-4,390,304	-2,079,304	-1,299,304	-593,304
100	-378,756	-378,756	-4,481,756	-2,170,756	-1,390,756	-684,756
120	-470,206	-470,206	-4,573,206	-2,262,206	-1,482,206	-776,206
140	-561,657	-561,657	-4,664,657	-2,353,657	-1,573,657	-867,657
150	-607,383	-607,383	-4,710,383	-2,399,383	-1,619,383	-913,383
180	-744,559	-744,559	-4,847,559	-2,536,559	-1,756,559	-1,050,559
200	-836,010	-836,010	-4,939,010	-2,628,010	-1,848,010	-1,142,010
210	-881,736	-881,736	-4,984,736	-2,673,736	-1,893,736	-1,187,736
220	-927,461	-927,461	-5,030,461	-2,719,461	-1,939,461	-1,233,461
230	-973,187	-973,187	-5,076,187	-2,765,187	-1,985,187	-1,279,187
240	-1,018,911	-1,018,911	-5,121,911	-2,810,911	-2,030,911	-1,324,911
250	-1,064,637	-1,064,637	-5,167,637	-2,856,637	-2,076,637	-1,370,637

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	915,367	915,367	-3,187,633	-876,633	-96,633	609,367
20	826,835	826,835	-3,276,165	-965,165	-185,165	520,835
40	738,304	738,304	-3,364,696	-1,053,696	-273,696	432,304
50	693,600	693,600	-3,409,400	-1,098,400	-318,400	387,600
80	558,630	558,630	-3,544,370	-1,233,370	-453,370	252,630
100	468,652	468,652	-3,634,348	-1,323,348	-543,348	162,652
120	378,673	378,673	-3,724,327	-1,413,327	-633,327	72,673
140	288,693	288,693	-3,814,307	-1,503,307	-723,307	-17,307
150	243,703	243,703	-3,859,297	-1,548,297	-768,297	-62,297
180	108,734	108,734	-3,994,266	-1,683,266	-903,266	-197,266
200	18,755	18,755	-4,084,245	-1,773,245	-993,245	-287,245
210	-26,663	-26,663	-4,129,663	-1,818,663	-1,038,663	-332,663
220	-72,389	-72,389	-4,175,389	-1,864,389	-1,084,389	-378,389
230	-118,115	-118,115	-4,221,115	-1,910,115	-1,130,115	-424,115
240	-163,840	-163,840	-4,266,840	-1,955,840	-1,175,840	-469,840
250	-209,566	-209,566	-4,312,566	-2,001,566	-1,221,566	-515,566

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,411,458	1,411,458	-2,891,542	-380,542	399,458	1,105,458
20	1,322,927	1,322,927	-2,780,073	-469,073	310,927	1,016,927
40	1,234,396	1,234,396	-2,868,604	-557,604	222,396	928,396
50	1,190,129	1,190,129	-2,912,871	-601,871	178,129	884,129
80	1,057,333	1,057,333	-3,045,667	-734,667	45,333	751,333
100	968,802	968,802	-3,134,198	-823,198	-43,198	662,802
120	880,270	880,270	-3,222,730	-911,730	-131,730	574,270
140	791,739	791,739	-3,311,261	-1,000,261	-220,261	485,739
150	747,240	747,240	-3,355,760	-1,044,760	-264,760	441,240
180	612,271	612,271	-3,490,729	-1,179,729	-399,729	306,271
200	522,291	522,291	-3,580,709	-1,269,709	-489,709	216,291
210	477,301	477,301	-3,625,699	-1,314,699	-534,699	171,301
220	432,312	432,312	-3,670,688	-1,359,688	-579,688	126,312
230	387,322	387,322	-3,715,678	-1,404,678	-624,678	81,322
240	342,332	342,332	-3,760,668	-1,449,668	-669,668	36,332
250	297,342	297,342	-3,805,658	-1,494,658	-714,658	-8,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£240

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,230,998	2,230,998	-1,872,002	438,998	1,218,998	1,924,998
20	2,143,891	2,143,891	-1,959,109	351,891	1,131,891	1,837,891
40	2,056,784	2,056,784	-2,046,216	264,784	1,044,784	1,750,784
50	2,013,231	2,013,231	-2,089,769	221,231	1,001,231	1,707,231
80	1,882,571	1,882,571	-2,220,429	90,571	870,571	1,576,571
100	1,795,464	1,795,464	-2,307,536	3,464	783,464	1,489,464
120	1,708,358	1,708,358	-2,394,642	-83,642	696,358	1,402,358
140	1,620,612	1,620,612	-2,482,388	-171,388	608,612	1,314,612
150	1,576,347	1,576,347	-2,526,653	-215,653	564,347	1,270,347
180	1,443,550	1,443,550	-2,659,450	-348,450	431,550	1,137,550
200	1,355,018	1,355,018	-2,747,982	-436,982	343,018	1,049,018
210	1,310,752	1,310,752	-2,792,248	-481,248	298,752	1,004,752
220	1,266,487	1,266,487	-2,836,513	-525,513	254,487	960,487
230	1,222,221	1,222,221	-2,880,779	-569,779	210,221	916,221
240	1,177,956	1,177,956	-2,925,044	-614,044	165,956	871,956
250	1,133,689	1,133,689	-2,969,311	-658,311	121,689	827,689

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 9

	Flats and Houses
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	-5%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,185,029	-592,515	-4,695,515	-2,384,515	-1,604,515	-898,515
20	-1,350,322	-675,161	-4,778,161	-2,467,161	-1,687,161	-981,161
40	-1,515,615	-757,807	-4,860,807	-2,549,807	-1,769,807	-1,063,807
50	-1,598,261	-799,130	-4,902,130	-2,591,130	-1,811,130	-1,105,130
80	-1,846,199	-923,100	-5,026,100	-2,715,100	-1,935,100	-1,229,100
100	-2,011,492	-1,005,746	-5,108,746	-2,797,746	-2,017,746	-1,311,746
120	-2,176,785	-1,088,392	-5,191,392	-2,880,392	-2,100,392	-1,394,392
140	-2,342,078	-1,171,039	-5,274,039	-2,963,039	-2,183,039	-1,477,039
150	-2,424,723	-1,212,362	-5,315,362	-3,004,362	-2,224,362	-1,518,362
180	-2,672,662	-1,336,331	-5,439,331	-3,128,331	-2,348,331	-1,642,331
200	-2,837,955	-1,418,977	-5,521,977	-3,210,977	-2,430,977	-1,724,977
210	-2,920,601	-1,460,300	-5,563,300	-3,252,300	-2,472,300	-1,766,300
220	-3,003,248	-1,501,624	-5,604,624	-3,293,624	-2,513,624	-1,807,624
230	-3,085,893	-1,542,947	-5,645,947	-3,334,947	-2,554,947	-1,848,947
240	-3,168,539	-1,584,270	-5,687,270	-3,376,270	-2,596,270	-1,890,270
250	-3,251,186	-1,625,593	-5,728,593	-3,417,593	-2,637,593	-1,931,593

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount 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	1,816	-4,101,184	-1,790,184	-1,010,184	-304,184
20	-161,601	-80,800	-4,183,800	-1,872,800	-1,092,800	-386,800
40	-326,893	-163,447	-4,266,447	-1,955,447	-1,175,447	-469,447
50	-409,539	-204,770	-4,307,770	-1,996,770	-1,216,770	-510,770
80	-657,478	-328,739	-4,431,739	-2,120,739	-1,340,739	-634,739
100	-822,771	-411,385	-4,514,385	-2,203,385	-1,423,385	-717,385
120	-988,063	-494,032	-4,597,032	-2,286,032	-1,506,032	-800,032
140	-1,153,356	-576,678	-4,679,678	-2,368,678	-1,588,678	-882,678
150	-1,236,002	-618,001	-4,721,001	-2,410,001	-1,630,001	-924,001
180	-1,483,940	-741,970	-4,844,970	-2,533,970	-1,753,970	-1,047,970
200	-1,649,233	-824,617	-4,927,617	-2,616,617	-1,836,617	-1,130,617
210	-1,731,879	-865,940	-4,968,940	-2,657,940	-1,877,940	-1,171,940
220	-1,814,526	-907,263	-5,010,263	-2,699,263	-1,919,263	-1,213,263
230	-1,897,172	-948,586	-5,051,586	-2,740,586	-1,960,586	-1,254,586
240	-1,979,818	-989,909	-5,092,909	-2,781,909	-2,001,909	-1,295,909
250	-2,062,465	-1,031,232	-5,134,232	-2,823,232	-2,043,232	-1,337,232

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,170,870	585,435	-3,517,565	-1,206,565	-426,565	279,435
20	1,010,855	505,427	-3,597,573	-1,286,573	-506,573	199,427
40	850,839	425,420	-3,677,580	-1,366,580	-586,580	119,420
50	770,831	385,416	-3,717,584	-1,406,584	-626,584	79,416
80	528,135	264,067	-3,838,933	-1,527,933	-747,933	-41,933
100	365,503	182,751	-3,920,249	-1,609,249	-829,249	-123,249
120	202,869	101,435	-4,001,565	-1,690,565	-910,565	-204,565
140	40,237	20,119	-4,082,881	-1,771,881	-991,881	-285,881
150	-41,751	-20,875	-4,123,875	-1,812,875	-1,032,875	-326,875
180	-289,690	-144,845	-4,247,845	-1,936,845	-1,156,845	-450,845
200	-454,982	-227,491	-4,330,491	-2,019,491	-1,239,491	-533,491
210	-537,629	-268,815	-4,371,815	-2,060,815	-1,280,815	-574,815
220	-620,275	-310,137	-4,413,137	-2,102,137	-1,322,137	-616,137
230	-702,921	-351,460	-4,454,460	-2,143,460	-1,363,460	-657,460
240	-785,568	-392,784	-4,495,784	-2,184,784	-1,404,784	-698,784
250	-868,214	-434,107	-4,537,107	-2,226,107	-1,446,107	-740,107

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 9

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,739,362	869,681	-3,233,319	-922,319	-142,319	563,681
20	1,581,921	790,961	-3,312,039	-1,001,039	-221,039	484,961
40	1,424,050	712,025	-3,390,975	-1,079,975	-299,975	406,025
50	1,344,042	672,021	-3,430,979	-1,119,979	-339,979	366,021
80	1,104,019	552,009	-3,550,991	-1,239,991	-459,991	246,009
100	944,004	472,002	-3,630,998	-1,319,998	-539,998	166,002
120	783,988	391,994	-3,711,006	-1,400,006	-620,006	85,994
140	622,313	311,156	-3,791,844	-1,480,844	-700,844	5,156
150	540,997	270,498	-3,832,502	-1,521,502	-741,502	-35,502
180	297,048	148,524	-3,954,476	-1,643,476	-863,476	-157,476
200	134,416	67,208	-4,035,792	-1,724,792	-944,792	-238,792
210	53,100	26,550	-4,076,450	-1,765,450	-985,450	-279,450
220	-28,678	-14,339	-4,117,339	-1,806,339	-1,026,339	-320,339
230	-111,325	-55,663	-4,158,663	-1,847,663	-1,067,663	-361,663
240	-193,971	-96,986	-4,199,986	-1,888,986	-1,108,986	-402,986
250	-276,617	-138,308	-4,241,308	-1,930,308	-1,150,308	-444,308

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,024,497	1,012,248	-3,090,752	-779,752	248	706,248
20	1,867,056	933,528	-3,169,472	-858,472	-78,472	627,528
40	1,708,616	854,808	-3,248,192	-937,192	-157,192	548,808
50	1,630,896	815,448	-3,287,552	-976,552	-196,552	509,448
80	1,393,303	696,652	-3,406,348	-1,095,348	-315,348	390,652
100	1,233,287	616,644	-3,486,356	-1,175,356	-395,356	310,644
120	1,073,272	536,636	-3,566,364	-1,255,364	-475,364	230,636
140	913,257	456,628	-3,646,372	-1,335,372	-555,372	150,628
150	833,249	416,624	-3,686,376	-1,375,376	-595,376	110,624
180	590,806	295,403	-3,807,597	-1,496,597	-716,597	-10,597
200	428,174	214,087	-3,888,913	-1,577,913	-797,913	-91,913
210	346,858	173,429	-3,929,571	-1,618,571	-838,571	-132,571
220	265,541	132,770	-3,970,230	-1,659,230	-879,230	-173,230
230	184,225	92,112	-4,010,888	-1,699,888	-919,888	-213,888
240	102,909	51,454	-4,051,546	-1,740,546	-960,546	-254,546
250	21,593	10,796	-4,092,204	-1,781,204	-1,001,204	-295,204

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£150

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,426,587	1,713,294	-2,389,706	-78,706	701,294	1,407,294
20	3,274,112	1,637,056	-2,465,944	-154,944	625,056	1,331,056
40	3,119,205	1,559,602	-2,543,398	-232,398	547,602	1,253,602
50	3,041,751	1,520,876	-2,582,124	-271,124	508,876	1,214,876
80	2,809,391	1,404,695	-2,698,305	-387,305	392,695	1,098,695
100	2,654,483	1,327,242	-2,775,758	-464,758	315,242	1,021,242
120	2,499,576	1,249,788	-2,853,212	-542,212	237,788	943,788
140	2,342,809	1,171,404	-2,931,596	-620,596	159,404	865,404
150	2,264,089	1,132,044	-2,970,956	-659,956	120,044	826,044
180	2,027,927	1,013,964	-3,089,036	-778,036	1,964	707,964
200	1,870,487	935,243	-3,167,757	-856,757	-76,757	629,243
210	1,791,767	895,883	-3,207,117	-896,117	-116,117	589,883
220	1,713,046	856,523	-3,246,477	-935,477	-155,477	550,523
230	1,634,250	817,125	-3,285,875	-974,875	-194,875	511,125
240	1,554,243	777,121	-3,325,879	-1,014,879	-234,879	471,121
250	1,474,235	737,117	-3,365,883	-1,054,883	-274,883	431,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,254,818	2,127,409	-1,975,591	335,409	1,115,409	1,821,409
20	4,102,403	2,051,202	-2,051,798	259,202	1,039,202	1,745,202
40	3,949,990	1,974,995	-2,128,005	182,995	962,995	1,668,995
50	3,873,782	1,936,891	-2,166,109	144,891	924,891	1,630,891
80	3,645,161	1,822,580	-2,280,420	30,580	810,580	1,516,580
100	3,492,747	1,746,373	-2,356,627	-45,627	734,373	1,440,373
120	3,338,285	1,669,143	-2,433,857	-122,857	657,143	1,363,143
140	3,183,378	1,591,689	-2,511,311	-200,311	579,689	1,285,689
150	3,105,925	1,552,962	-2,550,038	-239,038	540,962	1,246,962
180	2,873,564	1,436,782	-2,666,218	-355,218	424,782	1,130,782
200	2,718,657	1,359,328	-2,743,672	-432,672	347,328	1,053,328
210	2,641,203	1,320,602	-2,782,398	-471,398	308,602	1,014,602
220	2,563,172	1,281,586	-2,821,414	-510,414	269,586	975,586
230	2,484,452	1,242,226	-2,860,774	-549,774	230,226	936,226
240	2,405,730	1,202,865	-2,900,135	-589,135	190,865	896,865
250	2,327,010	1,163,505	-2,939,495	-628,495	151,505	857,505

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,623,907	2,811,954	-1,291,046	1,019,954	1,799,954	2,505,954
20	5,473,946	2,736,973	-1,366,027	944,973	1,724,973	2,430,973
40	5,323,984	2,661,992	-1,441,008	869,992	1,649,992	2,355,992
50	5,249,003	2,624,502	-1,478,498	832,502	1,612,502	2,318,502
80	5,024,061	2,512,030	-1,590,970	720,030	1,500,030	2,206,030
100	4,874,099	2,437,049	-1,665,951	645,049	1,425,049	2,131,049
120	4,724,138	2,362,069	-1,740,931	570,069	1,350,069	2,056,069
140	4,571,731	2,285,866	-1,817,134	493,866	1,273,866	1,979,866
150	4,495,524	2,247,762	-1,855,238	455,762	1,235,762	1,941,762
180	4,266,903	2,133,452	-1,969,548	341,452	1,121,452	1,827,452
200	4,114,489	2,057,244	-2,045,756	265,244	1,045,244	1,751,244
210	4,038,281	2,019,141	-2,083,859	227,141	1,007,141	1,713,141
220	3,962,075	1,981,038	-2,121,962	189,038	969,038	1,675,038
230	3,885,868	1,942,934	-2,160,066	150,934	930,934	1,636,934
240	3,809,660	1,904,830	-2,198,170	112,830	892,830	1,598,830
250	3,732,710	1,866,355	-2,236,645	74,355	854,355	1,560,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 10% AH, Affordbale Rent, CSH4

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	100
Area 2	#N/A	#N/A	#N/A	250
Area 3	#N/A	#N/A	120	250
Area 4	#N/A	#N/A	210	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	100	250	250
Area 7	#N/A	230	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	80	180
Area 7	#N/A	80	200	250
Area 8	#N/A	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	100
Area 2	#N/A	#N/A	0	250
Area 3	#N/A	#N/A	150	250
Area 4	#N/A	#N/A	240	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	180	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	0	120
Area 7	#N/A	0	120	240
Area 8	#N/A	210	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	20
Area 2	#N/A	#N/A	40	180
Area 3	#N/A	20	200	250
Area 4	#N/A	100	250	250
Area 5	#N/A	150	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	150	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	80
Area 3	#N/A	#N/A	50	240
Area 4	#N/A	#N/A	140	250
Area 5	#N/A	#N/A	150	250
Area 6	#N/A	150	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	50	230
Area 8	#N/A	80	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	50
Area 4	#N/A	#N/A	#N/A	140
Area 5	#N/A	#N/A	0	150
Area 6	#N/A	#N/A	180	250
Area 7	#N/A	80	250	250
Area 8	#N/A	250	250	250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type 1	
Houses	
No of units	4 units
Density:	33 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	67,123	553,762	-3,549,238	-1,238,238	-458,238	247,762
20	61,756	509,489	-3,593,511	-1,282,511	-502,511	203,489
40	56,389	465,208	-3,637,792	-1,326,792	-546,792	159,208
50	53,705	443,067	-3,659,933	-1,348,933	-568,933	137,067
80	45,655	376,653	-3,726,347	-1,415,347	-635,347	70,653
100	40,287	332,372	-3,770,628	-1,459,628	-679,628	26,372
120	34,921	288,099	-3,814,901	-1,503,901	-723,901	-17,901
140	29,554	243,817	-3,859,183	-1,548,183	-768,183	-62,183
150	26,871	221,685	-3,881,315	-1,570,315	-790,315	-84,315
180	18,820	155,263	-3,947,737	-1,636,737	-856,737	-150,737
200	13,453	110,990	-3,992,010	-1,681,010	-901,010	-195,010
210	10,770	88,849	-4,014,151	-1,703,151	-923,151	-217,151
220	8,086	66,708	-4,036,292	-1,725,292	-945,292	-239,292
230	5,402	44,568	-4,058,432	-1,747,432	-967,432	-261,432
240	2,719	22,435	-4,080,565	-1,769,565	-989,565	-283,565
250	36	294	-4,102,706	-1,791,706	-1,011,706	-305,706

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£111,895	923,137	-3,179,863	-868,863	-88,863	617,137
20	106,528	878,856	-3,224,144	-913,144	-133,144	572,856
40	101,161	834,574	-3,268,426	-957,426	-177,426	528,574
50	98,478	812,442	-3,290,558	-979,558	-199,558	506,442
80	90,427	746,020	-3,356,980	-1,045,980	-265,980	440,020
100	85,060	701,747	-3,401,253	-1,090,253	-310,253	395,747
120	79,693	657,465	-3,445,535	-1,134,535	-354,535	351,465
140	74,326	613,192	-3,489,808	-1,178,808	-398,808	307,192
150	71,643	591,051	-3,511,949	-1,200,949	-420,949	285,051
180	63,592	524,638	-3,578,362	-1,267,362	-487,362	218,638
200	58,225	480,356	-3,622,644	-1,311,644	-531,644	174,356
210	55,541	458,216	-3,644,784	-1,333,784	-553,784	152,216
220	52,858	436,075	-3,666,925	-1,355,925	-575,925	130,075
230	50,175	413,942	-3,689,058	-1,378,058	-598,058	107,942
240	47,491	391,802	-3,711,198	-1,400,198	-620,198	85,802
250	44,807	369,661	-3,733,339	-1,422,339	-642,339	63,661

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,875	1,294,220	-2,808,780	-497,780	282,220	988,220
20	151,508	1,249,939	-2,853,061	-542,061	237,939	943,939
40	146,141	1,205,666	-2,897,334	-586,334	193,666	899,666
50	143,458	1,183,525	-2,919,475	-608,475	171,525	877,525
80	135,407	1,117,111	-2,985,889	-674,889	105,111	811,111
100	130,040	1,072,830	-3,030,170	-719,170	60,830	766,830
120	124,674	1,028,557	-3,074,443	-763,443	16,557	722,557
140	119,306	984,275	-3,118,725	-807,725	-27,275	678,275
150	116,622	962,135	-3,140,865	-829,865	-49,865	656,135
180	108,572	895,721	-3,207,279	-896,279	-116,279	589,721
200	103,206	851,448	-3,251,552	-940,552	-160,552	545,448
210	100,522	829,307	-3,273,693	-962,693	-182,693	523,307
220	97,838	807,166	-3,295,834	-984,834	-204,834	501,166
230	95,155	785,026	-3,317,974	-1,006,974	-226,974	479,026
240	92,471	762,885	-3,340,115	-1,029,115	-249,115	456,885
250	89,788	740,753	-3,362,247	-1,051,247	-271,247	434,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Site type 1

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	179,157	1,478,045	-2,624,955	-313,955	466,045	1,172,045
20	173,791	1,433,772	-2,669,228	-358,228	421,772	1,127,772
40	168,423	1,389,491	-2,713,509	-402,509	377,491	1,083,491
50	165,739	1,367,350	-2,735,650	-424,650	355,350	1,061,350
80	157,689	1,300,936	-2,802,064	-491,064	288,936	994,936
100	152,322	1,256,655	-2,846,345	-535,345	244,655	950,655
120	146,955	1,212,382	-2,890,618	-579,618	200,382	906,382
140	141,588	1,168,100	-2,934,900	-623,900	156,100	862,100
150	138,904	1,145,960	-2,957,040	-646,040	133,960	839,960
180	130,854	1,079,546	-3,023,454	-712,454	67,546	773,546
200	125,488	1,035,273	-3,067,727	-756,727	23,273	729,273
210	122,804	1,013,132	-3,089,868	-778,868	1,132	707,132
220	120,120	990,991	-3,112,009	-801,009	-21,009	684,991
230	117,436	968,851	-3,134,149	-823,149	-43,149	662,851
240	114,754	946,718	-3,156,282	-845,282	-65,282	640,718
250	112,070	924,578	-3,178,422	-867,422	-87,422	618,578

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£210	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	190,402	1,570,820	-2,532,180	-221,180	558,820	1,264,820
20	185,035	1,526,539	-2,576,461	-265,461	514,539	1,220,539
40	179,669	1,482,266	-2,620,734	-309,734	470,266	1,176,266
50	176,985	1,460,125	-2,642,875	-331,875	448,125	1,154,125
80	168,935	1,393,711	-2,709,289	-398,289	381,711	1,087,711
100	163,567	1,349,430	-2,753,570	-442,570	337,430	1,043,430
120	158,200	1,305,148	-2,797,852	-486,852	293,148	999,148
140	152,833	1,260,875	-2,842,125	-531,125	248,875	954,875
150	150,150	1,238,735	-2,864,265	-553,265	226,735	932,735
180	142,099	1,172,321	-2,930,679	-619,679	160,321	866,321
200	136,732	1,128,039	-2,974,961	-663,961	116,039	822,039
210	134,048	1,105,899	-2,997,101	-686,101	93,899	799,899
220	131,366	1,083,768	-3,019,234	-708,234	71,768	777,768
230	128,682	1,061,626	-3,041,374	-730,374	49,626	755,626
240	125,998	1,039,485	-3,063,515	-752,515	27,485	733,485
250	123,314	1,017,344	-3,085,656	-774,656	5,344	711,344

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	246,420	2,032,962	-2,070,038	240,962	1,020,962	1,726,962
20	241,052	1,988,680	-2,114,320	196,680	976,680	1,682,680
40	235,686	1,944,407	-2,158,593	152,407	932,407	1,638,407
50	233,002	1,922,267	-2,180,733	130,267	910,267	1,616,267
80	224,951	1,855,844	-2,247,156	63,844	843,844	1,549,844
100	219,584	1,811,571	-2,291,429	19,571	799,571	1,505,571
120	214,217	1,767,290	-2,335,710	-24,710	755,290	1,461,290
140	208,851	1,723,017	-2,379,983	-68,983	711,017	1,417,017
150	206,167	1,700,876	-2,402,124	-91,124	688,876	1,394,876
180	198,117	1,634,462	-2,468,538	-157,538	622,462	1,328,462
200	192,749	1,590,181	-2,512,819	-201,819	578,181	1,284,181
210	190,065	1,568,040	-2,534,960	-223,960	556,040	1,262,040
220	187,383	1,545,908	-2,557,092	-246,092	533,908	1,239,908
230	184,699	1,523,767	-2,579,233	-268,233	511,767	1,217,767
240	182,015	1,501,627	-2,601,373	-290,373	489,627	1,195,627
250	179,332	1,479,486	-2,623,514	-312,514	467,486	1,173,486

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 1

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	279,946	2,309,553	-1,793,447	517,553	1,297,553	2,003,553
20	274,579	2,265,280	-1,837,720	473,280	1,253,280	1,959,280
40	269,212	2,220,999	-1,882,001	428,999	1,208,999	1,914,999
50	266,529	2,198,867	-1,904,133	406,867	1,186,867	1,892,867
80	258,478	2,132,444	-1,970,556	340,444	1,120,444	1,826,444
100	253,112	2,088,171	-2,014,829	296,171	1,076,171	1,782,171
120	247,744	2,043,890	-2,059,110	251,890	1,031,890	1,737,890
140	242,378	1,999,617	-2,103,383	207,617	987,617	1,693,617
150	239,694	1,977,476	-2,125,524	185,476	965,476	1,671,476
180	231,643	1,911,054	-2,191,946	119,054	899,054	1,605,054
200	226,276	1,866,781	-2,236,219	74,781	854,781	1,560,781
210	223,593	1,844,640	-2,258,360	52,640	832,640	1,538,640
220	220,909	1,822,500	-2,280,500	30,500	810,500	1,516,500
230	218,226	1,800,367	-2,302,633	8,367	788,367	1,494,367
240	215,543	1,778,227	-2,324,773	-13,773	766,227	1,472,227
250	212,859	1,756,086	-2,346,914	-35,914	744,086	1,450,086

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	335,963	2,771,695	-1,331,305	979,695	1,759,695	2,465,695
20	330,597	2,727,422	-1,375,578	935,422	1,715,422	2,421,422
40	325,229	2,683,141	-1,419,859	891,141	1,671,141	2,377,141
50	322,545	2,661,000	-1,442,000	869,000	1,649,000	2,355,000
80	314,495	2,594,586	-1,508,414	802,586	1,582,586	2,288,586
100	309,129	2,550,313	-1,552,687	758,313	1,538,313	2,244,313
120	303,761	2,506,032	-1,596,968	714,032	1,494,032	2,200,032
140	298,395	2,461,758	-1,641,242	669,758	1,449,758	2,155,758
150	295,711	2,439,618	-1,663,382	647,618	1,427,618	2,133,618
180	287,660	2,373,196	-1,729,804	581,196	1,361,196	2,067,196
200	282,294	2,328,923	-1,774,077	536,923	1,316,923	2,022,923
210	279,610	2,306,782	-1,796,218	514,782	1,294,782	2,000,782
220	276,926	2,284,641	-1,818,359	492,641	1,272,641	1,978,641
230	274,243	2,262,509	-1,840,491	470,509	1,250,509	1,956,509
240	271,560	2,240,368	-1,862,632	448,368	1,228,368	1,934,368
250	268,876	2,218,227	-1,884,773	426,227	1,206,227	1,912,227

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comnty/Resi £306,000

Site type	2
Flats	
No of units	8 units
Density:	160 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-139,843	-2,796,864	-6,899,864	-4,588,864	-3,808,864	-3,102,864
20	-146,668	-2,933,357	-7,036,357	-4,725,357	-3,945,357	-3,239,357
40	-153,494	-3,069,871	-7,172,871	-4,861,871	-4,081,871	-3,375,871
50	-156,906	-3,138,128	-7,241,128	-4,930,128	-4,150,128	-3,444,128
80	-167,145	-3,342,898	-7,445,898	-5,134,898	-4,354,898	-3,648,898
100	-173,970	-3,479,392	-7,582,392	-5,271,392	-4,491,392	-3,785,392
120	-180,795	-3,615,905	-7,718,905	-5,407,905	-4,627,905	-3,921,905
140	-187,621	-3,752,419	-7,855,419	-5,544,419	-4,764,419	-4,058,419
150	-191,034	-3,820,676	-7,923,676	-5,612,676	-4,832,676	-4,126,676
180	-201,271	-4,025,426	-8,128,426	-5,817,426	-5,037,426	-4,331,426
200	-208,097	-4,161,940	-8,264,940	-5,953,940	-5,173,940	-4,467,940
210	-211,510	-4,230,197	-8,333,197	-6,022,197	-5,242,197	-4,536,197
220	-214,923	-4,298,454	-8,401,454	-6,090,454	-5,310,454	-4,604,454
230	-218,336	-4,366,710	-8,469,710	-6,158,710	-5,378,710	-4,672,710
240	-221,748	-4,434,967	-8,537,967	-6,226,967	-5,446,967	-4,740,967
250	-225,161	-4,503,224	-8,606,224	-6,295,224	-5,515,224	-4,809,224

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-84,694	-1,693,874	-5,796,874	-3,485,874	-2,705,874	-1,999,874
20	-91,519	-1,830,388	-5,933,388	-3,622,388	-2,842,388	-2,136,388
40	-98,345	-1,966,901	-6,069,901	-3,758,901	-2,978,901	-2,272,901
50	-101,758	-2,035,158	-6,138,158	-3,827,158	-3,047,158	-2,341,158
80	-111,995	-2,239,909	-6,342,909	-4,031,909	-3,251,909	-2,545,909
100	-118,821	-2,376,422	-6,479,422	-4,168,422	-3,388,422	-2,682,422
120	-125,647	-2,512,936	-6,615,936	-4,304,936	-3,524,936	-2,818,936
140	-132,472	-2,649,449	-6,752,449	-4,441,449	-3,661,449	-2,955,449
150	-136,884	-2,717,686	-6,820,686	-4,509,686	-3,729,686	-3,023,686
180	-146,123	-2,922,457	-7,025,457	-4,714,457	-3,934,457	-3,228,457
200	-152,949	-3,058,970	-7,161,970	-4,850,970	-4,070,970	-3,364,970
210	-156,361	-3,127,227	-7,230,227	-4,919,227	-4,139,227	-3,433,227
220	-159,774	-3,195,484	-7,298,484	-4,987,484	-4,207,484	-3,501,484
230	-163,186	-3,263,721	-7,366,721	-5,055,721	-4,275,721	-3,569,721
240	-166,599	-3,331,977	-7,434,977	-5,123,977	-4,343,977	-3,637,977
250	-170,012	-3,400,234	-7,503,234	-5,192,234	-4,412,234	-3,706,234

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,289	-585,778	-4,688,778	-2,377,778	-1,597,778	-891,778
20	-36,114	-722,272	-4,825,272	-2,514,272	-1,734,272	-1,028,272
40	-42,939	-858,766	-4,961,766	-2,650,766	-1,870,766	-1,164,766
50	-46,352	-927,042	-5,030,042	-2,719,042	-1,939,042	-1,233,042
80	-56,591	-1,131,813	-5,234,813	-2,923,813	-2,143,813	-1,437,813
100	-63,415	-1,268,306	-5,371,306	-3,060,306	-2,280,306	-1,574,306
120	-70,241	-1,404,820	-5,507,820	-3,196,820	-2,416,820	-1,710,820
140	-77,067	-1,541,334	-5,644,334	-3,333,334	-2,553,334	-1,847,334
150	-80,480	-1,609,590	-5,712,590	-3,401,590	-2,621,590	-1,915,590
180	-90,717	-1,814,341	-5,917,341	-3,606,341	-2,826,341	-2,120,341
200	-97,543	-1,950,855	-6,053,855	-3,742,855	-2,962,855	-2,256,855
210	-100,956	-2,019,111	-6,122,111	-3,811,111	-3,031,111	-2,325,111
220	-104,368	-2,087,368	-6,190,368	-3,879,368	-3,099,368	-2,393,368
230	-107,781	-2,155,625	-6,258,625	-3,947,625	-3,167,625	-2,461,625
240	-111,194	-2,223,882	-6,326,882	-4,015,882	-3,235,882	-2,529,882
250	-114,607	-2,292,139	-6,395,139	-4,084,139	-3,304,139	-2,598,139

Maximum CIL rates (per square metre)

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

Site type 2

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,843	-36,856	-4,139,856	-1,828,856	-1,048,856	-342,856
20	-8,668	-173,350	-4,276,350	-1,965,350	-1,185,350	-479,350
40	-15,493	-309,864	-4,412,864	-2,101,864	-1,321,864	-615,864
50	-18,906	-378,120	-4,481,120	-2,170,120	-1,390,120	-684,120
80	-29,145	-582,891	-4,685,891	-2,374,891	-1,594,891	-888,891
100	-35,969	-719,385	-4,822,385	-2,511,385	-1,731,385	-1,025,385
120	-42,795	-855,898	-4,958,898	-2,647,898	-1,867,898	-1,161,898
140	-49,621	-992,412	-5,095,412	-2,784,412	-2,004,412	-1,298,412
150	-53,033	-1,060,669	-5,163,669	-2,852,669	-2,072,669	-1,366,669
180	-63,271	-1,265,419	-5,368,419	-3,057,419	-2,277,419	-1,571,419
200	-70,097	-1,401,933	-5,504,933	-3,193,933	-2,413,933	-1,707,933
210	-73,509	-1,470,189	-5,573,189	-3,262,189	-2,482,189	-1,776,189
220	-76,922	-1,538,446	-5,641,446	-3,330,446	-2,550,446	-1,844,446
230	-80,335	-1,606,703	-5,709,703	-3,398,703	-2,618,703	-1,912,703
240	-83,748	-1,674,960	-5,777,960	-3,466,960	-2,686,960	-1,980,960
250	-87,160	-1,743,197	-5,846,197	-3,535,197	-2,755,197	-2,049,197

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,815	236,305	-3,866,695	-1,555,695	-775,695	-69,695
20	5,100	102,003	-4,000,997	-1,689,997	-909,997	-203,997
40	-1,642	-32,840	-4,135,840	-1,824,840	-1,044,840	-338,840
50	-5,055	-101,097	-4,204,097	-1,893,097	-1,113,097	-407,097
80	-15,292	-305,847	-4,408,847	-2,097,847	-1,317,847	-611,847
100	-22,118	-442,361	-4,545,361	-2,234,361	-1,454,361	-748,361
120	-28,944	-578,874	-4,681,874	-2,370,874	-1,590,874	-884,874
140	-35,769	-715,388	-4,818,388	-2,507,388	-1,727,388	-1,021,388
150	-39,182	-783,645	-4,886,645	-2,575,645	-1,795,645	-1,089,645
180	-49,420	-988,395	-5,091,395	-2,780,395	-2,000,395	-1,294,395
200	-56,245	-1,124,909	-5,227,909	-2,916,909	-2,136,909	-1,430,909
210	-59,658	-1,193,166	-5,296,166	-2,985,166	-2,205,166	-1,499,166
220	-63,071	-1,261,422	-5,364,422	-3,053,422	-2,273,422	-1,567,422
230	-66,484	-1,329,679	-5,432,679	-3,121,679	-2,341,679	-1,635,679
240	-69,896	-1,397,916	-5,500,916	-3,189,916	-2,409,916	-1,703,916
250	-73,309	-1,466,173	-5,569,173	-3,258,173	-2,478,173	-1,772,173

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	79,705	1,594,104	-2,508,896	-197,896	582,104	1,288,104
20	72,990	1,459,802	-2,643,198	-332,198	447,802	1,153,802
40	66,274	1,325,481	-2,777,519	-466,519	313,481	1,019,481
50	62,916	1,258,330	-2,844,670	-533,670	246,330	952,330
80	52,843	1,056,857	-3,046,143	-735,143	44,857	750,857
100	46,128	922,556	-3,180,444	-869,444	-89,444	616,556
120	39,412	788,234	-3,314,766	-1,003,766	-223,766	482,234
140	32,697	653,932	-3,449,068	-1,138,068	-358,068	347,932
150	29,339	586,781	-3,516,219	-1,205,219	-425,219	280,781
180	19,265	385,309	-3,717,691	-1,406,691	-626,691	79,309
200	12,549	250,987	-3,852,013	-1,541,013	-761,013	-55,013
210	9,192	183,836	-3,919,164	-1,608,164	-828,164	-122,164
220	5,834	116,685	-3,986,315	-1,675,315	-895,315	-189,315
230	2,477	49,535	-4,053,465	-1,742,465	-962,465	-256,465
240	-896	-17,922	-4,120,922	-1,809,922	-1,029,922	-323,922
250	-4,309	-86,179	-4,189,179	-1,878,179	-1,098,179	-392,179

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Site type 2

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	120,339	2,406,780	-1,696,220	614,780	1,394,780	2,100,780
20	113,623	2,272,459	-1,830,541	480,459	1,260,459	1,966,459
40	106,908	2,138,157	-1,964,843	346,157	1,126,157	1,832,157
50	103,549	2,070,986	-2,032,014	278,986	1,058,986	1,764,986
80	93,477	1,869,533	-2,233,467	77,533	857,533	1,563,533
100	86,761	1,735,212	-2,367,788	-56,788	723,212	1,429,212
120	80,046	1,600,910	-2,502,090	-191,090	588,910	1,294,910
140	73,329	1,466,588	-2,636,412	-325,412	454,588	1,160,588
150	69,972	1,399,438	-2,703,562	-392,562	387,438	1,093,438
180	59,898	1,197,965	-2,905,035	-594,035	185,965	891,965
200	53,182	1,063,643	-3,039,357	-728,357	51,643	757,643
210	49,825	996,493	-3,106,507	-795,507	-15,507	690,493
220	46,467	929,342	-3,173,658	-862,658	-82,658	623,342
230	43,110	862,191	-3,240,809	-929,809	-149,809	556,191
240	39,751	795,020	-3,307,960	-996,960	-216,960	489,020
250	36,393	727,869	-3,375,131	-1,064,131	-284,131	421,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£200	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	188,229	3,764,580	-338,420	1,972,580	2,752,580	3,458,580
20	181,513	3,630,258	-472,742	1,838,258	2,618,258	3,324,258
40	174,798	3,495,956	-607,044	1,703,956	2,483,956	3,189,956
50	171,439	3,428,785	-674,215	1,636,785	2,416,785	3,122,785
80	161,367	3,227,333	-875,667	1,435,333	2,215,333	2,921,333
100	154,651	3,083,011	-1,009,989	1,301,011	2,081,011	2,787,011
120	147,934	2,958,690	-1,144,310	1,166,690	1,946,690	2,652,690
140	141,219	2,824,388	-1,278,612	1,032,388	1,812,388	2,518,388
150	137,862	2,757,237	-1,345,763	965,237	1,745,237	2,451,237
180	127,788	2,555,764	-1,547,236	763,764	1,543,764	2,249,764
200	121,072	2,421,443	-1,681,557	629,443	1,409,443	2,115,443
210	117,715	2,354,292	-1,748,708	562,292	1,342,292	2,048,292
220	114,357	2,287,141	-1,815,859	495,141	1,275,141	1,981,141
230	111,000	2,219,990	-1,883,010	427,990	1,207,990	1,913,990
240	107,641	2,152,819	-1,950,181	360,819	1,140,819	1,846,819
250	104,283	2,085,669	-2,017,331	293,669	1,073,669	1,779,669

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type	3
Houses	
No of units	12 units
Density:	34 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.35 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	205,107	581,138	-3,521,862	-1,210,862	-430,862	275,138
20	186,858	526,599	-3,576,401	-1,265,401	-485,401	220,599
40	166,611	472,063	-3,630,937	-1,319,937	-539,937	166,063
50	156,986	444,793	-3,658,207	-1,347,207	-567,207	138,793
80	128,113	362,986	-3,740,014	-1,429,014	-649,014	56,986
100	108,864	308,448	-3,794,552	-1,483,552	-703,552	2,448
120	89,615	253,909	-3,849,091	-1,538,091	-758,091	-62,091
140	70,366	199,371	-3,903,629	-1,592,629	-812,629	-106,629
150	60,742	172,103	-3,930,897	-1,619,897	-839,897	-133,897
180	31,869	90,296	-4,012,704	-1,701,704	-921,704	-215,704
200	12,620	35,758	-4,067,242	-1,756,242	-976,242	-270,242
210	2,996	8,490	-4,094,510	-1,783,510	-1,003,510	-297,510
220	-6,737	-19,087	-4,122,087	-1,811,087	-1,031,087	-325,087
230	-16,519	-46,803	-4,149,803	-1,838,803	-1,058,803	-352,803
240	-26,301	-74,519	-4,177,519	-1,866,519	-1,086,519	-380,519
250	-36,082	-102,232	-4,205,232	-1,894,232	-1,114,232	-408,232

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	359,418	1,018,351	-3,084,649	-773,649	6,351	712,351
20	340,169	963,812	-3,139,188	-828,188	-48,188	657,812
40	320,921	909,277	-3,193,723	-882,723	-102,723	603,277
50	311,296	882,006	-3,220,994	-909,994	-129,994	576,006
80	282,423	800,199	-3,302,801	-991,801	-211,801	494,199
100	263,174	745,661	-3,357,339	-1,046,339	-266,339	439,661
120	243,926	691,122	-3,411,878	-1,100,878	-320,878	385,122
140	224,677	636,584	-3,466,416	-1,155,416	-375,416	330,584
150	215,053	609,316	-3,493,684	-1,182,684	-402,684	303,316
180	186,180	527,510	-3,575,490	-1,264,490	-484,490	221,510
200	166,931	472,971	-3,630,029	-1,319,029	-539,029	166,971
210	157,306	445,700	-3,657,300	-1,346,300	-566,300	139,700
220	147,682	418,432	-3,684,568	-1,373,568	-593,568	112,432
230	138,058	391,165	-3,711,835	-1,400,835	-620,835	85,165
240	128,433	363,894	-3,739,106	-1,428,106	-648,106	57,894
250	118,809	336,626	-3,766,374	-1,455,374	-675,374	30,626

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£250

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	514,446	1,457,598	-2,645,402	-334,402	445,598	1,151,598
20	495,198	1,403,060	-2,699,940	-388,940	391,060	1,097,060
40	475,949	1,348,521	-2,754,479	-443,479	336,521	1,042,521
50	466,325	1,321,253	-2,781,747	-470,747	309,253	1,015,253
80	437,452	1,239,447	-2,863,553	-552,553	227,447	933,447
100	418,203	1,184,908	-2,918,092	-607,092	172,908	878,908
120	398,954	1,130,370	-2,972,630	-661,630	118,370	824,370
140	379,705	1,075,831	-3,027,169	-716,169	63,831	769,831
150	370,081	1,048,563	-3,054,437	-743,437	36,563	742,563
180	341,207	966,754	-3,136,246	-825,246	-45,246	660,754
200	321,959	912,218	-3,190,782	-879,782	-99,782	606,218
210	312,335	884,948	-3,218,052	-907,052	-127,052	578,948
220	302,711	857,680	-3,245,320	-934,320	-154,320	551,680
230	293,086	830,409	-3,272,591	-961,591	-181,591	524,409
240	283,462	803,141	-3,299,859	-988,859	-208,859	497,141
250	273,838	775,874	-3,327,126	-1,016,126	-236,126	469,874

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Site type 3

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	591,243	1,675,189	-2,427,811	-116,811	663,189	1,369,189
20	571,994	1,620,651	-2,482,349	-171,349	608,651	1,314,651
40	552,745	1,566,112	-2,536,888	-225,888	554,112	1,260,112
50	543,121	1,538,842	-2,564,158	-253,158	526,842	1,232,842
80	514,248	1,457,035	-2,645,965	-334,965	445,035	1,151,035
100	494,999	1,402,497	-2,700,503	-389,503	390,497	1,096,497
120	475,751	1,347,961	-2,755,039	-444,039	335,961	1,041,961
140	456,502	1,293,422	-2,809,578	-498,578	281,422	987,422
150	446,877	1,266,152	-2,836,848	-525,848	254,152	960,152
180	418,004	1,184,345	-2,918,655	-607,655	172,345	878,345
200	398,755	1,129,807	-2,973,193	-662,193	117,807	823,807
210	389,131	1,102,539	-3,000,461	-689,461	90,539	796,539
220	379,506	1,075,268	-3,027,732	-716,732	63,268	769,268
230	369,882	1,048,000	-3,055,000	-744,000	36,000	742,000
240	360,258	1,020,732	-3,082,268	-771,268	8,732	714,732
250	350,634	993,462	-3,109,538	-798,538	-18,538	687,462

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£250

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	630,000	1,784,999	-2,318,001	-7,001	772,999	1,478,999
20	610,751	1,730,460	-2,372,540	-61,540	718,460	1,424,460
40	591,503	1,675,925	-2,427,075	-116,075	663,925	1,369,925
50	581,878	1,648,654	-2,454,346	-143,346	636,654	1,342,654
80	553,005	1,566,848	-2,536,152	-225,152	554,848	1,260,848
100	533,756	1,512,309	-2,590,691	-279,691	500,309	1,206,309
120	514,507	1,457,771	-2,645,229	-334,229	445,771	1,151,771
140	495,258	1,403,232	-2,699,768	-388,768	391,232	1,097,232
150	485,634	1,375,964	-2,727,036	-416,036	363,964	1,069,964
180	456,762	1,294,158	-2,808,842	-497,842	282,158	988,158
200	437,513	1,239,619	-2,863,381	-552,381	227,619	933,619
210	427,888	1,212,349	-2,890,651	-579,651	200,349	906,349
220	418,264	1,185,081	-2,917,919	-606,919	173,081	879,081
230	408,640	1,157,813	-2,945,187	-634,187	145,813	851,813
240	399,015	1,130,542	-2,972,458	-661,458	118,542	824,542
250	389,391	1,103,274	-2,999,726	-688,726	91,274	797,274

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	823,068	2,332,025	-1,770,975	540,025	1,320,025	2,026,025
20	803,819	2,277,486	-1,825,514	485,486	1,265,486	1,971,486
40	784,570	2,222,948	-1,880,052	430,948	1,210,948	1,916,948
50	774,946	2,195,680	-1,907,320	403,680	1,183,680	1,889,680
80	746,072	2,113,871	-1,989,129	321,871	1,101,871	1,807,871
100	726,824	2,059,335	-2,043,665	267,335	1,047,335	1,753,335
120	707,575	2,004,796	-2,098,204	212,796	992,796	1,698,796
140	688,326	1,950,258	-2,152,742	158,258	938,258	1,644,258
150	678,702	1,922,990	-2,180,010	130,990	910,990	1,616,990
180	649,829	1,841,181	-2,261,819	49,181	829,181	1,535,181
200	630,580	1,786,642	-2,316,358	-5,358	774,642	1,480,642
210	620,956	1,759,374	-2,343,626	-32,626	747,374	1,453,374
220	611,332	1,732,107	-2,370,893	-59,893	720,107	1,426,107
230	601,707	1,704,836	-2,398,164	-87,164	692,836	1,398,836
240	592,083	1,677,568	-2,425,432	-114,432	665,568	1,371,568
250	582,458	1,650,297	-2,452,703	-141,703	638,297	1,344,297

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 3

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	938,621	2,659,426	-1,443,574	867,426	1,647,426	2,353,426
20	919,372	2,604,887	-1,498,113	812,887	1,592,887	2,298,887
40	900,123	2,550,349	-1,552,651	758,349	1,538,349	2,244,349
50	890,499	2,523,081	-1,579,919	731,081	1,511,081	2,217,081
80	861,626	2,441,274	-1,661,726	649,274	1,429,274	2,135,274
100	842,377	2,386,736	-1,716,264	594,736	1,374,736	2,080,736
120	823,128	2,332,197	-1,770,803	540,197	1,320,197	2,026,197
140	803,880	2,277,659	-1,825,341	485,659	1,265,659	1,971,659
150	794,256	2,250,391	-1,852,609	458,391	1,238,391	1,944,391
180	765,383	2,168,584	-1,934,416	376,584	1,156,584	1,862,584
200	746,134	2,114,046	-1,988,954	322,046	1,102,046	1,808,046
210	736,509	2,086,775	-2,016,225	294,775	1,074,775	1,780,775
220	726,885	2,059,507	-2,043,493	267,507	1,047,507	1,753,507
230	717,260	2,032,237	-2,070,763	240,237	1,020,237	1,726,237
240	707,636	2,004,969	-2,098,031	212,969	992,969	1,698,969
250	698,012	1,977,701	-2,125,299	185,701	965,701	1,671,701

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,131,470	3,205,831	-897,169	1,413,831	2,193,831	2,899,831
20	1,112,440	3,151,913	-951,087	1,359,913	2,139,913	2,845,913
40	1,093,191	3,097,374	-1,005,626	1,305,374	2,085,374	2,791,374
50	1,083,567	3,070,107	-1,032,893	1,278,107	2,058,107	2,764,107
80	1,054,693	2,988,297	-1,114,703	1,196,297	1,976,297	2,682,297
100	1,035,444	2,933,759	-1,169,241	1,141,759	1,921,759	2,627,759
120	1,016,196	2,879,223	-1,223,777	1,087,223	1,867,223	2,573,223
140	996,947	2,824,685	-1,278,315	1,032,685	1,812,685	2,518,685
150	987,323	2,797,414	-1,305,586	1,005,414	1,785,414	2,491,414
180	958,450	2,715,607	-1,387,393	923,607	1,703,607	2,409,607
200	939,201	2,661,069	-1,441,931	869,069	1,649,069	2,355,069
210	929,577	2,633,801	-1,469,199	841,801	1,621,801	2,327,801
220	919,952	2,606,530	-1,496,470	814,530	1,594,530	2,300,530
230	910,328	2,579,263	-1,523,737	787,263	1,567,263	2,273,263
240	900,704	2,551,995	-1,551,005	759,995	1,539,995	2,245,995
250	891,079	2,524,724	-1,578,276	732,724	1,512,724	2,218,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comnty/Resi £306,000

Site type 4	
Flats	
No of units	16 units
Density:	133 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-376,775	-3,131,945	-7,234,945	-4,923,945	-4,143,945	-3,437,945
20	-393,972	-3,266,576	-7,369,576	-5,058,576	-4,278,576	-3,572,576
40	-409,168	-3,401,208	-7,504,208	-5,193,208	-4,413,208	-3,707,208
50	-417,266	-3,468,520	-7,571,520	-5,260,520	-4,480,520	-3,774,520
80	-441,560	-3,670,471	-7,773,471	-5,462,471	-4,682,471	-3,976,471
100	-457,756	-3,805,095	-7,908,095	-5,597,095	-4,817,095	-4,111,095
120	-473,952	-3,939,726	-8,042,726	-5,731,726	-4,951,726	-4,245,726
140	-490,148	-4,074,358	-8,177,358	-5,866,358	-5,086,358	-4,380,358
150	-498,246	-4,141,670	-8,244,670	-5,933,670	-5,153,670	-4,447,670
180	-522,541	-4,343,621	-8,446,621	-6,135,621	-5,355,621	-4,649,621
200	-538,736	-4,478,245	-8,581,245	-6,270,245	-5,490,245	-4,784,245
210	-546,835	-4,545,565	-8,648,565	-6,337,565	-5,557,565	-4,851,565
220	-554,933	-4,612,877	-8,715,877	-6,404,877	-5,624,877	-4,918,877
230	-563,031	-4,680,197	-8,783,197	-6,472,197	-5,692,197	-4,986,197
240	-571,129	-4,747,508	-8,850,508	-6,539,508	-5,759,508	-5,053,508
250	-579,226	-4,814,820	-8,917,820	-6,606,820	-5,826,820	-5,120,820

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-248,285	-2,063,865	-6,166,865	-3,855,865	-3,075,865	-2,369,865
20	-264,481	-2,198,497	-6,301,497	-3,990,497	-3,210,497	-2,504,497
40	-280,676	-2,333,120	-6,436,120	-4,125,120	-3,345,120	-2,639,120
50	-288,775	-2,400,440	-6,503,440	-4,192,440	-3,412,440	-2,706,440
80	-313,069	-2,602,384	-6,705,384	-4,394,384	-3,614,384	-2,908,384
100	-329,265	-2,737,015	-6,840,015	-4,529,015	-3,749,015	-3,043,015
120	-345,461	-2,871,647	-6,974,647	-4,663,647	-3,883,647	-3,177,647
140	-361,657	-3,006,270	-7,109,270	-4,798,270	-4,018,270	-3,312,270
150	-369,755	-3,073,590	-7,176,590	-4,865,590	-4,085,590	-3,379,590
180	-394,049	-3,275,534	-7,378,534	-5,067,534	-4,287,534	-3,581,534
200	-410,245	-3,410,165	-7,513,165	-5,202,165	-4,422,165	-3,716,165
210	-418,343	-3,477,477	-7,580,477	-5,269,477	-4,489,477	-3,783,477
220	-426,442	-3,544,797	-7,647,797	-5,336,797	-4,556,797	-3,850,797
230	-434,539	-3,612,109	-7,715,109	-5,404,109	-4,624,109	-3,918,109
240	-442,637	-3,679,420	-7,782,420	-5,471,420	-4,691,420	-3,985,420
250	-450,736	-3,746,740	-7,849,740	-5,538,740	-4,758,740	-4,052,740

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-119,195	-990,811	-5,093,811	-2,782,811	-2,002,811	-1,296,811
20	-136,392	-1,125,443	-5,228,443	-2,917,443	-2,137,443	-1,431,443
40	-151,588	-1,260,075	-5,363,075	-3,052,075	-2,272,075	-1,566,075
50	-159,686	-1,327,396	-5,430,396	-3,119,396	-2,339,396	-1,633,396
80	-183,980	-1,529,330	-5,632,330	-3,321,330	-2,541,330	-1,835,330
100	-200,176	-1,663,961	-5,766,961	-3,455,961	-2,675,961	-1,969,961
120	-216,372	-1,798,593	-5,901,593	-3,590,593	-2,810,593	-2,104,593
140	-232,568	-1,933,225	-6,036,225	-3,725,225	-2,945,225	-2,239,225
150	-240,666	-2,000,536	-6,103,536	-3,792,536	-3,012,536	-2,306,536
180	-264,960	-2,202,480	-6,305,480	-3,994,480	-3,214,480	-2,508,480
200	-281,156	-2,337,111	-6,440,111	-4,129,111	-3,349,111	-2,643,111
210	-289,254	-2,404,423	-6,507,423	-4,196,423	-3,416,423	-2,710,423
220	-297,353	-2,471,743	-6,574,743	-4,263,743	-3,483,743	-2,777,743
230	-305,450	-2,539,055	-6,642,055	-4,331,055	-3,551,055	-2,845,055
240	-313,548	-2,606,367	-6,709,367	-4,398,367	-3,618,367	-2,912,367
250	-321,646	-2,673,687	-6,776,687	-4,465,687	-3,685,687	-2,979,687

Maximum CIL rates (per square metre)

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

Site type 4

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-55,248	-459,250	-4,662,250	-2,251,250	-1,471,250	-765,250
20	-71,444	-593,882	-4,696,882	-2,385,882	-1,605,882	-899,882
40	-87,641	-728,514	-4,831,514	-2,520,514	-1,740,514	-1,034,514
50	-95,738	-795,826	-4,898,826	-2,587,826	-1,807,826	-1,101,826
80	-120,032	-997,769	-5,100,769	-2,789,769	-2,009,769	-1,303,769
100	-136,229	-1,132,401	-5,235,401	-2,924,401	-2,144,401	-1,438,401
120	-152,425	-1,267,032	-5,370,032	-3,059,032	-2,279,032	-1,573,032
140	-168,621	-1,401,664	-5,504,664	-3,193,664	-2,413,664	-1,707,664
150	-176,719	-1,468,976	-5,571,976	-3,260,976	-2,480,976	-1,774,976
180	-201,013	-1,670,919	-5,773,919	-3,462,919	-2,682,919	-1,976,919
200	-217,209	-1,805,551	-5,908,551	-3,597,551	-2,817,551	-2,111,551
210	-225,308	-1,872,871	-5,975,871	-3,664,871	-2,884,871	-2,178,871
220	-233,405	-1,940,182	-6,043,182	-3,732,182	-2,952,182	-2,246,182
230	-241,503	-2,007,494	-6,110,494	-3,799,494	-3,019,494	-2,313,494
240	-249,602	-2,074,814	-6,177,814	-3,866,814	-3,086,814	-2,380,814
250	-257,699	-2,142,126	-6,245,126	-3,934,126	-3,154,126	-2,448,126

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,976	-190,987	-4,293,987	-1,982,987	-1,202,987	-496,987
20	-39,172	-325,619	-4,428,619	-2,117,619	-1,337,619	-631,619
40	-55,368	-460,250	-4,563,250	-2,252,250	-1,472,250	-766,250
50	-63,466	-527,562	-4,630,562	-2,319,562	-1,539,562	-833,562
80	-87,760	-729,505	-4,832,505	-2,521,505	-1,741,505	-1,035,505
100	-103,956	-864,137	-4,967,137	-2,656,137	-1,876,137	-1,170,137
120	-120,153	-998,769	-5,101,769	-2,790,769	-2,010,769	-1,304,769
140	-136,349	-1,133,400	-5,236,400	-2,925,400	-2,145,400	-1,439,400
150	-144,447	-1,200,712	-5,303,712	-2,992,712	-2,212,712	-1,506,712
180	-168,741	-1,402,655	-5,505,655	-3,194,655	-2,414,655	-1,708,655
200	-184,937	-1,537,287	-5,640,287	-3,329,287	-2,549,287	-1,843,287
210	-193,035	-1,604,607	-5,707,607	-3,396,607	-2,616,607	-1,910,607
220	-201,133	-1,671,919	-5,774,919	-3,463,919	-2,683,919	-1,977,919
230	-209,231	-1,739,231	-5,842,231	-3,531,231	-2,751,231	-2,045,231
240	-217,329	-1,806,551	-5,909,551	-3,598,551	-2,818,551	-2,112,551
250	-225,427	-1,873,862	-5,976,862	-3,665,862	-2,885,862	-2,179,862

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	135,570	1,126,929	-2,976,071	-665,071	114,929	820,929
20	119,635	994,464	-3,108,536	-797,536	-17,536	688,464
40	103,699	861,999	-3,241,001	-930,001	-150,001	555,999
50	95,732	795,771	-3,307,229	-996,229	-216,229	489,771
80	71,828	597,070	-3,505,930	-1,194,930	-414,930	291,070
100	55,893	464,613	-3,638,387	-1,327,387	-547,387	158,613
120	39,958	332,148	-3,770,852	-1,459,852	-679,852	26,148
140	24,022	199,683	-3,903,317	-1,592,317	-812,317	-106,317
150	16,055	133,455	-3,969,545	-1,658,545	-878,545	-172,545
180	-7,977	-66,313	-4,169,313	-1,858,313	-1,078,313	-372,313
200	-24,174	-200,944	-4,303,944	-1,992,944	-1,212,944	-506,944
210	-32,271	-268,256	-4,371,256	-2,060,256	-1,280,256	-574,256
220	-40,369	-335,568	-4,438,568	-2,127,568	-1,347,568	-641,568
230	-48,468	-402,888	-4,505,888	-2,194,888	-1,414,888	-708,888
240	-56,565	-470,199	-4,573,199	-2,262,199	-1,482,199	-776,199
250	-64,664	-537,519	-4,640,519	-2,329,519	-1,549,519	-843,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£120

Site type 4

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	230,241	1,913,880	-2,189,120	121,880	901,880	1,607,880
20	214,306	1,781,415	-2,321,585	-10,585	769,415	1,475,415
40	198,370	1,648,950	-2,454,050	-143,050	636,950	1,342,950
50	190,403	1,582,722	-2,520,278	-209,278	570,722	1,276,722
80	166,499	1,384,020	-2,718,980	-407,980	372,020	1,078,020
100	150,564	1,251,564	-2,851,436	-540,436	239,564	945,564
120	134,628	1,119,099	-2,983,901	-672,901	107,099	813,099
140	118,693	986,634	-3,116,366	-805,366	-25,366	680,634
150	110,726	920,406	-3,182,594	-871,594	-91,594	614,406
180	86,822	721,705	-3,381,295	-1,070,295	-290,295	415,705
200	70,886	589,240	-3,513,760	-1,202,760	-422,760	283,240
210	62,919	523,011	-3,579,989	-1,268,989	-488,989	217,011
220	54,951	456,783	-3,646,217	-1,335,217	-555,217	150,783
230	46,983	390,547	-3,712,453	-1,401,453	-621,453	84,547
240	39,016	324,318	-3,778,682	-1,467,682	-687,682	18,318
250	31,047	258,082	-3,844,918	-1,533,918	-753,918	-47,918

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£120	£240

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	388,418	3,228,724	-874,276	1,436,724	2,216,724	2,922,724
20	372,482	3,096,259	-1,006,741	1,304,259	2,094,259	2,790,259
40	356,547	2,963,794	-1,139,206	1,171,794	1,951,794	2,657,794
50	348,579	2,897,566	-1,205,434	1,105,566	1,885,566	2,591,566
80	324,675	2,698,865	-1,404,135	906,865	1,686,865	2,392,865
100	308,741	2,566,408	-1,536,592	774,408	1,554,408	2,260,408
120	292,805	2,433,943	-1,669,057	641,943	1,421,943	2,127,943
140	276,870	2,301,479	-1,801,521	509,479	1,289,479	1,995,479
150	268,901	2,235,242	-1,867,758	443,242	1,223,242	1,929,242
180	244,998	2,036,549	-2,066,451	244,549	1,024,549	1,730,549
200	229,063	1,904,084	-2,198,916	112,084	832,084	1,598,084
210	221,095	1,837,856	-2,265,144	45,856	825,856	1,531,856
220	213,127	1,771,619	-2,331,381	-20,381	759,619	1,465,619
230	205,160	1,705,391	-2,397,609	-86,609	693,391	1,399,391
240	197,193	1,639,163	-2,463,837	-152,837	627,163	1,333,163
250	189,224	1,572,926	-2,530,074	-219,074	560,926	1,266,926

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type 5

Flats and Houses	
No of units	20 units
Density:	77 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.26 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	123,586	475,807	-3,627,193	-1,316,193	-536,193	169,807
20	99,329	382,415	-3,720,585	-1,409,585	-629,585	76,415
40	76,072	289,028	-3,813,972	-1,502,972	-722,972	-16,972
50	62,944	242,334	-3,860,666	-1,549,666	-769,666	-63,666
80	28,558	102,249	-4,000,751	-1,689,751	-909,751	-203,751
100	2,301	8,857	-4,094,143	-1,783,143	-1,003,143	-297,143
120	-22,315	-85,913	-4,188,913	-1,877,913	-1,097,913	-391,913
140	-46,969	-180,830	-4,283,830	-1,972,830	-1,192,830	-486,830
150	-59,296	-228,288	-4,331,288	-2,020,288	-1,240,288	-534,288
180	-96,276	-370,663	-4,473,663	-2,162,663	-1,382,663	-676,663
200	-120,930	-465,579	-4,568,579	-2,257,579	-1,477,579	-771,579
210	-133,257	-513,038	-4,616,038	-2,305,038	-1,525,038	-819,038
220	-145,583	-560,496	-4,663,496	-2,352,496	-1,572,496	-866,496
230	-157,910	-607,954	-4,710,954	-2,399,954	-1,619,954	-913,954
240	-170,237	-655,413	-4,758,413	-2,447,413	-1,667,413	-961,413
250	-182,564	-702,871	-4,805,871	-2,494,871	-1,714,871	-1,008,871

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	314,484	1,210,765	-2,892,235	-581,235	198,765	904,765
20	290,227	1,117,374	-2,985,626	-674,626	105,374	811,374
40	265,970	1,023,986	-3,079,014	-768,014	11,986	717,986
50	253,842	977,293	-3,125,707	-814,707	-34,707	671,293
80	217,456	837,207	-3,265,793	-954,793	-174,793	531,207
100	193,199	743,816	-3,359,184	-1,048,184	-268,184	437,816
120	168,942	650,428	-3,452,572	-1,141,572	-361,572	344,428
140	144,686	557,041	-3,545,959	-1,234,959	-454,959	251,041
150	132,557	510,343	-3,592,657	-1,281,657	-501,657	204,343
180	98,172	370,262	-3,732,738	-1,421,738	-641,738	64,262
200	71,914	276,870	-3,826,130	-1,515,130	-735,130	-29,130
210	59,786	230,177	-3,872,823	-1,561,823	-781,823	-75,823
220	47,658	183,483	-3,919,517	-1,608,517	-828,517	-122,517
230	35,529	136,785	-3,966,215	-1,655,215	-875,215	-169,215
240	23,400	90,091	-4,012,909	-1,701,909	-921,909	-215,909
250	11,272	43,398	-4,059,602	-1,748,602	-968,602	-262,602

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£180

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	506,270	1,949,141	-2,153,859	157,141	937,141	1,643,141
20	482,014	1,855,753	-2,247,247	63,753	843,753	1,549,753
40	457,756	1,762,362	-2,340,638	-29,638	750,362	1,456,362
50	445,628	1,715,668	-2,387,332	-76,332	703,668	1,409,668
80	409,242	1,575,583	-2,527,417	-216,417	563,583	1,269,583
100	384,986	1,482,195	-2,620,805	-309,805	470,195	1,176,195
120	360,729	1,388,808	-2,714,192	-403,192	376,808	1,082,808
140	336,472	1,295,416	-2,807,584	-496,584	283,416	989,416
150	324,344	1,248,723	-2,854,277	-543,277	236,723	942,723
180	287,958	1,108,637	-2,994,363	-683,363	96,637	802,637
200	263,701	1,015,250	-3,087,750	-776,750	3,250	709,250
210	251,572	968,552	-3,134,448	-823,448	-43,448	662,552
220	239,444	921,858	-3,181,142	-870,142	-90,142	615,858
230	227,315	875,165	-3,227,835	-916,835	-136,835	569,165
240	215,187	828,471	-3,274,529	-963,529	-183,529	522,471
250	203,058	781,773	-3,321,227	-1,010,227	-230,227	475,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£250

Site type 5

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	601,276	2,314,913	-1,788,087	522,913	1,302,913	2,008,913
20	577,019	2,221,522	-1,881,478	429,522	1,209,522	1,915,522
40	552,762	2,128,134	-1,974,866	336,134	1,116,134	1,822,134
50	540,634	2,081,441	-2,021,559	289,441	1,069,441	1,775,441
80	504,248	1,941,355	-2,161,645	149,355	929,355	1,635,355
100	479,991	1,847,964	-2,255,036	55,964	835,964	1,541,964
120	455,734	1,754,577	-2,348,423	-37,423	742,577	1,448,577
140	431,477	1,661,185	-2,441,815	-130,815	649,185	1,355,185
150	419,348	1,614,491	-2,488,509	-177,509	602,491	1,308,491
180	382,964	1,474,410	-2,628,590	-317,590	462,410	1,168,410
200	358,706	1,381,019	-2,721,981	-410,981	369,019	1,075,019
210	346,578	1,334,325	-2,768,675	-457,675	322,325	1,028,325
220	334,450	1,287,631	-2,815,369	-504,369	275,631	981,631
230	322,320	1,240,933	-2,862,067	-551,067	228,933	934,933
240	310,192	1,194,240	-2,908,760	-597,760	182,240	888,240
250	298,064	1,147,546	-2,955,454	-644,454	135,546	841,546

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	649,223	2,499,508	-1,603,492	707,508	1,487,508	2,193,508
20	624,965	2,406,117	-1,696,883	614,117	1,394,117	2,100,117
40	600,709	2,312,729	-1,790,271	520,729	1,300,729	2,006,729
50	588,580	2,266,032	-1,836,968	474,032	1,254,032	1,960,032
80	552,195	2,125,950	-1,977,050	333,950	1,113,950	1,819,950
100	527,937	2,032,559	-2,070,441	240,559	1,020,559	1,726,559
120	503,681	1,939,171	-2,163,829	147,171	927,171	1,633,171
140	479,423	1,845,780	-2,257,220	53,780	833,780	1,539,780
150	467,295	1,799,086	-2,303,914	7,086	787,086	1,493,086
180	430,909	1,659,001	-2,443,999	-132,999	647,001	1,353,001
200	406,653	1,565,613	-2,537,387	-226,387	553,613	1,259,613
210	394,525	1,518,920	-2,584,080	-273,080	506,920	1,212,920
220	382,395	1,472,222	-2,630,778	-319,778	460,222	1,166,222
230	370,267	1,425,528	-2,677,472	-366,472	413,528	1,119,528
240	358,139	1,378,834	-2,724,166	-413,166	366,834	1,072,834
250	346,011	1,332,141	-2,770,859	-459,859	320,141	1,026,141

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	886,563	3,413,266	-689,734	1,621,266	2,401,266	3,107,266
20	862,697	3,321,382	-781,618	1,529,382	2,309,382	3,015,382
40	838,829	3,229,493	-873,507	1,437,493	2,217,493	2,923,493
50	826,896	3,183,551	-919,449	1,391,551	2,171,551	2,877,551
80	791,040	3,045,504	-1,057,496	1,253,504	2,033,504	2,739,504
100	766,782	2,952,112	-1,150,888	1,160,112	1,940,112	2,646,112
120	742,526	2,858,725	-1,244,275	1,066,725	1,846,725	2,552,725
140	718,268	2,765,333	-1,337,667	973,333	1,753,333	2,459,333
150	706,140	2,718,640	-1,384,360	926,640	1,706,640	2,412,640
180	669,754	2,578,554	-1,524,446	786,554	1,566,554	2,272,554
200	645,498	2,485,167	-1,617,833	693,167	1,473,167	2,179,167
210	633,370	2,438,473	-1,664,527	646,473	1,426,473	2,132,473
220	621,241	2,391,779	-1,711,221	599,779	1,379,779	2,085,779
230	609,112	2,345,082	-1,757,918	553,082	1,333,082	2,039,082
240	596,984	2,298,388	-1,804,612	506,388	1,286,388	1,992,388
250	584,856	2,251,694	-1,851,306	459,694	1,239,694	1,945,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 5

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,027,948	3,957,599	-145,401	2,165,599	2,945,599	3,651,599
20	1,004,082	3,865,715	-237,285	2,073,715	2,853,715	3,559,715
40	980,215	3,773,826	-329,174	1,981,826	2,761,826	3,467,826
50	968,282	3,727,884	-375,116	1,935,884	2,715,884	3,421,884
80	932,481	3,590,053	-512,947	1,798,053	2,578,053	3,284,053
100	908,615	3,498,169	-604,831	1,706,169	2,486,169	3,192,169
120	884,748	3,406,280	-696,720	1,614,280	2,394,280	3,100,280
140	860,882	3,314,396	-788,604	1,522,396	2,302,396	3,008,396
150	848,948	3,268,449	-834,551	1,476,449	2,256,449	2,962,449
180	812,707	3,128,922	-974,078	1,336,922	2,116,922	2,822,922
200	788,449	3,035,530	-1,067,470	1,243,530	2,023,530	2,729,530
210	776,321	2,988,837	-1,114,163	1,196,837	1,976,837	2,682,837
220	764,193	2,942,143	-1,160,857	1,150,143	1,930,143	2,636,143
230	752,065	2,895,449	-1,207,551	1,103,449	1,883,449	2,589,449
240	739,935	2,848,751	-1,254,249	1,056,751	1,836,751	2,542,751
250	727,807	2,802,058	-1,300,942	1,010,058	1,790,058	2,496,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,264,175	4,867,073	764,073	3,075,073	3,855,073	4,561,073
20	1,240,309	4,775,189	672,189	2,983,189	3,763,189	4,469,189
40	1,216,442	4,683,300	580,300	2,891,300	3,671,300	4,377,300
50	1,204,509	4,637,358	534,358	2,845,358	3,625,358	4,331,358
80	1,168,708	4,499,527	396,527	2,707,527	3,487,527	4,193,527
100	1,144,842	4,407,643	304,643	2,615,643	3,395,643	4,101,643
120	1,120,975	4,315,754	212,754	2,523,754	3,303,754	4,009,754
140	1,097,109	4,223,869	120,869	2,431,869	3,211,869	3,917,869
150	1,085,176	4,177,927	74,927	2,385,927	3,165,927	3,871,927
180	1,049,376	4,040,096	-62,904	2,248,096	3,028,096	3,734,096
200	1,025,509	3,948,208	-154,792	2,156,208	2,936,208	3,642,208
210	1,013,575	3,902,266	-200,734	2,110,266	2,890,266	3,596,266
220	1,001,642	3,856,323	-246,677	2,064,323	2,844,323	3,550,323
230	989,709	3,810,381	-292,619	2,018,381	2,798,381	3,504,381
240	977,775	3,764,435	-338,565	1,972,435	2,752,435	3,458,435
250	965,842	3,718,493	-384,507	1,926,493	2,706,493	3,412,493

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comnty/Resi £306,000

Site type 6

Flats and Houses	
No of units	45 units
Density:	66 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,536	28,652	-4,074,348	-1,763,348	-983,348	-277,348
20	-34,885	-51,164	-4,154,164	-1,843,164	-1,063,164	-357,164
40	-89,625	-131,451	-4,234,451	-1,923,451	-1,143,451	-437,451
50	-116,995	-171,592	-4,274,592	-1,963,592	-1,183,592	-477,592
80	-199,106	-292,021	-4,395,021	-2,084,021	-1,304,021	-598,021
100	-253,845	-372,306	-4,475,306	-2,164,306	-1,384,306	-678,306
120	-308,586	-452,592	-4,555,592	-2,244,592	-1,464,592	-758,592
140	-363,326	-532,879	-4,635,879	-2,324,879	-1,544,879	-838,879
150	-390,696	-573,020	-4,676,020	-2,365,020	-1,585,020	-879,020
180	-472,806	-693,449	-4,796,449	-2,485,449	-1,705,449	-999,449
200	-527,546	-773,734	-4,876,734	-2,565,734	-1,785,734	-1,079,734
210	-554,916	-813,877	-4,916,877	-2,605,877	-1,825,877	-1,119,877
220	-582,287	-854,020	-4,957,020	-2,646,020	-1,866,020	-1,160,020
230	-609,657	-894,163	-4,997,163	-2,686,163	-1,906,163	-1,200,163
240	-637,027	-934,306	-5,037,306	-2,726,306	-1,946,306	-1,240,306
250	-664,396	-974,448	-5,077,448	-2,766,448	-1,986,448	-1,280,448

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	438,959	643,806	-3,459,194	-1,148,194	-368,194	337,806
20	385,099	564,812	-3,538,188	-1,227,188	-447,188	258,812
40	331,240	485,818	-3,617,182	-1,306,182	-526,182	179,818
50	304,310	446,321	-3,656,679	-1,345,679	-565,679	140,321
80	223,522	327,832	-3,775,168	-1,464,168	-684,168	21,832
100	169,662	248,838	-3,854,162	-1,543,162	-763,162	-57,162
120	115,803	169,844	-3,933,156	-1,622,156	-842,156	-136,156
140	61,943	90,850	-4,012,150	-1,701,150	-921,150	-215,150
150	36,014	51,353	-4,051,647	-1,740,647	-960,647	-254,647
180	-46,523	-68,234	-4,171,234	-1,860,234	-1,080,234	-374,234
200	-101,264	-148,520	-4,251,520	-1,940,520	-1,160,520	-454,520
210	-126,634	-188,663	-4,291,663	-1,980,663	-1,200,663	-494,663
220	-156,004	-228,807	-4,331,807	-2,020,807	-1,240,807	-534,807
230	-183,374	-268,948	-4,371,948	-2,060,948	-1,280,948	-574,948
240	-210,744	-309,091	-4,412,091	-2,101,091	-1,321,091	-615,091
250	-238,114	-349,234	-4,452,234	-2,141,234	-1,361,234	-655,234

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,331	1,261,819	-2,841,181	-530,181	249,819	955,819
20	806,473	1,182,827	-2,920,173	-609,173	170,827	876,827
40	752,614	1,103,833	-2,999,167	-688,167	91,833	797,833
50	725,684	1,064,336	-3,038,664	-727,664	52,336	758,336
80	644,895	945,845	-3,157,155	-846,155	-66,155	639,845
100	591,035	866,852	-3,236,148	-925,148	-145,148	560,852
120	537,176	787,858	-3,315,142	-1,004,142	-224,142	481,858
140	483,317	708,865	-3,394,135	-1,083,135	-303,135	402,865
150	456,388	669,368	-3,433,632	-1,122,632	-342,632	363,368
180	375,598	550,878	-3,552,122	-1,241,122	-461,122	244,878
200	321,739	471,884	-3,631,116	-1,320,116	-540,116	165,884
210	294,809	432,387	-3,670,613	-1,359,613	-579,613	126,387
220	267,879	392,890	-3,710,110	-1,399,110	-619,110	86,890
230	240,950	353,393	-3,749,607	-1,438,607	-658,607	47,393
240	214,021	313,897	-3,789,103	-1,478,103	-698,103	7,897
250	187,091	274,401	-3,828,599	-1,517,599	-737,599	-31,599

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£240

Site type 6

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,066,541	1,564,260	-2,538,740	-227,740	552,260	1,258,260
20	1,013,549	1,486,538	-2,616,462	-305,462	474,538	1,180,538
40	960,555	1,408,814	-2,694,186	-383,186	396,814	1,102,814
50	934,060	1,369,954	-2,733,046	-422,046	357,954	1,063,954
80	853,631	1,251,992	-2,851,008	-540,008	239,992	945,992
100	799,771	1,172,998	-2,930,002	-619,002	160,998	866,998
120	745,912	1,094,004	-3,008,996	-697,996	82,004	788,004
140	692,053	1,015,012	-3,087,988	-776,988	3,012	709,012
150	665,124	975,515	-3,127,485	-816,485	-36,485	669,515
180	584,334	857,024	-3,245,976	-934,976	-154,976	551,024
200	530,475	778,030	-3,324,970	-1,013,970	-233,970	472,030
210	503,545	738,533	-3,364,467	-1,053,467	-273,467	432,533
220	476,616	699,036	-3,403,964	-1,092,964	-312,964	393,036
230	449,686	659,539	-3,443,461	-1,132,461	-352,461	353,539
240	422,756	620,042	-3,482,958	-1,171,958	-391,958	314,042
250	395,826	580,545	-3,522,455	-1,211,455	-431,455	274,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,170,508	1,716,745	-2,386,255	-75,255	704,745	1,410,745
20	1,117,515	1,639,022	-2,463,978	-152,978	627,022	1,333,022
40	1,064,523	1,561,300	-2,541,700	-230,700	549,300	1,255,300
50	1,038,027	1,522,440	-2,580,560	-269,560	510,440	1,216,440
80	958,538	1,405,856	-2,697,144	-386,144	393,856	1,099,856
100	905,115	1,327,502	-2,775,498	-464,498	315,502	1,021,502
120	851,255	1,248,508	-2,854,492	-543,492	236,508	942,508
140	797,396	1,169,514	-2,933,486	-622,486	157,514	863,514
150	770,467	1,130,018	-2,972,982	-661,982	118,018	824,018
180	689,678	1,011,528	-3,091,472	-780,472	-472	705,528
200	635,818	932,534	-3,170,466	-859,466	-79,466	626,534
210	608,889	893,037	-3,209,963	-898,963	-118,963	587,037
220	581,959	853,540	-3,249,460	-938,460	-158,460	547,540
230	555,029	814,043	-3,288,957	-977,957	-197,957	508,043
240	528,100	774,546	-3,328,454	-1,017,454	-237,454	468,546
250	501,170	735,049	-3,367,951	-1,056,951	-276,951	429,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£250

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,688,419	2,476,347	-1,626,653	684,347	1,464,347	2,170,347
20	1,635,426	2,398,625	-1,704,375	606,625	1,386,625	2,092,625
40	1,582,434	2,320,903	-1,782,097	528,903	1,308,903	2,014,903
50	1,555,937	2,282,041	-1,820,959	490,041	1,270,041	1,976,041
80	1,476,448	2,165,457	-1,937,543	373,457	1,153,457	1,859,457
100	1,423,456	2,087,735	-2,015,265	295,735	1,075,735	1,781,735
120	1,370,463	2,010,013	-2,092,987	218,013	998,013	1,704,013
140	1,317,471	1,932,291	-2,170,709	140,291	920,291	1,626,291
150	1,290,974	1,893,429	-2,209,571	101,429	881,429	1,587,429
180	1,211,485	1,776,845	-2,326,155	-15,155	764,845	1,470,845
200	1,158,493	1,699,123	-2,403,877	-92,877	687,123	1,393,123
210	1,131,997	1,660,262	-2,442,738	-131,738	648,262	1,354,262
220	1,105,500	1,621,400	-2,481,600	-170,600	609,400	1,315,400
230	1,079,005	1,582,540	-2,520,460	-209,460	570,540	1,276,540
240	1,052,508	1,543,678	-2,559,322	-248,322	531,678	1,237,678
250	1,025,936	1,504,707	-2,598,293	-287,293	492,707	1,198,707

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£250

Site type 6

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,998,395	2,930,980	-1,172,020	1,138,980	1,918,980	2,624,980
20	1,945,402	2,853,256	-1,249,744	1,061,256	1,841,256	2,547,256
40	1,892,410	2,775,534	-1,327,466	983,534	1,763,534	2,469,534
50	1,865,914	2,736,674	-1,366,326	944,674	1,724,674	2,430,674
80	1,786,425	2,620,090	-1,482,910	828,090	1,608,090	2,314,090
100	1,733,432	2,542,368	-1,560,632	750,368	1,530,368	2,236,368
120	1,680,439	2,464,644	-1,638,356	672,644	1,452,644	2,158,644
140	1,627,447	2,386,922	-1,716,078	594,922	1,374,922	2,080,922
150	1,600,951	2,348,061	-1,754,939	556,061	1,336,061	2,042,061
180	1,521,462	2,231,477	-1,871,523	439,477	1,219,477	1,925,477
200	1,468,469	2,153,755	-1,949,245	361,755	1,141,755	1,847,755
210	1,441,973	2,114,893	-1,988,107	322,893	1,102,893	1,808,893
220	1,415,477	2,076,033	-2,026,967	284,033	1,064,033	1,770,033
230	1,388,980	2,037,171	-2,065,829	245,171	1,025,171	1,731,171
240	1,362,484	1,998,309	-2,104,691	206,309	986,309	1,692,309
250	1,335,988	1,959,449	-2,143,551	167,449	947,449	1,653,449

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,514,062	3,687,291	-415,709	1,895,291	2,675,291	3,381,291
20	2,461,923	3,610,821	-492,179	1,818,821	2,598,821	3,304,821
40	2,409,783	3,534,348	-568,652	1,742,348	2,522,348	3,228,348
50	2,383,713	3,496,112	-606,898	1,704,112	2,484,112	3,190,112
80	2,304,335	3,379,691	-723,309	1,587,691	2,367,691	3,073,691
100	2,251,342	3,301,969	-801,031	1,509,969	2,289,969	2,995,969
120	2,198,350	3,224,247	-878,753	1,432,247	2,212,247	2,918,247
140	2,145,358	3,146,524	-956,476	1,354,524	2,134,524	2,840,524
150	2,118,861	3,107,663	-995,337	1,315,663	2,095,663	2,801,663
180	2,039,373	2,991,080	-1,111,920	1,199,080	1,979,080	2,685,080
200	1,986,379	2,913,356	-1,189,644	1,121,356	1,901,356	2,607,356
210	1,959,884	2,874,496	-1,228,504	1,082,496	1,862,496	2,568,496
220	1,933,387	2,835,634	-1,267,366	1,043,634	1,823,634	2,529,634
230	1,906,891	2,796,774	-1,306,226	1,004,774	1,784,774	2,490,774
240	1,880,395	2,757,912	-1,345,088	965,912	1,745,912	2,451,912
250	1,853,898	2,719,050	-1,383,950	927,050	1,707,050	2,413,050

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Cmnty/Resi £306,000

Site type 7

Flats	
No of units	60 units
Density:	200 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,316,886	-11,056,286	-15,159,286	-12,848,286	-12,068,286	-11,362,286
20	-3,368,586	-11,228,618	-15,331,618	-13,020,618	-12,240,618	-11,534,618
40	-3,420,286	-11,400,954	-15,503,954	-13,192,954	-12,412,954	-11,706,954
50	-3,446,136	-11,487,120	-15,590,120	-13,279,120	-12,499,120	-11,793,120
80	-3,523,688	-11,745,625	-15,848,625	-13,537,625	-12,757,625	-12,051,625
100	-3,575,387	-11,917,958	-16,020,958	-13,709,958	-12,929,958	-12,223,958
120	-3,627,088	-12,090,293	-16,193,293	-13,882,293	-13,102,293	-12,396,293
140	-3,678,789	-12,262,629	-16,365,629	-14,054,629	-13,274,629	-12,568,629
150	-3,704,639	-12,348,795	-16,451,795	-14,140,795	-13,360,795	-12,654,795
180	-3,782,189	-12,607,297	-16,710,297	-14,399,297	-13,619,297	-12,913,297
200	-3,833,890	-12,779,633	-16,882,633	-14,571,633	-13,791,633	-13,085,633
210	-3,859,740	-12,865,799	-16,968,799	-14,657,799	-13,877,799	-13,171,799
220	-3,885,591	-12,951,969	-17,054,969	-14,743,969	-13,963,969	-13,257,969
230	-3,911,440	-13,038,135	-17,141,135	-14,830,135	-14,050,135	-13,344,135
240	-3,937,291	-13,124,304	-17,227,304	-14,916,304	-14,136,304	-13,430,304
250	-3,963,141	-13,210,470	-17,313,470	-15,002,470	-14,222,470	-13,516,470

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,923,638	-9,745,458	-13,848,458	-11,537,458	-10,757,458	-10,051,458
20	-2,975,338	-9,917,794	-14,020,794	-11,709,794	-10,929,794	-10,223,794
40	-3,027,039	-10,090,130	-14,193,130	-11,882,130	-11,102,130	-10,396,130
50	-3,052,889	-10,176,296	-14,279,296	-11,968,296	-11,188,296	-10,482,296
80	-3,130,439	-10,434,798	-14,537,798	-12,226,798	-11,446,798	-10,740,798
100	-3,182,140	-10,607,133	-14,710,133	-12,399,133	-11,619,133	-10,913,133
120	-3,233,841	-10,779,469	-14,882,469	-12,571,469	-11,791,469	-11,085,469
140	-3,285,541	-10,951,805	-15,054,805	-12,743,805	-11,963,805	-11,257,805
150	-3,311,391	-11,037,971	-15,140,971	-12,829,971	-12,049,971	-11,343,971
180	-3,388,942	-11,296,473	-15,399,473	-13,088,473	-12,308,473	-11,602,473
200	-3,440,643	-11,468,808	-15,571,808	-13,260,808	-12,480,808	-11,774,808
210	-3,466,492	-11,554,975	-15,657,975	-13,346,975	-12,566,975	-11,860,975
220	-3,492,343	-11,641,144	-15,744,144	-13,433,144	-12,653,144	-11,947,144
230	-3,518,193	-11,727,310	-15,830,310	-13,519,310	-12,739,310	-12,033,310
240	-3,544,043	-11,813,476	-15,916,476	-13,605,476	-12,825,476	-12,119,476
250	-3,569,894	-11,899,646	-16,002,646	-13,691,646	-12,911,646	-12,205,646

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,528,562	-8,428,538	-12,531,538	-10,220,538	-9,440,538	-8,734,538
20	-2,580,261	-8,600,871	-12,703,871	-10,392,871	-9,612,871	-8,906,871
40	-2,631,962	-8,773,206	-12,876,206	-10,565,206	-9,785,206	-9,079,206
50	-2,657,813	-8,859,376	-12,962,376	-10,651,376	-9,871,376	-9,165,376
80	-2,735,363	-9,117,878	-13,220,878	-10,909,878	-10,129,878	-9,423,878
100	-2,787,063	-9,290,210	-13,393,210	-11,082,210	-10,302,210	-9,596,210
120	-2,838,764	-9,462,546	-13,565,546	-11,254,546	-10,474,546	-9,768,546
140	-2,890,464	-9,634,881	-13,737,881	-11,426,881	-10,646,881	-9,940,881
150	-2,916,314	-9,721,048	-13,824,048	-11,513,048	-10,733,048	-10,027,048
180	-2,993,865	-9,979,549	-14,082,549	-11,771,549	-10,991,549	-10,285,549
200	-3,045,566	-10,151,885	-14,254,885	-11,943,885	-11,163,885	-10,457,885
210	-3,071,415	-10,238,051	-14,341,051	-12,030,051	-11,250,051	-10,544,051
220	-3,097,266	-10,324,221	-14,427,221	-12,116,221	-11,336,221	-10,630,221
230	-3,123,116	-10,410,387	-14,513,387	-12,202,387	-11,422,387	-10,716,387
240	-3,148,967	-10,496,556	-14,599,556	-12,288,556	-11,508,556	-10,802,556
250	-3,174,817	-10,582,723	-14,685,723	-12,374,723	-11,594,723	-10,888,723

Maximum CIL rates (per square metre)

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

Site type 7

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,332,852	-7,776,174	-11,879,174	-9,568,174	-8,788,174	-8,082,174
20	-2,384,552	-7,948,506	-12,051,506	-9,740,506	-8,960,506	-8,254,506
40	-2,436,253	-8,120,842	-12,223,842	-9,912,842	-9,132,842	-8,426,842
50	-2,462,103	-8,207,011	-12,310,011	-9,999,011	-9,219,011	-8,513,011
80	-2,539,654	-8,465,513	-12,568,513	-10,257,513	-9,477,513	-8,771,513
100	-2,591,354	-8,637,846	-12,740,846	-10,429,846	-9,649,846	-8,943,846
120	-2,643,054	-8,810,181	-12,913,181	-10,602,181	-9,822,181	-9,116,181
140	-2,694,755	-8,982,517	-13,085,517	-10,774,517	-9,994,517	-9,288,517
150	-2,720,605	-9,068,683	-13,171,683	-10,860,683	-10,080,683	-9,374,683
180	-2,798,156	-9,327,185	-13,430,185	-11,119,185	-10,339,185	-9,633,185
200	-2,849,856	-9,499,521	-13,602,521	-11,291,521	-10,511,521	-9,805,521
210	-2,875,707	-9,585,690	-13,688,690	-11,377,690	-10,597,690	-9,891,690
220	-2,901,557	-9,671,856	-13,774,856	-11,463,856	-10,683,856	-9,977,856
230	-2,927,407	-9,758,023	-13,861,023	-11,550,023	-10,770,023	-10,064,023
240	-2,953,258	-9,844,192	-13,947,192	-11,636,192	-10,856,192	-10,150,192
250	-2,979,107	-9,930,358	-14,033,358	-11,722,358	-10,942,358	-10,236,358

Maximum CIL rates (per square metre)

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

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,234,083	-7,446,942	-11,549,942	-9,238,942	-8,458,942	-7,752,942
20	-2,285,783	-7,619,278	-11,722,278	-9,411,278	-8,631,278	-7,925,278
40	-2,337,484	-7,791,614	-11,894,614	-9,583,614	-8,803,614	-8,097,614
50	-2,363,334	-7,877,780	-11,980,780	-9,669,780	-8,889,780	-8,183,780
80	-2,440,884	-8,136,282	-12,239,282	-9,928,282	-9,148,282	-8,442,282
100	-2,492,585	-8,308,617	-12,411,617	-10,100,617	-9,320,617	-8,614,617
120	-2,544,285	-8,480,950	-12,583,950	-10,272,950	-9,492,950	-8,786,950
140	-2,595,986	-8,653,285	-12,756,285	-10,445,285	-9,665,285	-8,959,285
150	-2,621,836	-8,739,455	-12,842,455	-10,531,455	-9,751,455	-9,045,455
180	-2,699,387	-8,997,957	-13,100,957	-10,789,957	-10,009,957	-9,303,957
200	-2,751,087	-9,170,289	-13,273,289	-10,962,289	-10,182,289	-9,476,289
210	-2,776,938	-9,256,459	-13,359,459	-11,048,459	-10,268,459	-9,562,459
220	-2,802,787	-9,342,625	-13,445,625	-11,134,625	-10,354,625	-9,648,625
230	-2,828,638	-9,428,794	-13,531,794	-11,220,794	-10,440,794	-9,734,794
240	-2,854,488	-9,514,960	-13,617,960	-11,306,960	-10,526,960	-9,820,960
250	-2,880,338	-9,601,127	-13,704,127	-11,393,127	-10,613,127	-9,907,127

Maximum CIL rates (per square metre)

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

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,742,066	-5,806,886	-9,909,886	-7,598,886	-6,818,886	-6,112,886
20	-1,793,767	-5,979,222	-10,082,222	-7,771,222	-6,991,222	-6,285,222
40	-1,845,467	-6,151,558	-10,254,558	-7,943,558	-7,163,558	-6,457,558
50	-1,871,317	-6,237,724	-10,340,724	-8,029,724	-7,249,724	-6,543,724
80	-1,948,868	-6,496,226	-10,599,226	-8,288,226	-7,508,226	-6,802,226
100	-2,000,568	-6,668,561	-10,771,561	-8,460,561	-7,680,561	-6,974,561
120	-2,052,269	-6,840,897	-10,943,897	-8,632,897	-7,852,897	-7,146,897
140	-2,103,969	-7,013,229	-11,116,229	-8,805,229	-8,025,229	-7,319,229
150	-2,129,820	-7,099,399	-11,202,399	-8,891,399	-8,111,399	-7,405,399
180	-2,207,370	-7,357,901	-11,460,901	-9,149,901	-8,369,901	-7,663,901
200	-2,259,070	-7,530,233	-11,633,233	-9,322,233	-8,542,233	-7,836,233
210	-2,284,921	-7,616,402	-11,719,402	-9,408,402	-8,628,402	-7,922,402
220	-2,310,771	-7,702,569	-11,805,569	-9,494,569	-8,714,569	-8,008,569
230	-2,336,621	-7,788,738	-11,891,738	-9,580,738	-8,800,738	-8,094,738
240	-2,362,471	-7,874,904	-11,977,904	-9,666,904	-8,886,904	-8,180,904
250	-2,388,321	-7,961,070	-12,064,070	-9,753,070	-8,973,070	-8,267,070

Maximum CIL rates (per square metre)

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

Site type 7

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,447,587	-4,825,290	-8,928,290	-6,617,290	-5,837,290	-5,131,290
20	-1,499,288	-4,997,626	-9,100,626	-6,789,626	-6,009,626	-5,303,626
40	-1,550,988	-5,169,961	-9,272,961	-6,961,961	-6,181,961	-5,475,961
50	-1,576,838	-5,256,128	-9,359,128	-7,048,128	-6,268,128	-5,562,128
80	-1,654,389	-5,514,630	-9,617,630	-7,306,630	-6,526,630	-5,820,630
100	-1,706,090	-5,686,965	-9,789,965	-7,478,965	-6,698,965	-5,992,965
120	-1,757,790	-5,859,301	-9,962,301	-7,651,301	-6,871,301	-6,165,301
140	-1,809,491	-6,031,637	-10,134,637	-7,823,637	-7,043,637	-6,337,637
150	-1,835,341	-6,117,803	-10,220,803	-7,909,803	-7,129,803	-6,423,803
180	-1,912,891	-6,376,305	-10,479,305	-8,168,305	-7,388,305	-6,682,305
200	-1,964,592	-6,548,640	-10,651,640	-8,340,640	-7,560,640	-6,854,640
210	-1,990,442	-6,634,806	-10,737,806	-8,426,806	-7,646,806	-6,940,806
220	-2,016,293	-6,720,976	-10,823,976	-8,512,976	-7,732,976	-7,026,976
230	-2,042,143	-6,807,142	-10,910,142	-8,599,142	-7,819,142	-7,113,142
240	-2,067,992	-6,893,308	-10,996,308	-8,685,308	-7,905,308	-7,199,308
250	-2,093,843	-6,979,478	-11,082,478	-8,771,478	-7,991,478	-7,285,478

Maximum CIL rates (per square metre)

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

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-955,570	-3,185,234	-7,288,234	-4,977,234	-4,197,234	-3,491,234
20	-1,007,271	-3,357,570	-7,460,570	-5,149,570	-4,369,570	-3,663,570
40	-1,058,972	-3,529,905	-7,632,905	-5,321,905	-4,541,905	-3,835,905
50	-1,084,821	-3,616,072	-7,719,072	-5,408,072	-4,628,072	-3,922,072
80	-1,162,372	-3,874,573	-7,977,573	-5,666,573	-4,886,573	-4,180,573
100	-1,214,073	-4,046,909	-8,149,909	-5,838,909	-5,058,909	-4,352,909
120	-1,265,773	-4,219,245	-8,322,245	-6,011,245	-5,231,245	-4,525,245
140	-1,317,474	-4,391,580	-8,494,580	-6,183,580	-5,403,580	-4,697,580
150	-1,343,324	-4,477,747	-8,580,747	-6,269,747	-5,489,747	-4,783,747
180	-1,420,875	-4,736,248	-8,839,248	-6,528,248	-5,748,248	-5,042,248
200	-1,472,575	-4,908,584	-9,011,584	-6,700,584	-5,920,584	-5,214,584
210	-1,498,425	-4,994,750	-9,097,750	-6,786,750	-6,006,750	-5,300,750
220	-1,524,276	-5,080,920	-9,183,920	-6,872,920	-6,092,920	-5,386,920
230	-1,550,126	-5,167,086	-9,270,086	-6,959,086	-6,179,086	-5,473,086
240	-1,575,976	-5,253,252	-9,356,252	-7,045,252	-6,265,252	-5,559,252
250	-1,601,826	-5,339,422	-9,442,422	-7,131,422	-6,351,422	-5,645,422

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comnty/Resi £306,000

Site type 8

Flats and Houses	
No of units	100 units
Density:	100 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1

Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,872,529	-1,872,529	-5,975,529	-3,664,529	-2,884,529	-2,178,529
20	-1,963,981	-1,963,981	-6,066,981	-3,755,981	-2,975,981	-2,269,981
40	-2,055,431	-2,055,431	-6,158,431	-3,847,431	-3,067,431	-2,361,431
50	-2,101,156	-2,101,156	-6,204,156	-3,893,156	-3,113,156	-2,407,156
80	-2,238,333	-2,238,333	-6,341,333	-4,030,333	-3,250,333	-2,544,333
100	-2,329,785	-2,329,785	-6,432,785	-4,121,785	-3,341,785	-2,635,785
120	-2,421,235	-2,421,235	-6,524,235	-4,213,235	-3,433,235	-2,727,235
140	-2,512,686	-2,512,686	-6,615,686	-4,304,686	-3,524,686	-2,818,686
150	-2,558,412	-2,558,412	-6,661,412	-4,350,412	-3,570,412	-2,864,412
180	-2,695,588	-2,695,588	-6,798,588	-4,487,588	-3,707,588	-3,001,588
200	-2,787,039	-2,787,039	-6,890,039	-4,579,039	-3,799,039	-3,093,039
210	-2,832,765	-2,832,765	-6,935,765	-4,624,765	-3,844,765	-3,138,765
220	-2,878,490	-2,878,490	-6,981,490	-4,670,490	-3,890,490	-3,184,490
230	-2,924,215	-2,924,215	-7,027,215	-4,716,215	-3,936,215	-3,230,215
240	-2,969,940	-2,969,940	-7,072,940	-4,761,940	-3,981,940	-3,275,940
250	-3,015,666	-3,015,666	-7,118,666	-4,807,666	-4,027,666	-3,321,666

Maximum CIL rates (per square metre)

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

Area 2

Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,189,107	-1,189,107	-5,292,107	-2,981,107	-2,201,107	-1,495,107
20	-1,280,559	-1,280,559	-5,383,559	-3,072,559	-2,292,559	-1,586,559
40	-1,372,010	-1,372,010	-5,475,010	-3,164,010	-2,384,010	-1,678,010
50	-1,417,735	-1,417,735	-5,520,735	-3,209,735	-2,429,735	-1,723,735
80	-1,554,911	-1,554,911	-5,657,911	-3,346,911	-2,566,911	-1,860,911
100	-1,646,363	-1,646,363	-5,749,363	-3,438,363	-2,658,363	-1,952,363
120	-1,737,814	-1,737,814	-5,840,814	-3,529,814	-2,749,814	-2,043,814
140	-1,829,264	-1,829,264	-5,932,264	-3,621,264	-2,841,264	-2,135,264
150	-1,874,990	-1,874,990	-5,977,990	-3,666,990	-2,886,990	-2,180,990
180	-2,012,167	-2,012,167	-6,115,167	-3,804,167	-3,024,167	-2,318,167
200	-2,103,617	-2,103,617	-6,206,617	-3,895,617	-3,115,617	-2,409,617
210	-2,149,343	-2,149,343	-6,252,343	-3,941,343	-3,161,343	-2,455,343
220	-2,195,068	-2,195,068	-6,298,068	-3,987,068	-3,207,068	-2,501,068
230	-2,240,794	-2,240,794	-6,343,794	-4,032,794	-3,252,794	-2,546,794
240	-2,286,519	-2,286,519	-6,389,519	-4,078,519	-3,298,519	-2,592,519
250	-2,332,245	-2,332,245	-6,435,245	-4,124,245	-3,344,245	-2,638,245

Maximum CIL rates (per square metre)

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

Area 3

Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-502,507	-502,507	-4,605,507	-2,294,507	-1,514,507	-808,507
20	-593,958	-593,958	-4,696,958	-2,385,958	-1,605,958	-899,958
40	-685,410	-685,410	-4,788,410	-2,477,410	-1,697,410	-991,410
50	-731,135	-731,135	-4,834,135	-2,523,135	-1,743,135	-1,037,135
80	-868,311	-868,311	-4,971,311	-2,660,311	-1,880,311	-1,174,311
100	-959,762	-959,762	-5,062,762	-2,751,762	-1,971,762	-1,265,762
120	-1,051,214	-1,051,214	-5,154,214	-2,843,214	-2,063,214	-1,357,214
140	-1,142,664	-1,142,664	-5,245,664	-2,934,664	-2,154,664	-1,448,664
150	-1,188,390	-1,188,390	-5,291,390	-2,980,390	-2,200,390	-1,494,390
180	-1,325,566	-1,325,566	-5,428,566	-3,117,566	-2,337,566	-1,631,566
200	-1,417,017	-1,417,017	-5,520,017	-3,209,017	-2,429,017	-1,723,017
210	-1,462,742	-1,462,742	-5,565,742	-3,254,742	-2,474,742	-1,768,742
220	-1,508,468	-1,508,468	-5,611,468	-3,300,468	-2,520,468	-1,814,468
230	-1,554,194	-1,554,194	-5,657,194	-3,346,194	-2,566,194	-1,860,194
240	-1,599,919	-1,599,919	-5,702,919	-3,391,919	-2,611,919	-1,905,919
250	-1,645,645	-1,645,645	-5,748,645	-3,437,645	-2,657,645	-1,951,645

Maximum CIL rates (per square metre)

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

Site type 8

Area 4

Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-162,386	-162,386	-4,265,386	-1,954,386	-1,174,386	-468,386
20	-253,837	-253,837	-4,356,837	-2,045,837	-1,265,837	-559,837
40	-345,288	-345,288	-4,448,288	-2,137,288	-1,357,288	-651,288
50	-391,014	-391,014	-4,494,014	-2,183,014	-1,403,014	-697,014
80	-528,190	-528,190	-4,631,190	-2,320,190	-1,540,190	-834,190
100	-619,641	-619,641	-4,722,641	-2,411,641	-1,631,641	-925,641
120	-711,091	-711,091	-4,814,091	-2,503,091	-1,723,091	-1,017,091
140	-802,543	-802,543	-4,905,543	-2,594,543	-1,814,543	-1,108,543
150	-848,268	-848,268	-4,951,268	-2,640,268	-1,860,268	-1,154,268
180	-985,445	-985,445	-5,088,445	-2,777,445	-1,997,445	-1,291,445
200	-1,076,895	-1,076,895	-5,179,895	-2,868,895	-2,088,895	-1,382,895
210	-1,122,621	-1,122,621	-5,225,621	-2,914,621	-2,134,621	-1,428,621
220	-1,168,347	-1,168,347	-5,271,347	-2,960,347	-2,180,347	-1,474,347
230	-1,214,072	-1,214,072	-5,317,072	-3,006,072	-2,226,072	-1,520,072
240	-1,259,798	-1,259,798	-5,362,798	-3,051,798	-2,271,798	-1,565,798
250	-1,305,522	-1,305,522	-5,408,522	-3,097,522	-2,317,522	-1,611,522

Maximum CIL rates (per square metre)

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

Area 5

Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,115	9,115	-4,093,885	-1,782,885	-1,002,885	-296,885
20	-82,187	-82,187	-4,185,187	-1,874,187	-1,094,187	-388,187
40	-173,638	-173,638	-4,276,638	-1,965,638	-1,185,638	-479,638
50	-219,364	-219,364	-4,322,364	-2,011,364	-1,231,364	-525,364
80	-356,539	-356,539	-4,459,539	-2,148,539	-1,368,539	-662,539
100	-447,991	-447,991	-4,550,991	-2,239,991	-1,459,991	-753,991
120	-539,442	-539,442	-4,642,442	-2,331,442	-1,551,442	-845,442
140	-630,892	-630,892	-4,733,892	-2,422,892	-1,642,892	-936,892
150	-676,618	-676,618	-4,779,618	-2,468,618	-1,688,618	-982,618
180	-813,795	-813,795	-4,916,795	-2,605,795	-1,825,795	-1,119,795
200	-905,245	-905,245	-5,008,245	-2,697,245	-1,917,245	-1,211,245
210	-950,971	-950,971	-5,053,971	-2,742,971	-1,962,971	-1,256,971
220	-996,696	-996,696	-5,099,696	-2,788,696	-2,008,696	-1,302,696
230	-1,042,422	-1,042,422	-5,145,422	-2,834,422	-2,054,422	-1,348,422
240	-1,088,148	-1,088,148	-5,191,148	-2,880,148	-2,100,148	-1,394,148
250	-1,133,873	-1,133,873	-5,236,873	-2,925,873	-2,145,873	-1,439,873

Maximum CIL rates (per square metre)

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

Area 6

Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	848,342	848,342	-3,254,658	-943,658	-163,658	542,342
20	759,810	759,810	-3,343,190	-1,032,190	-252,190	453,810
40	670,469	670,469	-3,432,531	-1,121,531	-341,531	364,469
50	625,479	625,479	-3,477,521	-1,166,521	-386,521	319,479
80	490,510	490,510	-3,612,490	-1,301,490	-521,490	184,510
100	400,530	400,530	-3,702,470	-1,391,470	-611,470	94,530
120	310,551	310,551	-3,792,449	-1,481,449	-701,449	4,551
140	220,571	220,571	-3,882,429	-1,571,429	-791,429	-85,429
150	175,582	175,582	-3,927,418	-1,616,418	-836,418	-130,418
180	40,613	40,613	-4,062,387	-1,751,387	-971,387	-265,387
200	-50,174	-50,174	-4,153,174	-1,842,174	-1,062,174	-356,174
210	-95,899	-95,899	-4,198,899	-1,887,899	-1,107,899	-401,899
220	-141,625	-141,625	-4,244,625	-1,933,625	-1,153,625	-447,625
230	-187,351	-187,351	-4,290,351	-1,979,351	-1,199,351	-493,351
240	-233,075	-233,075	-4,336,075	-2,025,075	-1,245,075	-539,075
250	-278,801	-278,801	-4,381,801	-2,070,801	-1,290,801	-584,801

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Site type 8

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,344,433	1,344,433	-2,758,567	-447,567	332,433	1,038,433
20	1,255,902	1,255,902	-2,847,098	-536,098	243,902	949,902
40	1,167,371	1,167,371	-2,935,629	-624,629	155,371	861,371
50	1,123,104	1,123,104	-2,979,896	-668,896	111,104	817,104
80	990,308	990,308	-3,112,692	-801,692	-21,692	684,308
100	901,777	901,777	-3,201,223	-890,223	-110,223	595,777
120	813,245	813,245	-3,289,755	-978,755	-198,755	507,245
140	724,108	724,108	-3,378,892	-1,067,892	-287,892	418,108
150	679,118	679,118	-3,423,882	-1,112,882	-332,882	373,118
180	544,149	544,149	-3,558,851	-1,247,851	-467,851	238,149
200	454,169	454,169	-3,648,831	-1,337,831	-557,831	148,169
210	409,180	409,180	-3,693,820	-1,382,820	-602,820	103,180
220	364,190	364,190	-3,738,810	-1,427,810	-647,810	58,190
230	319,200	319,200	-3,783,800	-1,472,800	-692,800	13,200
240	274,212	274,212	-3,828,788	-1,517,788	-737,788	-31,788
250	229,222	229,222	-3,873,778	-1,562,778	-782,778	-76,778

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£230

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,165,051	2,165,051	-1,937,949	373,051	1,153,051	1,859,051
20	2,077,945	2,077,945	-2,025,055	285,945	1,065,945	1,771,945
40	1,990,838	1,990,838	-2,112,162	198,838	978,838	1,684,838
50	1,947,285	1,947,285	-2,155,715	155,285	935,285	1,641,285
80	1,816,624	1,816,624	-2,286,376	24,624	804,624	1,510,624
100	1,729,518	1,729,518	-2,373,482	-62,482	717,518	1,423,518
120	1,642,119	1,642,119	-2,460,881	-149,881	630,119	1,336,119
140	1,553,587	1,553,587	-2,549,413	-238,413	541,587	1,247,587
150	1,509,321	1,509,321	-2,593,679	-282,679	497,321	1,203,321
180	1,376,525	1,376,525	-2,726,475	-415,475	364,525	1,070,525
200	1,287,993	1,287,993	-2,815,007	-504,007	275,993	981,993
210	1,243,727	1,243,727	-2,859,273	-548,273	231,727	937,727
220	1,199,462	1,199,462	-2,903,538	-592,538	187,462	893,462
230	1,155,196	1,155,196	-2,947,804	-636,804	143,196	849,196
240	1,110,931	1,110,931	-2,992,069	-681,069	98,931	804,931
250	1,066,664	1,066,664	-3,036,336	-725,336	54,664	760,664

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comnty/Resi £306,000

Site type 9

Flats and Houses	
No of units	150 units
Density:	75 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	2.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Area 1 Private values £1938 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,183,779	-591,889	-4,694,889	-2,383,889	-1,603,889	-897,889
20	-1,349,071	-674,536	-4,777,536	-2,466,536	-1,686,536	-980,536
40	-1,514,364	-757,182	-4,860,182	-2,549,182	-1,769,182	-1,063,182
50	-1,597,010	-798,505	-4,901,505	-2,590,505	-1,810,505	-1,104,505
80	-1,844,949	-922,474	-5,025,474	-2,714,474	-1,934,474	-1,228,474
100	-2,010,241	-1,005,121	-5,108,121	-2,797,121	-2,017,121	-1,311,121
120	-2,175,534	-1,087,767	-5,190,767	-2,879,767	-2,099,767	-1,393,767
140	-2,340,827	-1,170,413	-5,273,413	-2,962,413	-2,182,413	-1,476,413
150	-2,423,473	-1,211,736	-5,314,736	-3,003,736	-2,223,736	-1,517,736
180	-2,671,411	-1,335,706	-5,438,706	-3,127,706	-2,347,706	-1,641,706
200	-2,836,704	-1,418,352	-5,521,352	-3,210,352	-2,430,352	-1,724,352
210	-2,919,350	-1,459,675	-5,562,675	-3,251,675	-2,471,675	-1,765,675
220	-3,001,997	-1,500,998	-5,603,998	-3,292,998	-2,512,998	-1,806,998
230	-3,084,643	-1,542,321	-5,645,321	-3,334,321	-2,554,321	-1,848,321
240	-3,167,289	-1,583,644	-5,686,644	-3,375,644	-2,595,644	-1,889,644
250	-3,249,935	-1,624,968	-5,727,968	-3,416,968	-2,636,968	-1,930,968

Maximum CIL rates (per square metre)

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

Area 2 Private values £2153 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,864	2,432	-4,100,568	-1,789,568	-1,009,568	-303,568
20	-160,350	-80,175	-4,183,175	-1,872,175	-1,092,175	-386,175
40	-325,643	-162,821	-4,265,821	-1,954,821	-1,174,821	-468,821
50	-408,288	-204,144	-4,307,144	-1,996,144	-1,216,144	-510,144
80	-656,227	-328,114	-4,431,114	-2,120,114	-1,340,114	-634,114
100	-821,520	-410,760	-4,513,760	-2,202,760	-1,422,760	-716,760
120	-986,813	-493,406	-4,596,406	-2,285,406	-1,505,406	-799,406
140	-1,152,105	-576,053	-4,679,053	-2,368,053	-1,588,053	-882,053
150	-1,234,751	-617,376	-4,720,376	-2,409,376	-1,629,376	-923,376
180	-1,482,690	-741,345	-4,844,345	-2,533,345	-1,753,345	-1,047,345
200	-1,647,982	-823,991	-4,926,991	-2,615,991	-1,835,991	-1,129,991
210	-1,730,628	-865,314	-4,968,314	-2,657,314	-1,877,314	-1,171,314
220	-1,813,275	-906,638	-5,009,638	-2,698,638	-1,918,638	-1,212,638
230	-1,895,921	-947,961	-5,050,961	-2,739,961	-1,959,961	-1,253,961
240	-1,978,567	-989,283	-5,092,283	-2,781,283	-2,001,283	-1,295,283
250	-2,061,214	-1,030,607	-5,133,607	-2,822,607	-2,042,607	-1,336,607

Maximum CIL rates (per square metre)

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

Area 3 Private values £2369 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,172,081	586,041	-3,516,959	-1,205,959	-425,959	280,041
20	1,012,065	506,033	-3,596,967	-1,285,967	-505,967	200,033
40	852,049	426,025	-3,676,975	-1,365,975	-585,975	120,025
50	772,042	386,021	-3,716,979	-1,405,979	-625,979	80,021
80	529,365	264,683	-3,838,317	-1,527,317	-747,317	-41,317
100	366,733	183,366	-3,919,634	-1,608,634	-828,634	-122,634
120	204,100	102,050	-4,000,950	-1,689,950	-909,950	-203,950
140	41,468	20,734	-4,082,266	-1,771,266	-991,266	-285,266
150	-40,500	-20,250	-4,123,250	-1,812,250	-1,032,250	-326,250
180	-288,439	-144,219	-4,247,219	-1,936,219	-1,156,219	-450,219
200	-453,732	-226,866	-4,329,866	-2,018,866	-1,238,866	-532,866
210	-536,378	-268,189	-4,371,189	-2,060,189	-1,280,189	-574,189
220	-619,024	-309,512	-4,412,512	-2,101,512	-1,321,512	-615,512
230	-701,670	-350,835	-4,453,835	-2,142,835	-1,362,835	-656,835
240	-784,317	-392,158	-4,495,158	-2,184,158	-1,404,158	-698,158
250	-866,963	-433,481	-4,536,481	-2,225,481	-1,445,481	-739,481

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 9

Area 4 Private values £2476 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,740,553	870,277	-3,232,723	-921,723	-141,723	564,277
20	1,583,113	791,556	-3,311,444	-1,000,444	-220,444	485,556
40	1,425,261	712,630	-3,390,370	-1,079,370	-299,370	406,630
50	1,345,253	672,626	-3,430,374	-1,119,374	-339,374	366,626
80	1,105,230	552,615	-3,550,385	-1,239,385	-459,385	246,615
100	945,214	472,607	-3,630,393	-1,319,393	-539,393	166,607
120	785,198	392,599	-3,710,401	-1,399,401	-619,401	86,599
140	623,544	311,772	-3,791,228	-1,480,228	-700,228	5,772
150	542,227	271,114	-3,831,886	-1,520,886	-740,886	-34,886
180	298,279	149,140	-3,953,860	-1,642,860	-862,860	-156,860
200	136,646	67,823	-4,035,177	-1,724,177	-944,177	-238,177
210	54,330	27,165	-4,075,835	-1,764,835	-984,835	-278,835
220	-27,428	-13,714	-4,116,714	-1,805,714	-1,025,714	-319,714
230	-110,075	-55,037	-4,158,037	-1,847,037	-1,067,037	-361,037
240	-192,720	-96,360	-4,199,360	-1,888,360	-1,108,360	-402,360
250	-275,366	-137,683	-4,240,683	-1,929,683	-1,149,683	-443,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Area 5 Private values £2530 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,025,688	1,012,844	-3,090,156	-779,156	844	706,844
20	1,868,248	934,124	-3,168,876	-857,876	-77,876	628,124
40	1,710,808	855,404	-3,247,596	-936,596	-156,596	549,404
50	1,632,087	816,044	-3,286,956	-975,956	-195,956	510,044
80	1,394,514	697,257	-3,405,743	-1,094,743	-314,743	391,257
100	1,234,499	617,249	-3,485,751	-1,174,751	-394,751	311,249
120	1,074,483	537,241	-3,565,759	-1,254,759	-474,759	231,241
140	914,467	457,234	-3,645,766	-1,334,766	-554,766	151,234
150	834,459	417,230	-3,685,770	-1,374,770	-594,770	111,230
180	592,037	296,019	-3,806,981	-1,495,981	-715,981	-9,981
200	429,404	214,702	-3,888,298	-1,577,298	-797,298	-91,298
210	348,088	174,044	-3,928,956	-1,617,956	-837,956	-131,956
220	266,772	133,386	-3,969,614	-1,658,614	-878,614	-172,614
230	185,455	92,728	-4,010,272	-1,699,272	-919,272	-213,272
240	104,139	52,070	-4,050,930	-1,739,930	-959,930	-253,930
250	22,823	11,411	-4,091,589	-1,780,589	-1,000,589	-294,589

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£150

Area 6 Private values £2799 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,427,741	1,713,870	-2,389,130	-78,130	701,870	1,407,870
20	3,275,284	1,637,642	-2,465,358	-154,358	625,642	1,331,642
40	3,120,377	1,560,188	-2,542,812	-231,812	548,188	1,254,188
50	3,042,924	1,521,462	-2,581,538	-270,538	509,462	1,215,462
80	2,810,562	1,405,281	-2,697,719	-386,719	393,281	1,099,281
100	2,655,655	1,327,828	-2,775,172	-464,172	315,828	1,021,828
120	2,500,749	1,250,374	-2,852,626	-541,626	238,374	944,374
140	2,344,000	1,172,000	-2,931,000	-620,000	160,000	866,000
150	2,265,279	1,132,640	-2,970,360	-659,360	120,640	826,640
180	2,025,119	1,014,559	-3,088,441	-777,441	2,559	708,559
200	1,871,679	935,839	-3,167,161	-856,161	-76,161	629,839
210	1,792,958	896,479	-3,206,521	-895,521	-115,521	590,479
220	1,714,237	857,119	-3,245,881	-934,881	-154,881	551,119
230	1,635,461	817,731	-3,285,269	-974,269	-194,269	511,731
240	1,555,453	777,727	-3,325,273	-1,014,273	-234,273	471,727
250	1,475,445	737,723	-3,365,277	-1,054,277	-274,277	431,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Site type 9

Area 7

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,255,971	2,127,986	-1,975,014	335,986	1,115,986	1,821,986
20	4,103,557	2,051,778	-2,051,222	259,778	1,039,778	1,745,778
40	3,951,143	1,975,572	-2,127,428	183,572	963,572	1,669,572
50	3,874,936	1,937,468	-2,165,532	145,468	925,468	1,631,468
80	3,646,314	1,823,157	-2,279,843	31,157	811,157	1,517,157
100	3,493,900	1,746,950	-2,356,050	-45,050	734,950	1,440,950
120	3,339,458	1,669,729	-2,433,271	-122,271	657,729	1,363,729
140	3,184,551	1,592,275	-2,510,725	-199,725	580,275	1,286,275
150	3,107,097	1,553,549	-2,549,451	-238,451	541,549	1,247,549
180	2,874,736	1,437,368	-2,665,632	-354,632	425,368	1,131,368
200	2,719,829	1,359,915	-2,743,085	-432,085	347,915	1,053,915
210	2,642,376	1,321,188	-2,781,812	-470,812	309,188	1,015,188
220	2,564,363	1,282,181	-2,820,819	-509,819	270,181	976,181
230	2,485,642	1,242,821	-2,860,179	-549,179	230,821	936,821
240	2,406,922	1,203,461	-2,899,539	-588,539	191,461	897,461
250	2,328,202	1,164,101	-2,938,899	-627,899	152,101	858,101

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Area 8

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,625,042	2,812,521	-1,290,479	1,020,521	1,800,521	2,506,521
20	5,475,080	2,737,540	-1,365,460	945,540	1,725,540	2,431,540
40	5,325,118	2,662,559	-1,440,441	870,559	1,650,559	2,356,559
50	5,250,156	2,625,069	-1,477,931	833,069	1,613,069	2,319,069
80	5,025,195	2,512,598	-1,590,402	720,598	1,500,598	2,206,598
100	4,875,233	2,437,617	-1,665,383	645,617	1,425,617	2,131,617
120	4,725,272	2,362,636	-1,740,364	570,636	1,350,636	2,056,636
140	4,575,310	2,287,655	-1,815,345	495,655	1,275,655	1,981,655
150	4,496,677	2,248,339	-1,854,661	456,339	1,236,339	1,942,339
180	4,268,057	2,134,028	-1,968,972	342,028	1,122,028	1,828,028
200	4,115,642	2,057,821	-2,045,179	265,821	1,045,821	1,751,821
210	4,039,435	2,019,717	-2,083,283	227,717	1,007,717	1,713,717
220	3,963,228	1,981,614	-2,121,386	189,614	969,614	1,675,614
230	3,887,021	1,943,510	-2,159,490	151,510	931,510	1,637,510
240	3,810,814	1,905,407	-2,197,593	113,407	893,407	1,599,407
250	3,733,883	1,866,941	-2,236,059	74,941	854,941	1,560,941

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary
CIL Test - 0% AH, Social Rent, CSH4

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

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	50
Area 2	#N/A	#N/A	#N/A	220
Area 3	#N/A	#N/A	80	250
Area 4	#N/A	#N/A	180	250
Area 5	#N/A	#N/A	220	250
Area 6	#N/A	100	250	250
Area 7	#N/A	220	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	80	180
Area 7	#N/A	80	200	250
Area 8	#N/A	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	40
Area 2	#N/A	#N/A	#N/A	200
Area 3	#N/A	#N/A	120	250
Area 4	#N/A	#N/A	200	250
Area 5	#N/A	#N/A	240	250
Area 6	#N/A	180	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	0	100
Area 7	#N/A	20	120	220
Area 8	#N/A	210	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	0	140
Area 3	#N/A	0	150	250
Area 4	#N/A	80	230	250
Area 5	#N/A	120	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	150	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	40
Area 3	#N/A	#N/A	20	180
Area 4	#N/A	#N/A	100	250
Area 5	#N/A	#N/A	140	250
Area 6	#N/A	150	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	100
Area 7	#N/A	#N/A	50	200
Area 8	#N/A	80	240	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	20
Area 4	#N/A	#N/A	#N/A	80
Area 5	#N/A	#N/A	#N/A	120
Area 6	#N/A	#N/A	140	250
Area 7	#N/A	50	250	250
Area 8	#N/A	240	250	250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4

Local Plan Test

Values:
Sales values 9 (vlookup) 3,229 psm

Affordable housing percentage	0%	4 (vlookup)
of which social rented	70%	
of which intermediate	30%	

Code for Sustainable Homes
Cost allowance - all tenures (% of base costs) Level (vlookup)

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£40	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	£271,482	4	332	332	83	10.1%
T2 - 8 Flats	£106,990	8	409	409	51	10.1%
T3 - 12 Houses	£893,054	12	1,174	1,174	98	10.2%
T4 - 16 Flats	£185,459	16	978	978	61	10.5%
T5 - 20 Flats and Houses	£964,665	20	1,491	1,491	75	10.3%
T6 - 45 Flats and Houses	£1,845,184	45	3,336	3,336	74	10.4%
T7 - 60 Flats	-£1,620,457	60	3,158	3,158	53	11.2%
T8 - 100 Flats and Houses	£1,007,970	100	5,738	5,738	57	10.9%
T9 - 150 Flats and Houses	£3,582,008	150	10,429	10,429	70	10.9%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

Growth (vlookup)
Value growth
Cost growth

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

DESCRIPTION
(for results sheet)

DENSITY AND NET SITE AREA

DESCRIPTION	DENSITY AND NET SITE AREA	
	Units per ha	Gross to net
Houses	33	100%
Flats	160	100%
Houses	34	100%
Flats	133	100%
Flats and Houses	77	100%
Flats and Houses	66	100%
Flats	200	100%
Flats and Houses	100	100%
Flats and Houses	75	100%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields ▼

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent						NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	Indicative HCA funding per unit	Value per unit
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£121,088	30%	£36,326.25	2.75%	£2,331	5.25%	£44,398.75	£0	£80,725
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£184,053	30%	£55,216	2.75%	£3,543	5.25%	£67,486	£0	£122,702
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£216,343	30%	£64,903	2.75%	£4,165	5.25%	£79,326	£0	£144,229
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0	£0	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£268,007	30%	£80,402	2.75%	£5,159	5.25%	£98,269	£0	£178,671
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£309,984	30%	£92,995	2.75%	£5,967	5.25%	£113,661	£0	£206,656
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£364,877	30%	£109,463	2.75%	£7,024	5.25%	£133,788	£0	£243,251

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southeast-on-Sea Borough Council
Area(s)	Southeast-on-Sea Borough
Author	Sacha Winfield-Ferris
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4

BUILD COSTS

TIMINGS for cash flow

PLANNING OBLIGATIONS / CIL

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS				S106 payments		CIL Charges				Fees
					Build start	Build period	Sales period	Sales period start	Es per unit all tenures	Quarter paid	Es p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1	£250	1	2	2	10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£250	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£250	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£250	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£250	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£250	1	2	4	10%
T7 - 60 Flats	£1,320	£858	£312	75.0%	2	6	6	7	£1,012	1	£250	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£250	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£220	80.0%	2	10	16	7	£1,012	1	£250	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs

Units	LH per sq m	SUDs per sq m
T1 - 4 Houses	£7.23	£9.04
T2 - 8 Flats	£9.38	£11.73
T3 - 12 Houses	£6.13	£7.66
T4 - 16 Flats	£9.12	£11.40
T5 - 20 Flats and Houses	£7.76	£9.69
T6 - 45 Flats and Houses	£7.61	£9.51
T7 - 60 Flats	£9.69	£12.11
T8 - 100 Flats and Houses	£8.68	£10.85
T9 - 150 Flats and Houses	£7.04	£9.95

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Barrie Worland-Fleming
Date	17 February 2014
Reference	2013-14-05-AH-Local Plan, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev. recharge	0.00%
dev. charge	0.00%
Revenue	
T1 - 4 Houses	£ 1,072,028
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Marketing costs	£ 5,000
Legal fees	£ 5,000
Costs of Sale	Sub Total
Net commercial investment value	£ -
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	£ -
T1 - 4 Houses	£ -
NDV	Total
Standard Costs	
T1 - 4 Houses	£ 370,017
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
Sub Total	Sub Total
Other Costs	Sub Total
Professional fees	£ 10,000
CIL	Sub Total
CIL Payment 1	£ 27,667
Payment 2	£ 27,667
Payment 3	£ 27,667
Sub Total	Sub Total
Section 106 Costs T1 - 4 Houses	£ 4,048
Sub Total	Sub Total
Total Other Costs	Sub Total
Total Costs	Sub Total
Developer's profit on GDV	% of GDV 20.00%
Residual Sum before interest	% of GDV affordable 8%
Cumulative residual balance for interest calculation	
Interest	7.00%
Residual Sum for quarter after interest	
Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	
Site acquisition costs	£ 5,800
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
Revenue	£ 1,072,028	0	0	1,072,028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	£ 5,000	0	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	£ 1,034,507	0	0	1,034,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	£ 370,017	0	123,339	123,339	123,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	£ 38,852	0	12,951	12,951	12,951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	£ 83,000	27,667	55,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	£ 4,048	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	£ 87,048	31,715	55,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	£ 514,418	31,715	197,790	142,457	142,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	£ 206,901	0	0	206,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	£ 313,188	-31,715	-197,790	685,149	-142,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	£ -	-31,715	-230,023	451,364	308,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	£ 4,281	-915	-3,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	£ 308,907	-32,233	-201,552	685,149	-142,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

£ 288,197

£ 288,197

£ 16,715

£ 271,482

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Baron Woodhead Revue
Date	17 February 2014
Reference	25, 100-0% AH, Social Rent, CSH

DEVELOPMENT PERIOD CASHFLOW

dev. recharge	0.00%
dev. discharge	0.00%
Revenue	
72 - 8 Flats	£ 1,321,307
Investment value of ground rents	£ 19,636
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	£ 5,000
Legal fees	£ 5,000
Sub Total	
Net commercial investment value	
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	
Total commercial value	£ 80
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	£ -
72 - 8 Flats	£ -
NDV	Total
Sub Total	
Standard Costs	
72 - 8 Flats	£ 671,410
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
Sub Total	
Other Costs	
Professional fees	£ 10,000
Sub Total	
CIL	
CIL Payment 1	£ 34,100
Payment 2	£ 34,100
Payment 3	£ 34,100
Sub Total	
Section 106 Costs	
72 - 8 Flats	£ 8,098
Sub Total	
Total Other Costs	Sub Total
Total Costs	
Developer's profit on GDV	20.00%
Residual Sum before interest	8%
Cumulative residual balance for interest calculation	
Interest	7.00%
Residual Sum for quarter after interest	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3
Revenue	1,321,307	0	0	0	1,321,307	0	0	0	0	0
Investment value of ground rents	19,636	0	0	0	19,636	0	0	0	0	0
GDV before costs of sale	1,340,943	0	0	0	1,340,943	0	0	0	0	0
Marketing costs	5,000	0	0	0	45,228	0	0	0	0	0
Legal fees	5,000	0	0	0	6,705	0	0	0	0	0
Sub Total	-246,933	0	0	0	46,933	0	0	0	0	0
Net commercial investment value										
B1 office	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Retail A1-A5	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
B1 office	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
B2 industrial	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
B8 storage	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
C1 Hotel	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
C2 res institution	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
D1	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
D2	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Sub Total	80	0	0	0	0	0	0	0	0	0
Total commercial value	£ 80	0	0	0	0	0	0	0	0	0
Speculative NDV	1,294,010	0	0	0	1,294,010	0	0	0	0	0
Affordable Housing Revenue										
No fees on sale	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
72 - 8 Flats	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
NDV	1,294,010	0	0	0	1,294,010	0	0	0	0	0
Standard Costs										
72 - 8 Flats	£ 671,410	0	167,853	167,853	167,853	167,853	0	0	0	0
B1 office	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Retail A1-A5	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
B1 office	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
B2 industrial	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
B8 storage	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
C1 Hotel	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
C2 res institution	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
D1	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
D2	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Contingency	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Sub Total	704,981	0	176,245	176,245	176,245	176,245	0	0	0	0
Other Costs										
Professional fees	£ 10,000	£ 70,498	£ 17,625	£ 17,625	£ 17,625	£ 17,625	£ 0	£ 0	£ 0	£ 0
Sub Total	70,498	0	17,625	17,625	17,625	17,625	0	0	0	0
CIL										
CIL Payment 1	£ 34,100	£ 34,100	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Payment 2	£ 34,100	£ 0	£ 34,100	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Payment 3	£ 34,100	£ 0	£ 0	£ 34,100	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Sub Total	102,300	34,100	68,200	0	0	0	0	0	0	0
Section 106 Costs										
72 - 8 Flats	£ 8,098	£ 8,098	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Sub Total	8,098	8,098	0	0	0	0	0	0	0	0
Total Other Costs	110,396	42,196	68,200	0	0	0	0	0	0	0
Total Costs	885,875	42,196	262,070	193,870	193,870	193,870	0	0	0	0
Developer's profit on GDV	258,802	0	0	0	0	258,802	0	0	0	0
Residual Sum before interest	149,333	-42,196	-262,070	-193,870	-193,870	841,338	0	0	0	0
Cumulative residual balance for interest calculation		-42,196	-304,056	-503,813	-706,923	123,870	0	0	0	0
Interest	25,483	680	-4,988	-8,240	-11,545	0	0	0	0	0
Residual Sum for quarter after interest	123,870	-42,880	-287,057	-282,116	-283,411	841,338	0	0	0	0

Land Value	
per developable acre	£DIV/0
per developable hectare	£DIV/0
Residual land value	£ 113,578
Site acquisition costs	£ 5,888
MV (Residual Sum available to offer for Development Opportunity)	£ 106,980

£ 113,578
£ 5,888
£ 106,980

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Barrie Woodhead/Revenue
Date	17 February 2014
Reference	2014-16-05-AH, South Plan, CSH4

DEVELOPMENT PERIOD CASHFLOW

dev. recharge	0.00%
dev. charge	0.00%
Revenue	
T3 - 12 Houses	£ 3,791,492
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
£113,745	3.00%
£18,967	0.50%
Sub Total	£132,712
Net commercial investment value	Sub Total
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	£0
Speculative NDV	£ 3,658,790
Affordable Housing Revenue	
No fees on sale	£ -
T3 - 12 Houses	£ -
NDV	Total
£ 3,658,790	£ 3,658,790
Standard Costs	
T3 - 12 Houses	£ 1,305,746
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 65,287
Sub Total	£ 1,371,033
Other Costs	Sub Total
Professional fees	£ 137,103
Sub Total	£ 137,103
CIL	Sub Total
CIL T3 - 12 Houses	£ 97,850
£ 97,850	£ 97,850
£ 97,850	£ 97,850
Sub Total	£ 293,550
Section 106 Costs	Sub Total
T3 - 12 Houses	£ 12,144
£ 12,144	£ 12,144
Sub Total	£ 12,144
Total Other Costs	Sub Total
£ 305,634	£ 305,634
Total Costs	Sub Total
£ 1,813,830	£ 1,813,830
Developer's profit on GDV	Sub Total
% of GDV	20.00%
% of GDV affordable	0%
Residual Sum before interest	Sub Total
£ 1,113,201	£ 1,113,201
Cumulative residual balance for interest calculation	Sub Total
£ 61,159	£ 61,159
Interest	Sub Total
£ 7,000	£ 7,000
Residual Sum for quarter after interest	Sub Total
£ 1,082,042	£ 1,082,042

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3
£ 3,791,492	0	0	0	0	1,895,746	1,895,746	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£3,791,492	0	0	0	0	1,895,746	1,895,746	0	0	0	0
£113,745	0	0	0	0	56,872	56,872	0	0	0	0
£18,967	0	0	0	0	9,479	9,479	0	0	0	0
£-132,712	0	0	0	0	66,351	66,351	0	0	0	0
£ 3,658,790	0	0	0	0	1,829,395	1,829,395	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ 3,658,790	0	0	0	0	1,829,395	1,829,395	0	0	0	0
£ 1,305,746	0	326,436	326,436	326,436	326,436	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£ 65,287	0	16,322	16,322	16,322	16,322	0	0	0	0	0
£ 1,371,033	0	342,758	342,758	342,758	342,758	0	0	0	0	0
£ 137,103	0	34,276	34,276	34,276	34,276	0	0	0	0	0
£ 137,103	0	34,276	34,276	34,276	34,276	0	0	0	0	0
£ 97,850	97,850	0	0	0	0	0	0	0	0	0
£ 97,850	0	97,850	0	0	0	0	0	0	0	0
£ 97,850	0	97,850	0	0	0	0	0	0	0	0
£ 293,550	97,850	195,700	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0
£ 12,144	12,144	0	0	0	0	0	0	0	0	0
£ 305,634	109,994	195,700	0	0	0	0	0	0	0	0
£ 1,813,830	109,994	572,734	377,034	377,034	377,034	0	0	0	0	0
£ 731,758	0	0	0	0	365,879	365,879	0	0	0	0
£ 1,113,201	-109,994	-672,734	-377,034	-377,034	1,086,482	1,463,316	0	0	0	0
£ 61,159	-109,994	-684,627	-1,079,767	-1,467,336	-604,852	1,652,042	0	0	0	0
£ 7,000	-1,795	-11,196	-17,545	-23,998	-6,621	0	0	0	0	0
£ 1,082,042	-111,793	-683,330	-884,279	-461,633	1,079,860	1,463,316	0	0	0	0

Land Value	£ 948,040
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	£ 948,040
Site acquisition costs	£ 54,986
MV (Residual Sum available to offer for Development Opportunity)	£ 893,054

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Barrie Woodhead/Revenue
Date	17 February 2014
Reference	13b- 0% AH, Social Rent, CSH

DEVELOPMENT PERIOD CASHFLOW

dev. recharge	0.00%
dev. charge	0.00%
Revenue per Qtr	
Revenue	
T4 - 16 Flats	£ 3,159,254
Investment value of ground rents	£ 10,909
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	£ 3,076
Legal fees	£ 15,851
	Sub Total
Net commercial investment value	
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	
T4 - 16 Flats	£ -
NDV	Total
Standard Costs	
T4 - 16 Flats	£ 1,604,625
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
	Sub Total
Other Costs	
Professional fees	£ 10,000
	Sub Total
CIL	
CIL T4 - 16 Flats	£ 81,533
	£ 81,533
	£ 81,533
	Sub Total
Section 106 Costs	
T4 - 16 Flats	£ 16,192
	£ 16,192
	£ 16,192
	Sub Total
Total Other Costs	
	£ 250,792
Total Costs	
	£ 2,114,134
	£ -
Developer's profit on GDV	% of GDV 20.00%
	£ 611,881
Residual Sum before interest	% of GDV affordable 8%
	£ 333,232
Cumulative residual balance for interest calculation	
Interest	£ 7,000
Residual Sum for quarter after interest	
	£ 222,239
Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	
	£ 196,878
Site acquisition costs	£ 5,800
MV (Residual Sum available to offer for Development Opportunity)	£ 185,458

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
Revenue	0	0	0	0	0	0	0	0	1,579,627	1,579,627	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	5,455	5,455	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	1,585,081	1,585,081	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	47,552	47,552	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	7,925	7,925	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	55,478	55,478	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	1,529,603	1,529,603	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	1,529,603	1,529,603	0	0	0	0	0	0	0	0	0	0
Standard Costs	0	401,156	401,156	401,156	401,156	401,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	42,121	42,121	42,121	42,121	42,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	81,533	81,533	81,533	81,533	81,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	0	16,192	16,192	16,192	16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	97,725	97,725	97,725	97,725	97,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	97,725	544,869	544,869	463,335	463,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	305,921	305,921	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	-97,725	-544,869	-544,869	-463,335	-463,335	1,223,683	1,223,683	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	-97,725	-644,192	-1,109,507	-1,680,552	-2,173,436	-985,289	222,299	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	-1,968	-10,336	-19,620	-27,518	-35,546	-16,114	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	-99,324	-555,405	-584,486	-490,854	-498,882	1,207,569	1,221,683	0	0	0	0	0	0	0	0	0	0	0	0	0

£ 196,878

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority **Southend-on-Sea Borough Council**
 Area(s) **Southend-on-Sea Borough**
 Author **Barca World Finance**
 Date **17 February 2014**
 Reference **2014-15-0% AH, Social Rent, CSH**

DEVELOPMENT PERIOD CASHFLOW

dev. hecharge	0.00%
dev. charge	0.00%
Revenue per Qtr	
Revenue	
77 - 60 Flats	£ 10,195,568
Investment value of ground rents	£ 141,818
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	£ 3,000
Legal fees	£ 5,500
Sub Total	
Net commercial investment value	
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	
Total commercial value	£ 0
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	£ -
77 - 60 Flats	£ -
Sub Total	
Standard Costs	
77 - 60 Flats	£ 7,204,994
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
Sub Total	
Other Costs	
Professional fees	£ 10,000
Sub Total	
CIL	
CIL 77 - 60 Flats	£ 263,125
Sub Total	
Section 106 Costs 77 - 60 Flats	£ 60,720
Sub Total	
Total Other Costs	£ 850,095
Total Costs	£ 9,171,863
Developer's profit on GDV	20.00%
% of GDV affordable	8%
Residual Sum before interest	£ 1,191,401
Cumulative residual balance for interest calculation	
Interest	£ 7,000
Residual Sum for quarter after interest	£ 2,118,395
Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	£ 1,720,230
Site acquisition costs	£ 99,773
MV (Residual Sum available to offer for Development Opportunity)	£ 1,620,457

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4
£ 10,195,568	0	0	0	0	0	0	1,699,261	1,699,261	1,699,261	1,699,261	1,699,261	1,699,261	0
£ 141,818	0	0	0	0	0	0	23,636	23,636	23,636	23,636	23,636	23,636	0
£10,337,386	0	0	0	0	0	0	1,722,898	1,722,898	1,722,898	1,722,898	1,722,898	1,722,898	0
£310,122	0	0	0	0	0	0	51,687	51,687	51,687	51,687	51,687	51,687	0
£51,687	0	0	0	0	0	0	8,614	8,614	8,614	8,614	8,614	8,614	0
£-261,435	0	0	0	0	0	0	60,301	60,301	60,301	60,301	60,301	60,301	0
£ 9,975,977	0	0	0	0	0	0	1,662,596	1,662,596	1,662,596	1,662,596	1,662,596	1,662,596	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 9,975,977	0	0	0	0	0	0	1,662,596	1,662,596	1,662,596	1,662,596	1,662,596	1,662,596	0
£ 7,204,994	0	1,200,832	1,200,832	1,200,832	1,200,832	1,200,832	1,200,832	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 360,260	0	60,042	60,042	60,042	60,042	60,042	60,042	0	0	0	0	0	0
£ 7,565,244	0	1,260,874	1,260,874	1,260,874	1,260,874	1,260,874	1,260,874	0	0	0	0	0	0
£ 756,524	0	126,087	126,087	126,087	126,087	126,087	126,087	0	0	0	0	0	0
£ 756,524	0	126,087	126,087	126,087	126,087	126,087	126,087	0	0	0	0	0	0
£ 263,125	263,125	0	0	0	0	0	0	0	0	0	0	0	0
£ 263,125	0	263,125	0	0	0	0	0	0	0	0	0	0	0
£ 263,125	0	0	263,125	0	0	0	0	0	0	0	0	0	0
£ 789,375	263,125	263,125	0	263,125	0	0	0	0	0	0	0	0	0
£ 60,720	60,720	0	0	0	0	0	0	0	0	0	0	0	0
£ 60,720	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 850,095	323,845	263,125	0	263,125	0	0	0	0	0	0	0	0	0
£ 9,171,863	323,845	1,650,086	1,386,961	1,650,086	1,386,961	1,386,961	1,386,961	0	0	0	0	0	0
£ 1,985,115	0	0	0	0	0	0	332,519	332,519	332,519	332,519	332,519	332,519	0
£ 1,191,401	-323,845	-1,650,086	-1,386,961	-1,650,086	-1,386,961	-1,386,961	-56,884	1,330,077	1,330,077	1,330,077	1,330,077	1,330,077	0
£ 926,958	-323,845	-1,070,228	-3,386,560	-5,104,230	-6,574,672	-8,069,163	-8,258,019	-7,063,004	-5,848,443	-4,614,018	-3,369,404	-2,084,271	0
£ 7,000	-5,297	-32,371	-55,584	-83,480	-107,530	-131,972	-136,081	-115,516	-95,652	-75,463	-54,944	-34,089	0
£ 2,118,395	-323,142	-1,682,457	-1,442,545	-1,733,567	-1,484,491	-1,518,934	-191,946	1,214,561	1,234,425	1,284,614	1,275,133	1,283,983	0

£ 1,720,230

£ 1,720,230

£ 99,773

£ 1,620,457

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority **Southend-on-Sea Borough Council**
 Area(s) **Southend-on-Sea Borough**
 Author **Barrie Woodhead-Fleming**
 Date **17 February 2014**
 Reference **2014-16-05-AH-001/Rev1-01/14**

DEVELOPMENT PERIOD CASHFLOW

dev hectareage		0.000
dev acreage		0.000
Revenue		
T9 - 150 Flats and Houses	£	33,674,434
Investment value of ground rents	£	190,000
GDV before costs of sale		£33,824,434
Costs of Sale		
Marketing costs	£	3,029
Legal fees	£	1,169,122
Sub Total		£1,172,151
Net commercial investment value		£32,644,979
Speculative NDV		
Affordable Housing Revenue		
No fees on sale	£	-
T9 - 150 Flats and Houses	£	-
NDV		Total
Standard Costs		
T9 - 150 Flats and Houses	£	13,561,859
Retail A1-A5	£	-
B1 office	£	-
B2 industrial	£	-
B8 storage	£	-
C1 Hotel	£	-
C2 res institution	£	-
D1	£	-
D2	£	-
Contingency	£	678,093
Sub Total		£14,239,952
Other Costs		
Professional fees	£	10,000
Sub Total		£1,423,995
CIL		
CIL T9 - 150 Flats and Houses	£	869,063
Sub Total		£869,063
Section 106 Costs		
T9 - 150 Flats and Houses	£	151,800
Sub Total		£151,800
Total Other Costs		£1,620,863
Total Costs		£18,422,635
Developer's profit on GDV		
% of GDV		20.00%
% of GDV affordable		0%
Residual Sum before interest		£7,689,928
Cumulative residual balance for interest calculation		
		7.00%
Residual Sum for quarter after interest		£5,565,713
Land Value		
per developable acre	#DIV/0!	
per developable hectare	#DIV/0!	
Residual land value		£3,892,556
Site acquisition costs	£	220,548
MV (Residual Sum available to offer for Development Opportunity)		£3,582,008

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
	Year 1	Year 2	Year 3	Year 4	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
Revenue per Qtr	£ 33,674,434	0	0	0	0	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652	2,104,652
Investment value of ground rents	£ 190,000	0	0	0	0	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375
GDV before costs of sale	£33,824,434	0	0	0	0	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027	2,114,027
Costs of Sale	£1,172,151	0	0	0	0	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421	63,421
Net commercial investment value	£32,644,979	0	0	0	0	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606
Speculative NDV	£32,644,979	0	0	0	0	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606
Affordable Housing Revenue	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	£32,644,979	0	0	0	0	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606	2,040,606
Standard Costs	£13,561,859	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186	1,356,186
Retail A1-A5	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	£678,093	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809	67,809
Sub Total	£14,239,952	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995	1,423,995
Other Costs	£1,423,995	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400
Sub Total	£1,423,995	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400	142,400
CIL	£869,063	869,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL T9 - 150 Flats and Houses	£869,063	869,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£869,063	869,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	£151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T9 - 150 Flats and Houses	£151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£151,800	151,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	£1,620,863	1,620,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	£18,422,635	1,820,863	1,566,395	1,566,395	2,435,457	1,566,395	2,435,457	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395	1,566,395
Developer's profit on GDV	£7,689,928	-1,020,863	-1,566,395	-1,566,395	-2,435,457	-1,566,395	-2,435,457	65,634	65,634	65,634	65,634	65,634	65,634	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029
% of GDV	20.00%	-3.13%	-4.63%	-4.63%	-7.25%	-4.63%	-7.25%	0.19%	0.19%	0.19%	0.19%	0.19%	0.19%	4.73%	4.73%	4.73%	4.73%	4.73%	4.73%	4.73%	4.73%	4.73%
% of GDV affordable	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Residual Sum before interest	£7,689,928	-1,020,863	-1,566,395	-1,566,395	-2,435,457	-1,566,395	-2,435,457	65,634	65,634	65,634	65,634	65,634	65,634	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029	1,632,029
Cumulative residual balance for interest calculation	-16,696	-2,603,054	-4,212,036	-6,717,297	-8,493,654	-10,466,293	-11,680,010	-11,195,591	-11,313,062	-11,432,465	-11,563,890	-11,710,735	-9,644,065	-7,163,415	-5,636,381	-4,096,568	-2,533,673	-942,860	673,626	2,305,655	3,937,684	5,569,713
Interest	£2,119,815	-16,696	-42,538	-68,503	-109,862	-137,278	-179,595	-181,215	-183,105	-185,027	-186,979	-188,964	-190,982	-193,034	-195,122	-197,246	-199,406	-201,603	-203,837	-206,107	-208,413	-210,756
Residual Sum for quarter after interest	£5,565,713	-1,037,559	-1,608,583	-1,635,236	-2,345,320	-1,763,913	-2,814,812	-1,763,913	-1,763,913	-1,763,913	-1,763,913	-1,763,913	-1,763,913	1,466,666	1,466,666	1,466,666	1,466,666	1,466,666	1,466,666	1,466,666	1,466,666	1,466,666

£ 3,892,556
 £ 220,548
 £ 3,582,008

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 0% AH, Social Rent, CSH4, Growth

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	120
Area 2	#N/A	#N/A	40	250
Area 3	#N/A	#N/A	230	250
Area 4	#N/A	0	250	250
Area 5	#N/A	50	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	40
Area 6	#N/A	50	180	250
Area 7	#N/A	210	250	250
Area 8	120	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	100
Area 2	#N/A	#N/A	50	250
Area 3	#N/A	#N/A	250	250
Area 4	#N/A	80	250	250
Area 5	#N/A	120	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	80	180
Area 7	#N/A	120	230	250
Area 8	40	250	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	20
Area 2	#N/A	#N/A	80	210
Area 3	#N/A	100	250	250
Area 4	#N/A	200	250	250
Area 5	#N/A	250	250	250
Area 6	20	250	250	250
Area 7	150	250	250	250
Area 8	250	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	100
Area 3	#N/A	#N/A	120	250
Area 4	#N/A	20	210	250
Area 5	#N/A	80	250	250
Area 6	#N/A	250	250	250
Area 7	#N/A	250	250	250
Area 8	120	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	20	180
Area 7	#N/A	0	150	250
Area 8	#N/A	220	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	80
Area 4	#N/A	#N/A	0	150
Area 5	#N/A	#N/A	50	210
Area 6	#N/A	80	250	250
Area 7	#N/A	200	250	250
Area 8	#N/A	250	250	250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Growth

Local Plan Test

Values:

Sales values | 9 (vlookup) - psm

Affordable housing percentage	0%	3 (vlookup)
of which social rented	70%	
of which intermediate	30%	

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs)	6%	Level 4 (vlookup)
------------------------------------------------	----	-------------------

Grant available check box

CIL rate | 16

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£40	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	-£528,951	4	332	332	83	-391.3%
T2 - 8 Flats	-£894,853	8	409	409	51	-341.5%
T3 - 12 Houses	-£1,850,461	12	1,174	1,174	98	-309.6%
T4 - 16 Flats	-£2,154,305	16	978	978	61	-135.3%
T5 - 20 Flats and Houses	-£2,448,907	20	1,491	1,491	75	-156.2%
T6 - 45 Flats and Houses	-£5,689,445	45	3,336	3,336	74	-113.6%
T7 - 60 Flats	-£9,128,660	60	3,158	3,158	53	-53.6%
T8 - 100 Flats and Houses	-£11,411,032	100	5,738	5,738	57	-49.5%
T9 - 150 Flats and Houses	-£17,572,453	150	10,429	10,429	70	-40.3%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

Growth	
Value growth	18.50%
Cost growth	15.50%

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Gr

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

DESCRIPTION (for results sheet)

DENSITY AND NET SITE AREA

DESCRIPTION	DENSITY AND NET SITE AREA	
	Units per ha	Gross to net
Houses	33	100%
Flats	160	100%
Houses	34	100%
Flats	133	100%
Flats and Houses	77	100%
Flats and Houses	66	100%
Flats	200	100%
Flats and Houses	100	100%
Flats and Houses	75	100%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Growth

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields ▼

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£0	30%	£0.00	2.75%	£0	5.25%	£0.00
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£0	30%	£0	2.75%	£0	5.25%	£0
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£0	30%	£0	2.75%	£0	5.25%	£0
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£0	30%	£0	2.75%	£0	5.25%	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southeast-on-Sea Borough Council
Area(s)	Southeast-on-Sea Borough
Author	Sacha Winfield-Ferris
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Growth

BUILD COSTS

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS for cash flow				PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1	£250	1	2	2	10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£250	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£250	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£250	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£250	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£250	1	2	4	10%
T7 - 60 Flats	£1,320	£858	£312	75.0%	2	6	6	7	£1,012	1	£250	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£250	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£220	80.0%	2	10	16	7	£1,012	1	£250	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Variables common to residential and commercial:
Private profit

Contingency
Development finance
Timing of S106
Timing of CIL
Fees

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs

Units	LH per sq m	SUDs per sq m
T1 - 4 Houses	£7.23	£9.04
T2 - 8 Flats	£9.38	£11.73
T3 - 12 Houses	£6.13	£7.66
T4 - 16 Flats	£9.12	£11.40
T5 - 20 Flats and Houses	£7.76	£9.69
T6 - 45 Flats and Houses	£7.61	£9.51
T7 - 60 Flats	£9.69	£12.11
T8 - 100 Flats and Houses	£8.68	£10.85
T9 - 150 Flats and Houses	£7.04	£9.95

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Barrie Worland-Fleming
Date	17 February 2014
Reference	2014-160-05-AH, Bostall Park, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev. recharge	0.00%
dev. discharge	0.00%
Revenue	
T1 - 4 Houses	£ -
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	£ 3,000%
Legal fees	£ 0.500%
Sub Total	
Net commercial investment value	
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	
Total commercial value	Sub Total
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	£ -
T1 - 4 Houses	£ -
NDV	Total
Standard Costs	
T1 - 4 Houses	£ 427,370
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
Sub Total	
Other Costs	
Professional fees	£ 10.00%
Sub Total	
CIL	
CIL Payment 1	£ 27,667
Payment 2	£ 27,667
Payment 3	£ 27,667
Sub Total	
Section 106 Costs	
T1 - 4 Houses	£ 4,048
Sub Total	
Total Other Costs	Sub Total
Total Costs	
Developer's profit on GDV	% of GDV 20.00%
% of GDV affordable	8%
Residual Sum before interest	
Cumulative residual balance for interest calculation	
Interest	
Residual Sum for quarter after interest	
Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	
Site acquisition costs	£ 5,800%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	427,370	0	142,457	142,457	142,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	44,874	0	14,958	14,958	14,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	27,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	580,656	31,715	219,871	164,537	164,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	580,656	-31,715	-219,871	-164,537	-164,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-31,715	-252,104	-420,765	-550,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	21,209	-919	-4,123	-8,882	-9,685	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	601,865	-32,233	-223,994	-171,419	-174,221	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

£ 561,519

£ 561,519

£ 32,588

£ 528,951

MV (Residual Sum available to offer for Development Opportunity)		

Revenue per Qtr

Project	
Totals	894,853

	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 5
1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	5

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southeast-on-Sea Borough Council
Area(s)	Southeast-on-Sea Borough
Author	Sacha Winifred Farnes
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

Revenue		Revenue per Qtr
Revenue		
T3 - 12 Houses	£ -	
Investment value of ground rents	£ -	
GDV before costs of sale	Sub Total	
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
Sub Total	£0	
Net commercial investment value		
B1 office	£ -	
Retail A1-A5	£ -	
B1 office	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 retail institution	£ -	
D1	£ -	
D2	£ -	
Sub Total	£0	
Total commercial value	£0	
Speculative NDV	£ -	
Affordable Housing Revenue		
No fees on sale		
T3 - 12 Houses	£ -	
NDV	Total	
Standard Costs		Cost per Qtr
T3 - 12 Houses	£ 1,508,136	£ 1,508,136
B1 office	£ -	
Retail A1-A5	£ -	
B1 office	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 retail institution	£ -	
D1	£ -	
D2	£ -	
Contingency	£ 75,407	
Sub Total	£ 1,583,543	
Other Costs		
Professional fees	10.00%	£ 158,354
Sub Total	£ 158,354	
CIL		
CIL T3 - 12 Houses	£ 97,850	£ 97,850
Sub Total	£ 97,850	
Section 106 Costs T3 - 12 Houses	£ 12,144	£ 12,144
Sub Total	£ 12,144	
Total Other Costs	Sub Total	£ 305,694
Total Costs	£ 2,047,591	£ 2,047,591
Developer's profit on GDV	% of GDV	20.00%
% of GDV affordable	6%	
Residual Sum before interest	£ 2,047,591	
Cumulative residual balance for interest calculation		
Interest	7.00%	£ 94,811
Residual Sum for quarter after interest	£ 2,142,402	
Land Value		
per developable acre	#DIV/0!	
per developable hectare	#DIV/0!	
Residual land value	£ 1,964,396	
Site acquisition costs	£ 113,935	

Project Totals	Qtr																			
	Year 1	Year 2	Year 3	Year 4	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 5	
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 retail institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T3 - 12 Houses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																				
T3 - 12 Houses	£ 1,508,136	377,034	377,034	377,034	377,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 retail institution	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	£ 75,407	18,852	18,852	18,852	18,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 1,583,543	395,886	395,886	395,886	395,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																				
Professional fees	10.00%	£ 158,354	39,589	39,589	39,589	39,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 158,354	0	39,589	39,589	39,589	39,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																				
CIL T3 - 12 Houses	£ 97,850	£ 97,850	97,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 97,850	£ 97,850	97,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs T3 - 12 Houses	£ 12,144	£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 12,144	£ 12,144	12,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	Sub Total	£ 305,694	109,994	195,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	£ 2,047,591	109,994	631,174	435,474	435,474	435,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	20.00%	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	6%	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	£ 2,047,591	-109,994	-631,174	-435,474	-435,474	-435,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation		-109,994	-742,867	-1,190,693	-1,645,540	-2,107,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	7.00%	£ 94,811	-1,799	-12,151	-19,472	-26,913	-34,475	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	£ 2,142,402	-111,793	-643,326	-454,947	-462,387	-469,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0

-£ 1,964,396

£ 1,964,396

£ 113,935

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Winless-Farrell
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rents, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

Revenue		
T4 - 16 Flats	£ -	
Investment value of ground rents	£ 10,909	
GDV before costs of sale	Sub Total	
Costs of Sale		
Marketing costs	£ -3,00%	
Legal fees	£ -0,50%	
Sub Total	-£352	

Net commercial investment value		
B1 office	£ -	
Retail A1-A5	£ -	
B1 office	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 retail institution	£ -	
D1	£ -	
D2	£ -	
Total commercial value	Sub Total	£ 60

Speculative NDV		
Affordable Housing Revenue		
No fees on sale	£ -	
T4 - 16 Flats	£ -	
NDV	Total	£ 10,527

Standard Costs		
T4 - 16 Flats	£ 1,853,342	
B1 office	£ -	
Retail A1-A5	£ -	
B1 office	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 retail institution	£ -	
D1	£ -	
D2	£ -	
Contingency	£ 92,667	
Sub Total	£ 1,946,009	

Other Costs		
Professional fees	£ 10,00%	
Sub Total	£ 194,601	

CIL		
CIL T4 - 16 Flats	£ 81,533	
Sub Total	£ 81,533	

Section 106 Costs		
T4 - 16 Flats	£ 16,192	
Sub Total	£ 16,192	
Total Other Costs	Sub Total	£ 260,792

Total Costs		
Sub Total	£ 2,401,402	
Developer's profit on GDV	2,105	
Residual Sum before interest	£ 2,392,980	
Cumulative residual balance for interest calculation		
Interest	£ 189,264	
Residual Sum for quarter after interest	£ 2,582,244	

Land Value		
per developable acre	#DIV/0!	
per developable hectare	#DIV/0!	

Residual land value	£ 2,286,048
Site acquisition costs	£ 132,643

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
Revenue	Year 1	Year 2	Year 3	Year 4	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	5,455	5,455	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	5,455	5,455	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale																				
Marketing costs	0	0	0	0	0	164	164	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	191	191	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value																				
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 retail institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV																				
Affordable Housing Revenue																				
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4 - 16 Flats	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	5,264	5,264	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs																				
T4 - 16 Flats	£ 1,853,342																			
B1 office	0	463,335	463,335	463,335	463,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 retail institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	£ 92,667																			
Sub Total	0	486,502	486,502	486,502	486,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																				
Professional fees	£ 194,601																			
Sub Total	£ 194,601	0	48,650	48,650	48,650	48,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																				
CIL T4 - 16 Flats	£ 81,533																			
Sub Total	£ 81,533	81,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs																				
T4 - 16 Flats	£ 16,192																			
Sub Total	£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	£ 260,792	97,725	81,533	81,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	£ 2,401,402	97,725	616,686	616,686	535,152	535,152	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	2,105																			
Residual Sum before interest	£ 2,392,980	-97,725	-616,686	-616,686	-535,152	-535,152	4,211	4,211	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation																				
Interest	£ 189,264																			
Residual Sum for quarter after interest	£ 2,582,244	-99,324	-628,396	-638,674	-566,252	-575,514	-36,742	-37,342	0	0	0	0	0	0	0	0	0	0	0	0

£ 2,286,948

Residual land value	£ 2,286,948
Site acquisition costs	£ 132,643

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southeast-on-Saia Borough Council
Area(s)	Southeast-on-Saia Borough
Author	Sacha Winfield Perrins
Date	17 February 2014
Reference	CIL Tax: 0% AH, Social Rent, CBM4 Growth

DEVELOPMENT PERIOD CASHFLOW

	Revenue per Qtr	Project Totals	Revenue per Qtr																			
			Qtr 1	Qtr 2	Qtr 3	Qtr 4	Year 1	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Qtr 12	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5
Land reclamation	0.00%																					
Land acquisition	0.00%																					
Revenue																						
T6 - 45 Flats and Houses	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	£ 26,591	£ 26,591	0	0	0	0	0	5,318	5,318	5,318	5,318	5,318	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	£ 26,591	£ 26,591	0	0	0	0	0	5,318	5,318	5,318	5,318	5,318	0	0	0	0	0	0	0	0	0	0
Costs of Sale																						
Marketing costs	£ 798	£ 798	0	0	0	0	0	160	160	160	160	160	0	0	0	0	0	0	0	0	0	0
Legal fees	£ 133	£ 133	0	0	0	0	0	27	27	27	27	27	0	0	0	0	0	0	0	0	0	0
Sub Total	£ -931	£ -931	0	0	0	0	0	186	186	186	186	186	0	0	0	0	0	0	0	0	0	0
Net commercial investment value																						
B1 office	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 Industrial	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 real institution	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 0	£ 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	£ 0	£ 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	£ 25,660	£ 25,660	0	0	0	0	0	5,132	5,132	5,132	5,132	5,132	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue																						
No fees on sale	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T6 - 45 Flats and Houses	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	£ 25,660	£ 25,660	0	0	0	0	0	5,132	5,132	5,132	5,132	5,132	0	0	0	0	0	0	0	0	0	0
Standard Costs																						
T6 - 45 Flats and Houses	£ 4,822,623	£ 4,822,623	0	803,771	803,771	803,771	803,771	803,771	803,771	803,771	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 Industrial	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 real institution	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	£ 241,131	£ 241,131	0	40,189	40,189	40,189	40,189	40,189	40,189	40,189	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 5,063,755	£ 5,063,755	0	843,959	843,959	843,959	843,959	843,959	843,959	843,959	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
Professional fees	£ 506,375	£ 506,375	0	84,396	84,396	84,396	84,396	84,396	84,396	84,396	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 506,375	£ 506,375	0	84,396	84,396	84,396	84,396	84,396	84,396	84,396	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
CIL T6 - 45 Flats and Houses	£ 277,969	£ 277,969	0	277,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 277,969	£ 277,969	0	277,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	£ 45,540	£ 45,540	0	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 45,540	£ 45,540	0	45,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	£ 879,446	£ 879,446	0	323,509	277,969	0	277,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	£ 6,449,576	£ 6,449,576	323,509	1,206,324	928,355	1,206,324	928,355	928,355	928,355	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	£ 5,132	£ 5,132	0	0	0	0	0	1,026	1,026	1,026	1,026	1,026	0	0	0	0	0	0	0	0	0	0
% of GDV	20.00%	20.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	6%	6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	£ 6,429,048	£ 6,429,048	-323,509	-1,206,324	-928,355	-1,206,324	-928,355	-924,249	-924,249	4,106	4,106	4,106	0	0	0	0	0	0	0	0	0	
Cumulative residual balance for interest calculation			-323,509	-1,535,124	-2,488,586	-3,735,611	-4,725,062	-5,728,591	-6,744,499	-6,850,701	-6,958,639	-7,068,343	0	0	0	0	0	0	0	0	0	0
Interest	£ 754,689	£ 754,689	-6,281	-26,107	-80,791	-161,096	-277,279	-433,650	-603,850	-783,260	-977,444	-1,181,010	-1,394,604	-1,619,834	-1,859,254	-2,114,474	-2,389,994	-2,676,214	-2,973,634	-3,281,854	-3,601,474	
Residual Sum for quarter after interest	£ 7,183,947	£ 7,183,947	-328,800	-1,231,431	-969,056	-1,287,420	-1,005,634	-1,017,909	-1,034,557	-1,070,939	-1,097,704	-1,114,998	0	0	0	0	0	0	0	0	0	0

Land Value	
per developable acre	£ 6,039,750
per developable hectare	£ 360,305
Residual land value	£ 5,689,445
Site acquisition costs	£ 360,305
MV (Residual Sum available to offer for Development Opportunity)	£ 5,689,445

£ 6,039,750
£ 360,305
£ 5,689,445

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Sacha Wintress-Farmer
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Growth

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000
Revenue per Qtr	
Revenue	
T7 - 60 Flats	£ -
Investment value of ground rents	£ 141,818
GDV before costs of sale	Sub Total
	£141,818
Costs of Sale	
Marketing costs	£4,256 (3.00%)
Legal fees	£709 (0.50%)
	Sub Total
	£-4,964
Net commercial investment value	
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 retail institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
	£0
Speculative NDV	£ 136,855
Affordable Housing Revenue	
No fees on sale	
T7 - 60 Flats	£ -
NDV	Total
	£ 136,855
Standard Costs	
T7 - 60 Flats	£ 8,321,768
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 retail institution	£ -
D1	£ -
D2	£ -
Contingency	£ 416,088
	Sub Total
	£ 8,737,856
Other Costs	
Professional fees	£ 873,786 (10.00%)
	Sub Total
	£ 873,786
CIL	
CIL T7 - 60 Flats	£ 263,125
	£ 263,125
	£ 263,125
	Sub Total
	£ 789,375
Section 106 Costs T7 - 60 Flats	£ 60,720
	£ 60,720
	Sub Total
	£ 60,720
Total Other Costs	Sub Total
	£ 850,095
Total Costs	
	£ 10,461,737
Developer's profit on GDV	% of GDV
	20.00%
	£ 27,371
Residual Sum before interest	% of GDV affordable
	6%
	£ 10,352,253
Cumulative residual balance for interest calculation	
Interest	£ 1,581,282 (7.00%)
Residual Sum for quarter after interest	£ 11,933,536
Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	£ 9,690,722
Site acquisition costs	£ 562,062

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	23,636	23,636	23,636	23,636	23,636	23,636	0	0	0	0	0	0	0	0
GDV before costs of sale	0	0	0	0	0	0	23,636	23,636	23,636	23,636	23,636	23,636	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	709	709	709	709	709	709	0	0	0	0	0	0	0	0
Marketing costs	0	0	0	0	0	0	118	118	118	118	118	118	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	827	827	827	827	827	827	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	827	827	827	827	827	827	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 retail institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	22,809	22,809	22,809	22,809	22,809	22,809	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T7 - 60 Flats	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	0	0	0	0	0	0	22,809	22,809	22,809	22,809	22,809	22,809	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	22,809	22,809	22,809	22,809	22,809	22,809	0	0	0	0	0	0	0	0
Costs per Qtr																				
T7 - 60 Flats	0	1,386,961	1,386,961	1,386,961	1,386,961	1,386,961	1,386,961	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 retail institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	69,348	69,348	69,348	69,348	69,348	69,348	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	1,456,309	1,456,309	1,456,309	1,456,309	1,456,309	1,456,309	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	0	145,631	145,631	145,631	145,631	145,631	145,631	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional fees	0	145,631	145,631	145,631	145,631	145,631	145,631	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	145,631	145,631	145,631	145,631	145,631	145,631	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	263,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL T7 - 60 Flats	0	263,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	263,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	263,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	263,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs T7 - 60 Flats	0	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	60,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	0	323,845	263,125	0	263,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	0	323,845	1,865,065	1,601,940	1,865,065	1,601,940	1,601,940	1,601,940	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	4,562	4,562	4,562	4,562	4,562	4,562	0	0	0	0	0	0	0	0
% of GDV	0	0	0	0	0	0	4,562	4,562	4,562	4,562	4,562	4,562	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	0	-323,845	-1,865,065	-1,601,940	-1,865,065	-1,601,940	-1,601,940	-1,583,693	18,247	18,247	18,247	18,247	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-323,845	-2,194,207	-3,832,034	-5,759,773	-7,455,915	-9,179,798	-10,913,628	-11,073,674	-11,236,742	-11,402,273	-11,570,512	-11,741,502	0	0	0	0	0	0	0
Interest	0	-5,297	-35,897	-62,673	-94,202	-121,943	-150,137	-178,494	-181,115	-183,778	-186,486	-189,237	-192,034	0	0	0	0	0	0	0
Residual Sum for quarter after interest	0	-329,142	-1,900,952	-1,664,614	-1,959,267	-1,723,883	-1,752,077	-1,762,187	-162,867	-165,531	-168,239	-170,990	-173,787	0	0	0	0	0	0	0

£ 9,690,722

£ 9,690,722

£ 562,062

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council**

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

Results summary

CIL Test - 0% AH, Social Rent, CSH4, Drop

Site type T1 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	120
Area 2	#N/A	#N/A	#N/A	250
Area 3	#N/A	#N/A	150	250
Area 4	#N/A	#N/A	240	250
Area 5	#N/A	#N/A	250	250
Area 6	#N/A	150	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T2 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	20
Area 5	#N/A	#N/A	#N/A	50
Area 6	#N/A	50	150	250
Area 7	#N/A	180	250	250
Area 8	50	250	250	250

Site type T3 - 12 Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	100
Area 2	#N/A	#N/A	20	250
Area 3	#N/A	#N/A	180	250
Area 4	#N/A	0	250	250
Area 5	#N/A	40	250	250
Area 6	#N/A	240	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T4 - 16 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	0
Area 6	#N/A	#N/A	100	200
Area 7	#N/A	100	220	250
Area 8	#N/A	250	250	250

Site type T5 - 20 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	50
Area 2	#N/A	#N/A	50	200
Area 3	#N/A	50	220	250
Area 4	#N/A	150	250	250
Area 5	#N/A	180	250	250
Area 6	#N/A	250	250	250
Area 7	40	250	250	250
Area 8	240	250	250	250

**Community Infrastructure Levy Viability
Southend-on-Sea Borough Council
Results summary**

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

Site type T6 - 45 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	100
Area 3	#N/A	#N/A	100	250
Area 4	#N/A	#N/A	150	250
Area 5	#N/A	20	210	250
Area 6	#N/A	220	250	250
Area 7	#N/A	250	250	250
Area 8	#N/A	250	250	250

Site type T7 - 60 Flats

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	#N/A
Area 6	#N/A	#N/A	#N/A	#N/A
Area 7	#N/A	#N/A	#N/A	#N/A
Area 8	#N/A	#N/A	#N/A	#N/A

Site type T8 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	#N/A
Area 4	#N/A	#N/A	#N/A	#N/A
Area 5	#N/A	#N/A	#N/A	0
Area 6	#N/A	#N/A	40	180
Area 7	#N/A	#N/A	150	250
Area 8	#N/A	150	250	250

Site type T9 - 150 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
Area 1	#N/A	#N/A	#N/A	#N/A
Area 2	#N/A	#N/A	#N/A	#N/A
Area 3	#N/A	#N/A	#N/A	100
Area 4	#N/A	#N/A	0	150
Area 5	#N/A	#N/A	40	200
Area 6	#N/A	40	220	250
Area 7	#N/A	140	250	250
Area 8	#N/A	250	250	250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Drop

Local Plan Test

Values: **9 (vlookup)**

Sales values | | - psm

Affordable housing percentage	0%
of which social rented	70%
of which intermediate	30%

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs)	6%
------------------------------------------------	----

Level

4 (vlookup)

Grant available check box

CIL rate **16**

CIL rates	Rate per sqm
1	£0
2	£20
3	£40
4	£50
5	£80
6	£100
7	£120
8	£140
9	£150
10	£180
11	£200
12	£210
13	£220
14	£230
15	£240
16	£250

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
T1 - 4 Houses	-£449,408	4	332	332	83	-453.3%
T2 - 8 Flats	-£751,836	8	409	409	51	-438.1%
T3 - 12 Houses	-£1,572,324	12	1,174	1,174	98	-358.2%
T4 - 16 Flats	-£1,813,273	16	978	978	61	-160.9%
T5 - 20 Flats and Houses	-£2,077,115	20	1,491	1,491	75	-183.4%
T6 - 45 Flats and Houses	-£4,819,069	45	3,336	3,336	74	-133.6%
T7 - 60 Flats	-£7,630,146	60	3,158	3,158	53	-64.8%
T8 - 100 Flats and Houses	-£9,605,556	100	5,738	5,738	57	-59.1%
T9 - 150 Flats and Houses	-£14,870,544	150	10,429	10,429	70	-47.6%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

Growth	
Value growth	0.00%
Cost growth	-5.00%

Vlookup tables

3 (vlookup)

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Dr

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
T1 - 4 Houses	4
T2 - 8 Flats	8
T3 - 12 Houses	12
T4 - 16 Flats	16
T5 - 20 Flats and Houses	20
T6 - 45 Flats and Houses	45
T7 - 60 Flats	60
T8 - 100 Flats and Houses	100
T9 - 150 Flats and Houses	150
Total number of units identified	415

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				100%				100%
30.00%	70.00%							100%
				25%	45%	30%		100%
	25.00%	70.00%	5%					100%
30.00%				30%	40%			100%
25.00%	5.00%	10.00%		25%	30%	5%		100%
25.00%	70.00%	5.00%						100%
25.00%	60.00%	5.00%			5%	5%		100%
25.00%	20.00%	5.00%		20%	30%			100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm
Affordable	37.5 sqm	57.0 sqm	67.0 sqm		83.0 sqm	96.0 sqm	113.0 sqm

DESCRIPTION (for results sheet)

DENSITY AND NET SITE AREA

DESCRIPTION	DENSITY AND NET SITE AREA	
	Units per ha	Gross to net
Houses	33	100%
Flats	160	100%
Houses	34	100%
Flats	133	100%
Flats and Houses	77	100%
Flats and Houses	66	100%
Flats	200	100%
Flats and Houses	100	100%
Flats and Houses	75	100%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Drop

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Area 1	£1,938
B Area 2	£2,153
C Area 3	£2,369
D Area 4	£2,476
E Area 5	£2,530
F Area 6	£2,799
G Area 7	£2,960
H Area 8	£3,229
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields ▼

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£0	30%	£0.00	2.75%	£0	5.25%	£0.00
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£0	30%	£0	2.75%	£0	5.25%	£0
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£0	30%	£0	2.75%	£0	5.25%	£0
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£0	30%	£0	2.75%	£0	5.25%	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southeast-on-Sea Borough Council
Area(s)	Southeast-on-Sea Borough
Author	Sacha Winfield-Ferris
Date	17 February 2014
Reference	CIL Test - 0% AH, Social Rent, CSH4, Drop

BUILD COSTS

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	TIMINGS for cash flow				PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid		Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid
T1 - 4 Houses	£1,009	£858	£205	80.0%	2	3	1	3	£1,012	1	£250	1	2	2	10%
T2 - 8 Flats	£1,009	£858	£243	80.0%	2	4	1	5	£1,012	1	£250	1	2	2	10%
T3 - 12 Houses	£1,009	£858	£203	80.0%	2	4	2	5	£1,012	1	£250	1	2	2	10%
T4 - 16 Flats	£1,009	£858	£243	80.0%	2	4	2	6	£1,012	1	£250	1	2	3	10%
T5 - 20 Flats and Houses	£1,009	£858	£216	85.0%	2	5	3	6	£1,012	1	£250	1	2	3	10%
T6 - 45 Flats and Houses	£1,009	£858	£219	80.0%	2	6	5	6	£1,012	1	£250	1	2	4	10%
T7 - 60 Flats	£1,320	£858	£312	75.0%	2	6	6	7	£1,012	1	£250	1	2	4	10%
T8 - 100 Flats and Houses	£1,009	£858	£238	80.0%	2	8	11	7	£1,012	1	£250	1	4	6	10%
T9 - 150 Flats and Houses	£1,009	£858	£220	80.0%	2	10	16	7	£1,012	1	£250	1	4	6	10%

Lookup from build costs table (AA27) ---->

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Variables common to residential and commercial:
Private profit

Contingency
Development finance
Timing of S106
Timing of CIL
Fees

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

Additional policy requirement costs to add to build costs	Units	LH per sq m	SUDs per sq m
T1 - 4 Houses		£7.23	£9.04
T2 - 8 Flats		£9.38	£11.73
T3 - 12 Houses		£6.13	£7.66
T4 - 16 Flats		£9.12	£11.40
T5 - 20 Flats and Houses		£7.76	£9.69
T6 - 45 Flats and Houses		£7.61	£9.51
T7 - 60 Flats		£9.69	£12.11
T8 - 100 Flats and Houses		£8.68	£10.85
T9 - 150 Flats and Houses		£7.04	£9.95

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend-on-Sea Borough
Author	Barrie Worland-Fleming
Date	17 February 2014
Reference	26_Land-Use-AP, Social Rent, CSH, Dile

DEVELOPMENT PERIOD CASHFLOW

dev. recharge	0.00%
dev. discharge	0.00%
Revenue	
T1 - 4 Houses	£ -
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Marketing costs	£ 3,000%
Legal fees	£ 0.500%
Costs of Sale	Sub Total
Net commercial investment value	Sub Total
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
Speculative NDV	
Affordable Housing Revenue	
No fees on sale	£ -
T1 - 4 Houses	£ -
NDV	Total
Standard Costs	
T1 - 4 Houses	£ 351,516
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
Sub Total	£ 351,516
Other Costs	
Professional fees	£ 10,00%
Sub Total	£ 36,909
CIL	
CIL Payment 1	£ 27,667
Payment 2	£ 27,667
Payment 3	£ 27,667
Sub Total	£ 83,000
Section 106 Costs T1 - 4 Houses	£ 4,048
Sub Total	£ 4,048
Total Other Costs	Sub Total
Total Costs	£ 493,050
Developer's profit on GDV	% of GDV 20.00%
% of GDV affordable	8%
Residual Sum before interest	£ 493,050
Cumulative residual balance for interest calculation	£ -
Interest	£ 7,00%
Residual Sum for quarter after interest	£ 511,381

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	351,516	0	117,172	117,172	117,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	36,909	0	12,303	12,303	12,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	83,000	27,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	4,048	4,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	493,050	31,715	190,667	135,334	135,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	493,050	-31,715	-190,667	-135,334	-135,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	0	-31,715	-222,001	-361,880	-503,152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	18,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	511,381	-32,233	-194,313	-141,282	-143,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	£ 477,079
Site acquisition costs	£ 5,80%
MV (Residual Sum available to offer for Development Opportunity)	£ 27,871
	£ 448,488

£ 477,079
£ 27,871
£ 448,488

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority **Southend-on-Sea Borough Council**
 Area(s) **Southend-on-Sea Borough**
 Author **Barrie Worsfold-Ferris**
 Date **17 February 2014**
 Reference **26_Land-Use-AP, Social Rent, CSH, Dile**

DEVELOPMENT PERIOD CASHFLOW

dev hectcharge	0.00%
dev acreage	0.00%
Revenue	
72 - B Flats	£ -
Investment value of ground rents	£ 19,636
GDV before costs of sale	Sub Total
Marketing costs	£ 5,00%
Legal fees	£ 5,00%
Costs of Sale	Sub Total
Net commercial investment value	Sub Total
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Total commercial value	Sub Total
Speculative NDV	Sub Total
Affordable Housing Revenue	
No fees on sale	£ -
72 - B Flats	£ -
NDV	Total
Standard Costs	
72 - B Flats	£ 637,840
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ -
Sub Total	Sub Total
Other Costs	
Professional fees	£ 10,00%
Sub Total	Sub Total
CIL	
CIL Payment 1	£ 34,100
Payment 2	£ 34,100
Payment 3	£ 34,100
Sub Total	Sub Total
Section 106 Costs 72 - B Flats	£ 8,09%
Sub Total	Sub Total
Total Other Costs	Sub Total
Total Costs	Sub Total
Developer's profit on GDV	% of GDV 20.00%
Residual Sum before interest	% of GDV affordable 8%
Cumulative residual balance for interest calculation	
Interest	7.00%
Residual Sum for quarter after interest	

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10		Qtr 11		Qtr 12		Qtr 13		Qtr 14		Qtr 15	
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
Revenue per Qtr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
619,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
-698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost per Qtr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
159,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
637,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
66,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
66,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
34,100	34,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
34,100	0	34,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
34,100	0	0	34,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
102,300	34,100	68,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8,09%	8,09%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8,09%	8,09%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
110,395	42,196	68,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
847,101	42,196	292,376	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	184,176	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
831,042	-42,196	-292,376	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	-184,176	
-42,196	-42,196	-295,262	-484,268	-676,364	-868,460	-1,060,556	-1,252,652	-1,444,748	-1,636,844	-1,828,940	-2,021,036	-2,213,132	-2,405,228	-2,597,324	-2,789,420	-2,981,516	-3,173,612	-3,365,708	-3,557,804	-3,749,900	-3,941,996	-4,134,092	-4,326,188	-4,518,284	-4,710,380	-4,902,476	-5,094,572	-5,286,668	-5,478,764	
38,509	680	-4,329	-7,920	-11,062	-14,007	-16,852	-19,697	-22,542	-25,387	-28,232	-31,077	-33,922	-36,767	-39,612	-42,457	-45,302	-48,147	-50,992	-53,837	-56,682	-59,527	-62,372	-65,217	-68,062	-70,907	-73,752	-76,597	-79,442	-82,287	
870,400	-42,886	-297,205	-492,086	-686,967	-881,848	-1,076,729	-1,271,610	-1,466,491	-1,661,372	-1,856,253	-2,051,134	-2,246,015	-2,440,896	-2,635,777	-2,830,658	-3,025,539	-3,220,420	-3,415,301	-3,610,182	-3,805,063	-4,000,944	-4,195,825	-4,390,706	-4,585,587	-4,780,468	-4,975,349	-5,170,230	-5,365,111	-5,560,092	

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!
Residual land value	
Site acquisition costs	£ 5,80%
MV (Residual Sum available to offer for Development Opportunity)	£ 751,636

£ 798,127
£ 798,127
£ 46,291
£ 751,636

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority Southend-on-Sea Borough Council
 Area(s) Southend-on-Sea Borough
 Author Barrie Worsfold-Freeman
 Date 17 February 2014
 Reference 20, 201 - 0% AH, Social Rent, CSH, Dis.

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000
Revenue	
T4 - 16 Flats	£ -
Investment value of ground rents	£ 10,909
GDV before costs of sale	£10,909
Costs of Sale	£337
Marketing costs	£ 337
Legal fees	£ 596
Sub Total	£ 933
Net commercial investment value	£ 10,972
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
S2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	£ 0
Speculative NDV	£ 10,972
Affordable Housing Revenue	
No fees on sale	£ -
T4 - 16 Flats	£ -
NDV	Total
Standard Costs	Total
T4 - 16 Flats	£ 1,524,394
B1 office	£ -
Retail A1-A5	£ -
B1 office	£ -
S2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 76,220
Sub Total	£ 1,600,614
Other Costs	£ 160,061
Professional fees	£ 10,000
Sub Total	£ 160,061
CIL	
CIL T4 - 16 Flats	£ 81,533
Section 106 Costs	£ 16,192
T4 - 16 Flats	£ 16,192
Sub Total	£ 16,192
Total Other Costs	£ 244,600
Total Costs	£ 2,021,467
Developer's profit on GDV	% of GDV 20.00%
% of GDV affordable	0%
Residual Sum before interest	£ -2,013,045
Cumulative residual balance for interest calculation	£ -2,013,045
Interest	£ 160,423
Residual Sum for quarter after interest	£ 2,173,468

Revenue per Qtr

Revenue per Qtr

Cost per Qtr

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
Year 1	Year 2	Year 3	Year 4	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	10,909	0	0	0	0	5,455	5,455	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	10,909	0	0	0	0	5,455	5,455	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing costs	337	0	0	0	0	164	164	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	596	0	0	0	0	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	-233	0	0	0	0	191	191	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	10,972	0	0	0	0	5,264	5,264	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	10,972	0	0	0	0	5,264	5,264	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4 - 16 Flats	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	Total	0	0	0	0	5,264	5,264	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs	Total	1,524,394	381,098	381,098	381,098	381,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4 - 16 Flats	1,524,394	0	381,098	381,098	381,098	381,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	76,220	0	19,055	19,055	19,055	19,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	1,600,614	0	400,153	400,153	400,153	400,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs	£ 160,061	0	40,015	40,015	40,015	40,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional fees	10,000	0	40,015	40,015	40,015	40,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	160,061	0	40,015	40,015	40,015	40,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL		£ 81,533	81,533	81,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL T4 - 16 Flats	81,533	81,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 Costs	£ 16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4 - 16 Flats	16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	16,192	16,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Costs	£ 244,600	81,533	81,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Costs	£ 2,021,467	97,725	521,702	521,702	440,169	440,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's profit on GDV	2,105	0	0	0	0	1,053	1,053	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	£ -2,013,045	-97,725	-521,702	-521,702	-440,169	-440,169	4,211	4,211	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation	£ -2,013,045	-97,725	-621,026	-1,102,885	-1,611,900	-2,078,441	-2,108,233	-2,138,462	0	0	0	0	0	0	0	0	0	0	0	0
Interest	160,423	-1,968	-10,157	-1																

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority **Southend-on-Sea Borough Council**
 Area(s) **Southend-on-Sea Borough**
 Author **Barrie Woodhead-Francis**
 Date **17 February 2014**
 Reference **23_Land-Use-Plan-Detail/CPMA/Dir**

DEVELOPMENT PERIOD CASHFLOW

Item	Value
dev. hecharge	0.000
dev. charge	0.000
Revenue	
T8 - 100 Flats and Houses	£ -
Investment value of ground rents	£ 209,091
GDV before costs of sale	£ 209,091
Costs of Sale	
Marketing costs	£ 3,000
Legal fees	£ 5,500
Sub Total	£ 8,500
Net commercial investment value	£ 200,591
Retail A1/A5	£ -
Retail A1/A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	£ 0
Speculative NDV	£ 201,773
Affordable Housing Revenue	
No fees on sale	£ -
T8 - 100 Flats and Houses	£ -
NDV	£ 201,773
Standard Costs	
T8 - 100 Flats and Houses	£ 8,426,457
Retail A1/A5	£ -
Retail A1/A5	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 421,323
Sub Total	£ 8,447,480
Other Costs	
Professional fees	£ 10,000
Sub Total	£ 884,778
CIL	
CIL T8 - 100 Flats and Houses	£ 478,125
Sub Total	£ 478,125
Section 106 Costs	
T8 - 100 Flats and Houses	£ 101,200
Sub Total	£ 101,200
Total Other Costs	£ 1,535,575
Total Costs	£ 11,268,133
Developer's profit on GDV	£ 40,355
% of GDV	20.00%
% of GDV affordable	0%
Residual Sum before interest	£ 11,106,715
Cumulative residual balance for interest calculation	£ -579,325
Interest	£ 2,588,118
Residual Sum for quarter after interest	£ 13,684,833
Land Value	£ 10,196,981
per developable acre	£ 10,196,981
per developable hectare	£ 40,769,924
Residual land value	£ 10,196,981
Site acquisition costs	£ 591,425
MV (Residual Sum available to offer for Development Opportunity)	£ 9,665,556

Project Totals	Qtr 1		Qtr 2		Qtr 3		Qtr 4		Qtr 5		Qtr 6		Qtr 7		Qtr 8		Qtr 9		Qtr 10		Qtr 11		Qtr 12		Qtr 13		Qtr 14		Qtr 15		Qtr 16		Qtr 17		Qtr 18		Qtr 19		Qtr 20			
	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2				
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Investment value of ground rents	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008
GDV before costs of sale	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	19,008	
Marketing costs	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	
Legal fees	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95		
Sub Total	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665			
Retail A1/A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Retail A1/A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
C2 res institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Speculative NDV	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343			
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
No fees on sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
T8 - 100 Flats and Houses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
NDV	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343				
Total	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343	18,343				
Standard Costs	8,426,457	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307	1,053,307				
Retail A1/A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Retail A1/A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
B8 storage	0	0	0	0																																						

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority: Southend-on-Sea Borough Council
 Area: Southend-on-Sea Borough
 Author: Brian Worsfold/Revenue
 Date: 17 February 2014
 Reference: 2014-05-03-01-0001/0001-0001

DEVELOPMENT PERIOD CASHFLOW

		Revenue per Qtr																					
Qtr	Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
		Year 1	Year 2	Year 3	Year 4	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
Revenue																							
Investment value of ground rents	£ 150,000	0	0	0	0	0	0	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	
GDV before costs of sale	£150,000	0	0	0	0	0	0	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	
Costs of Sale																							
Marketing costs	£4,500	0	0	0	0	0	0	281	281	281	281	281	281	281	281	281	281	281	281	281	281	281	
Legal fees	£750	0	0	0	0	0	0	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	
Sub Total	£5,250	0	0	0	0	0	0	328	328	328	328	328	328	328	328	328	328	328	328	328	328	328	
Net commercial investment value																							
Retail A1/A5	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D1	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D2	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total commercial value	£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV	£ 144,750	0	0	0	0	0	0	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	
Affordable Housing Revenue																							
No fees on sale	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
T9 - 150 Flats and Houses	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDV	£ 144,750	0	0	0	0	0	0	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	9,047	
Standard Costs																							
T9 - 150 Flats and Houses	£ 12,883,786	0	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	1,288,377	
Retail A1/A5	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2 industrial	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B8 storage	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2 res institution	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D1	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D2	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	£ 644,188	0	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	64,419	
Sub Total	£ 13,527,965	0	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	1,352,795	
Other Costs																							
Professional fees	£ 1,352,795	0	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	
Sub Total	£ 1,352,795	0	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	135,280	
CIL																							
T9 - 150 Flats and Houses	£ 869,063	0	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	
Sub Total	£ 869,063	0	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	86,906	
Section 106 Costs																							
T9 - 150 Flats and Houses	£ 151,800	0	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	
Sub Total	£ 151,800	0	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	15,180	
Total Other Costs	£ 2,758,989	0	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	275,899	
Total Costs	£ 17,639,738	0	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	1,824,073	
Developer's profit on GDV	20.00%	0	0	0	0	0	0	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	
% of GDV affordable	8%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Sum before interest	£ 17,523,038	-1,020,863	-1,488,075	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	-2,357,138	-1,488,075	
Cumulative residual balance for interest calculation		-1,020,863	-2,526,634	-4,055,016	-6,478,474	-8,072,505	-10,561,070	-12,215,245	-13,895,664	-15,603,971	-17,340,013	-19,104,449	-20,892,668	-22,711,078	-24,560,182	-26,437,602	-28,350,944	-30,298,714	-32,278,518	-34,287,962	-36,326,652	-38,393,182	
Interest	£ 5,588,475	-16,686	-41,307	-66,320	-91,726	-117,427	-143,416	-169,707	-197,302	-226,207	-256,428	-287,970	-320,840	-355,054	-390,618	-427,548	-465,850	-505,630	-546,896	-589,656	-633,918	-679,692	
Residual Sum for quarter after interest	£ 21,122,413	-1,037,549	-1,529,382	-1,554,951	-2,463,084	-1,620,102	-2,525,875	-1,660,620	-2,708,108	-1,738,043	-2,784,436	-1,783,283	-3,101,210	-3,154,284	-3,200,440	-3,248,681	-3,300,008	-3,354,432	-3,411,952	-3,472,574	-3,536,306	-3,603,158	

Land Value	
per developable acre	£15,786,140
per developable hectare	£15,786,140
Residual land value	£ 15,786,140
Site acquisition costs	£ 915,596
MV (Residual Sum available to offer for Development Opportunity)	£ 14,870,544

£ 15,786,140
£ 915,596
£ 14,870,544

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Flats	
No of units	32 units
Density:	128 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	0.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Retirement housing

Private values £3229 psm

CL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	264,311	1,057,244	-3,045,756	-734,756	45,244	751,244
20	228,997	915,986	-3,187,014	-876,014	-96,014	609,986
30	211,340	845,362	-3,257,638	-946,638	-166,638	539,362
50	176,026	704,104	-3,398,896	-1,087,896	-307,896	398,104
80	123,055	492,219	-3,610,781	-1,299,781	-519,781	186,219
100	87,741	350,965	-3,752,035	-1,441,035	-661,035	44,965
120	52,427	209,708	-3,893,292	-1,582,292	-902,292	-96,292
140	17,113	68,451	-4,034,549	-1,723,549	-943,549	-237,549
150	-552	-2,206	-4,105,206	-1,794,206	-1,014,206	-308,206
180	-54,272	-217,087	-4,320,087	-2,009,087	-1,229,087	-523,087
200	-90,086	-360,343	-4,463,343	-2,152,343	-1,372,343	-666,343
210	-107,993	-431,972	-4,534,972	-2,223,972	-1,443,972	-737,972
220	-125,899	-503,598	-4,606,598	-2,295,598	-1,515,598	-809,598
230	-143,807	-575,227	-4,678,227	-2,367,227	-1,587,227	-881,227
240	-161,713	-646,853	-4,749,853	-2,438,853	-1,658,853	-952,853
250	-179,621	-718,483	-4,821,483	-2,510,483	-1,730,483	-1,024,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£	£100

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	30 April 2014
Reference	CIL Test - Extra Care housing

Local Plan Test

Values:
Sales values 3,229 psm

4 (vlookup)

Affordable housing percentage	0%
of which social rented	70%
of which intermediate	30%

Code for Sustainable Homes
Cost allowance - all tenures (% of base costs) Level (vlookup)

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£30	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
32 Sheltered/Retirement flats	£87,741	32	1,920	1,920	60	4.2%
00-Jan	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
00-Jan	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
00-Jan	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

1 (vlookup)

Growth	
Value growth	0.00%
Cost growth	0.00%

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	30 April 2014
Reference	CIL Test - Extra Care housing

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
32 Sheltered/Retirement flats	32
Total number of units identified	32

UNIT MIX enter for each typology identified

Flats (percent of units)				Houses (percent of units)			Totals
1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house	
68.75%	31.25%						100%
							0%
							0%
							0%
							0%
							0%
							0%
							0%

DESCRIPTION

(for results sheet)

Flats

DENSITY AND NET SITE AREA

Units per ha	Gross to net
128	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	52.5 sqm	76.5 sqm					
Affordable	52.5 sqm	76.5 sqm					

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	30 April 2014
Reference	CIL Test - Extra Care housing

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
Retirement housing	£3,229

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£425	£0
Two beds	£495	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£7,727	£0
Two beds	£9,000	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box

Option 2: Capital values calculated from net rents & yields



AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£169,523	30%	£50,856.75	2.75%	£3,263	5.25%	£62,158.25
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£247,019	30%	£74,106	2.75%	£4,755	5.25%	£90,573
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£0	30%	£0	2.75%	£0	5.25%	£0
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£0	30%	£0	2.75%	£0	5.25%	£0

Community Infrastructure Levy
Southend-on-Sea Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices higher £4,103,000	Offices lower £1,792,000	Industrial £1,012,000	Inst/Comty/Resi £306,000

Site type 1	
Flats	
No of units	32 units
Density:	128 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	0.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Retirement housing

Private values £3229 psm

CL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	536,120	2,144,480	-1,958,520	352,480	1,132,480	1,838,480
20	500,806	2,003,223	-2,099,777	211,223	991,223	1,697,223
48	451,366	1,805,464	-2,297,536	13,464	793,464	1,499,464
50	447,834	1,791,337	-2,311,663	-663	779,337	1,485,337
80	394,864	1,579,455	-2,523,545	-212,545	567,455	1,273,455
100	359,549	1,438,198	-2,664,802	-353,802	426,198	1,132,198
120	324,235	1,296,940	-2,806,060	-495,060	284,940	990,940
140	288,922	1,155,687	-2,947,313	-636,313	143,687	849,687
150	271,265	1,085,059	-3,017,941	-706,941	73,059	779,059
180	218,293	873,173	-3,229,827	-918,827	-138,827	567,173
200	182,980	731,919	-3,371,081	-1,060,081	-280,081	425,919
210	165,323	661,291	-3,441,709	-1,130,709	-350,709	355,291
220	147,666	590,662	-3,512,338	-1,201,338	-421,338	284,662
230	130,008	520,034	-3,582,966	-1,271,966	-491,966	214,034
240	112,351	449,405	-3,653,595	-1,342,595	-562,595	143,405
250	94,695	378,780	-3,724,220	-1,413,220	-633,220	72,780

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£48	£150	£250

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	30 April 2014
Reference	CIL Test - Sheltered/Retirement housing

Local Plan Test

Values:
Sales values 9 (vlookup) 3,229 psm

Affordable housing percentage	0%	4 (vlookup)
of which social rented	70%	
of which intermediate	30%	

Code for Sustainable Homes
Cost allowance - all tenures (% of base costs) Level (vlookup)

Grant available check box

CIL rate

CIL rates	Rate per sqm	
1	£0	1
2	£20	2
3	£48	3
4	£50	4
5	£80	5
6	£100	6
7	£120	7
8	£140	8
9	£150	9
10	£180	10
11	£200	11
12	£210	12
13	£220	13
14	£230	14
15	£240	15
16	£250	16

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
32 Sheltered/Retirement flats	£451,366	32	1,920	1,920	60	2.0%
00-Jan	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
00-Jan	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
00-Jan	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!
0	#DIV/0!	0	-	-	#DIV/0!	#DIV/0!

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices higher	£4,103,000
BLV2	Offices lower	£1,792,000
BLV3	Industrial	£1,012,000
BLV4	Inst/Cmnty/Resi	£306,000

1 (vlookup)

Growth	
Value growth	0.00%
Cost growth	0.00%

Vlookup tables

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	30 April 2014
Reference	CIL Test - Sheltered/Retirement housing

SITE TYPOLOGIES

Total number of units identified from **Site Details**

Typology descriptions and total units		
Description		No of units
32 Sheltered/Retirement flats		32
Total number of units identified		32

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
68.75%	31.25%						100%	
							0%	
							0%	
							0%	
							0%	
							0%	
							0%	
							0%	

DESCRIPTION

(for results sheet)

Flats

DENSITY AND NET SITE AREA

Units per ha	Gross to net
128	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	52.5 sqm	76.5 sqm					
Affordable	52.5 sqm	76.5 sqm					

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Southend-on-Sea Borough Council
Area(s)	Southend -on-Sea Borough
Author	Sacha Winfield-Ferreira
Date	30 April 2014
Reference	CIL Test - Sheltered/Retirement housing

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
Retirement housing	£3,229
A	
B	
C	
D	
E	
F	
G	
H	
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£425	£0
Two beds	£495	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£7,727	£0
Two beds	£9,000	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields ▼

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£3,623	5.50%	£65,867	£0	£65,867	£169,523	30%	£50,856.75	2.75%	£3,263	5.25%	£62,158.25
Two bed flats	£4,354	5.50%	£79,156	£0	£79,156	£247,019	30%	£74,106	2.75%	£4,755	5.25%	£90,573
Three bed flats	£4,881	5.50%	£88,746	£0	£88,746	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed flats	£0	5.50%	£0	£0	£0	£0	30%	£0	2.75%	£0	5.25%	£0
Two bed house	£4,975	5.50%	£90,447	£0	£90,447	£0	30%	£0	2.75%	£0	5.25%	£0
Three bed house	£5,438	5.50%	£98,869	£0	£98,869	£0	30%	£0	2.75%	£0	5.25%	£0
Four bed house	£6,179	5.50%	£112,352	£0	£112,352	£0	30%	£0	2.75%	£0	5.25%	£0

LOCAL PLAN AND CIL LIABILITY MODEL

Local Authority Southend-on-Sea Borough Council
Area(s) Southend-on-Sea Borough
Author Bara Worsfold-Ferrero
Date 09 April 2014
Reference 03_Land - Sheltered Retirement housing

DEVELOPMENT PERIOD CASHFLOW

Item	Value	Revenue per Ctr
dev. hecharge	0.00%	
dev. storage	0.00%	
Revenue		
32 Sheltered Retirement flats	£ 6,199,680	886,669
Investment value of ground rents	£ 260,000	37,143
GDV before costs of sale	£ 6,459,680	
Costs of Sale		
Marketing costs	£ 150,750	2.00%
Local fees	£ 32,298	0.50%
Sub Total	£ 183,048	
Net commercial investment value	£ 6,276,632	
Speculative NDV		
Affordable Housing Revenue		
No fees on sale	£ -	
32 Sheltered Retirement flats	£ -	
NDV	Total	£ 6,233,591
Standard Costs		
32 Sheltered Retirement flats	£ 3,397,330	849,333
B1 office	£ -	
Retail A1-A5	£ -	
B1 office	£ -	
B2 industrial	£ -	
B8 storage	£ -	
C1 Hotel	£ -	
C2 res institution	£ -	
D1	£ -	
D2	£ -	
Contingency	£ 169,887	
Sub Total	£ 3,567,217	
Other Costs		
Professional fees	£ 356,720	10.00%
Sub Total	£ 356,720	
CIL		
CIL Payment 1	£ 30,720	
Payment 2	£ 30,720	
Payment 3	£ 30,720	
Sub Total	£ 92,160	
Section 106 Costs 32 Sheltered Retirement flats	£ 32,384	
Sub Total	£ 32,384	
Total Other Costs	£ 124,544	
Total Costs	£ 4,048,450	
Developer's profit on GDV	20.00%	
% of GDV affordable	7%	
Residual Sum before interest	£ 938,412	
Cumulative residual balance for interest calculation		
Interest	6.00%	
Residual Sum for quarter after interest	£ 572,885	
Land Value		
per developable acre	#DW/01	
per developable hectare	#DW/01	
Residual land value	£ 479,157	
Site acquisition costs	5.80%	
MV (Residual Sum available to offer for Development Opportunity)	£ 451,366	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3
	1	2	3	4	1	2	3	4	1	2
Revenue	£ 6,199,680	0	0	0	0	0	885,669	885,669	885,669	885,669
Investment value of ground rents	£ 260,000	0	0	0	0	0	37,143	37,143	37,143	37,143
GDV before costs of sale	£ 6,459,680	0	0	0	0	0	922,811	922,811	922,811	922,811
Marketing costs	£ 150,750	0	0	0	0	0	27,684	27,684	27,684	27,684
Local fees	£ 32,298	0	0	0	0	0	4,614	4,614	4,614	4,614
Sub Total	£ 183,048	0	0	0	0	0	32,298	32,298	32,298	32,298
Net commercial investment value	£ 6,276,632	0	0	0	0	0	0	0	0	0
Speculative NDV										
Affordable Housing Revenue										
No fees on sale	£ -	0	0	0	0	0	0	0	0	0
32 Sheltered Retirement flats	£ -	0	0	0	0	0	0	0	0	0
NDV	Total	£ 6,233,591	0	0	0	0	890,513	890,513	890,513	890,513
Standard Costs										
32 Sheltered Retirement flats	£ 3,397,330	0	849,333	849,333	849,333	849,333	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0
Retail A1-A5	£ -	0	0	0	0	0	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0
B2 industrial	£ -	0	0	0	0	0	0	0	0	0
B8 storage	£ -	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0
C2 res institution	£ -	0	0	0	0	0	0	0	0	0
D1	£ -	0	0	0	0	0	0	0	0	0
D2	£ -	0	0	0	0	0	0	0	0	0
Contingency	£ 169,887	0	42,467	42,467	42,467	42,467	0	0	0	0
Sub Total	£ 3,567,217	0	891,799	891,799	891,799	891,799	0	0	0	0
Other Costs										
Professional fees	£ 356,720	0	89,180	89,180	89,180	89,180	0	0	0	0
Sub Total	£ 356,720	0	89,180	89,180	89,180	89,180	0	0	0	0
CIL										
CIL Payment 1	£ 30,720	£ 30,720	0	0	0	0	0	0	0	0
Payment 2	£ 30,720	£ 0	30,720	0	0	0	0	0	0	0
Payment 3	£ 30,720	£ 0	0	30,720	0	0	0	0	0	0
Sub Total	£ 92,160	£ 30,720	£ 30,720	£ 30,720	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Section 106 Costs 32 Sheltered Retirement flats	£ 32,384	£ 32,384	0	0	0	0	0	0	0	0
Sub Total	£ 32,384	£ 32,384	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Total Other Costs	£ 124,544	£ 63,104	£ 30,720	£ 30,720	£ 0	£ 0	£ 0	£ 0	£ 0	£ 0
Total Costs	£ 4,048,450	£ 63,104	£ 1,011,699	£ 1,011,699	£ 890,979	£ 890,979	£ 0	£ 0	£ 0	£ 0
Developer's profit on GDV	£ 1,246,718	0	0	0	0	0	178,103	178,103	178,103	178,103
% of GDV affordable	7%	0	0	0	0	0	0	0	0	0
Residual Sum before interest	£ 938,412	£ -63,104	£ -1,011,699	£ -1,011,699	£ -890,979	£ -890,979	£ 712,410	£ 712,410	£ 712,410	£ 712,410
Cumulative residual balance for interest calculation										
Interest	£ 365,524	£ 893	£ 15,222	£ 29,754	£ 44,057	£ 58,562	£ 99,391	£ 50,150	£ 40,778	£ 31,274
Residual Sum for quarter after interest	£ 572,885	£ -63,997	£ -1,026,921	£ -1,041,435	£ -1,028,638	£ -1,038,541	£ -89,381	£ 662,260	£ 671,632	£ 681,196

Appendix 2 - Commercial appraisals and results

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	Whole Borough Prime

	£s per sqft	Yield	Rent free
Appraisal 1	£10.00	8.00%	2.00 years
Appraisal 2	£11.00	8.00%	2.00 years
Appraisal 3	£12.00	8.00%	2.00 years
Appraisal 4	£13.00	7.25%	2.00 years
Appraisal 5 (base)	£13.00	8.00%	2.00 years
Appraisal 6	£13.00	6.75%	2.00 years
Appraisal 7	£14.00	8.00%	2.00 years
Appraisal 8	£15.00	8.00%	2.00 years
Appraisal 9	£16.00	8.00%	2.00 years
Appraisal 10	£17.00	8.00%	2.00 years

Existing floorspace as % of new
50%

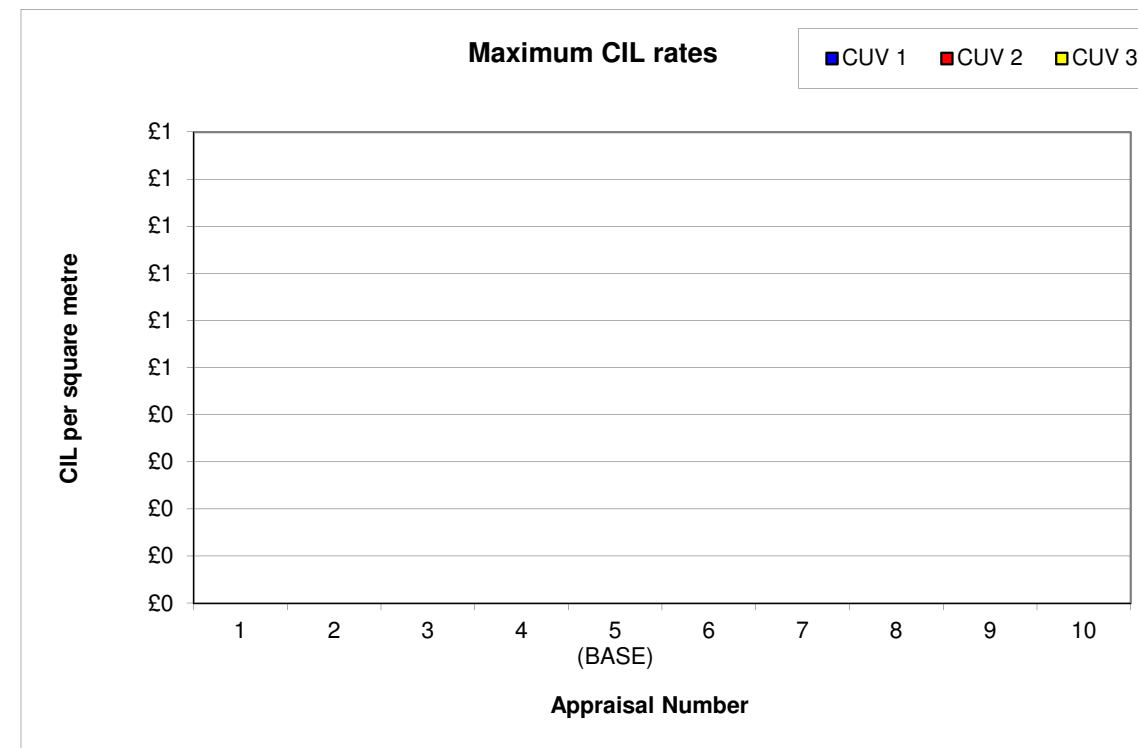
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£4.00	10.00%	3.00 years	15.00%
Current use value 2	£5.00	10.00%	3.00 years	20.00%
Current use value 3	£7.50	9.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-30%	£0	£0	£0
Appraisal 2	-18%	£0	£0	£0
Appraisal 3	-8%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	7%	£0	£0	£0
Appraisal 8	13%	£0	£0	£0
Appraisal 9	19%	£0	£0	£0
Appraisal 10	24%	£0	£0	£0



CURRENT USE VALUE

Commercial Development

Use class: OFFICE

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£4 psf		£5 psf		£8 psf	
Rental income per annum		£60,000		£75,000		£112,500	
Rent free/voids (years)		3.0	0.7513	3.0	0.7513	3.0	0.7722
Total revenue, capitalised (including all costs)		10.00%		10.00%		9.00%	
Refurbishment costs	£25 psf	£375,000		£375,000		£375,000	
Fees	7%	£26,250		£26,250		£26,250	
Capitalised rent, net of refurb and fees			£49,539		£162,236		£563,979
Purchaser's costs	5.75%						
Current use value			£49,539		£162,236		£563,979
CUV including Landowner premium		15%	£56,970	20.00%	£194,683	20.00%	£676,775

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£3.50	8.00%	2.00 years
Appraisal 2	£4.50	8.00%	2.00 years
Appraisal 3	£5.50	8.00%	2.00 years
Appraisal 4	£6.50	8.25%	2.00 years
Appraisal 5 (base)	£6.50	8.00%	2.00 years
Appraisal 6	£6.50	7.75%	2.00 years
Appraisal 7	£7.50	8.00%	2.00 years
Appraisal 8	£8.50	8.00%	2.00 years
Appraisal 9	£9.50	8.00%	2.00 years
Appraisal 10	£10.50	8.00%	2.00 years

Existing floorspace as % of new
50%

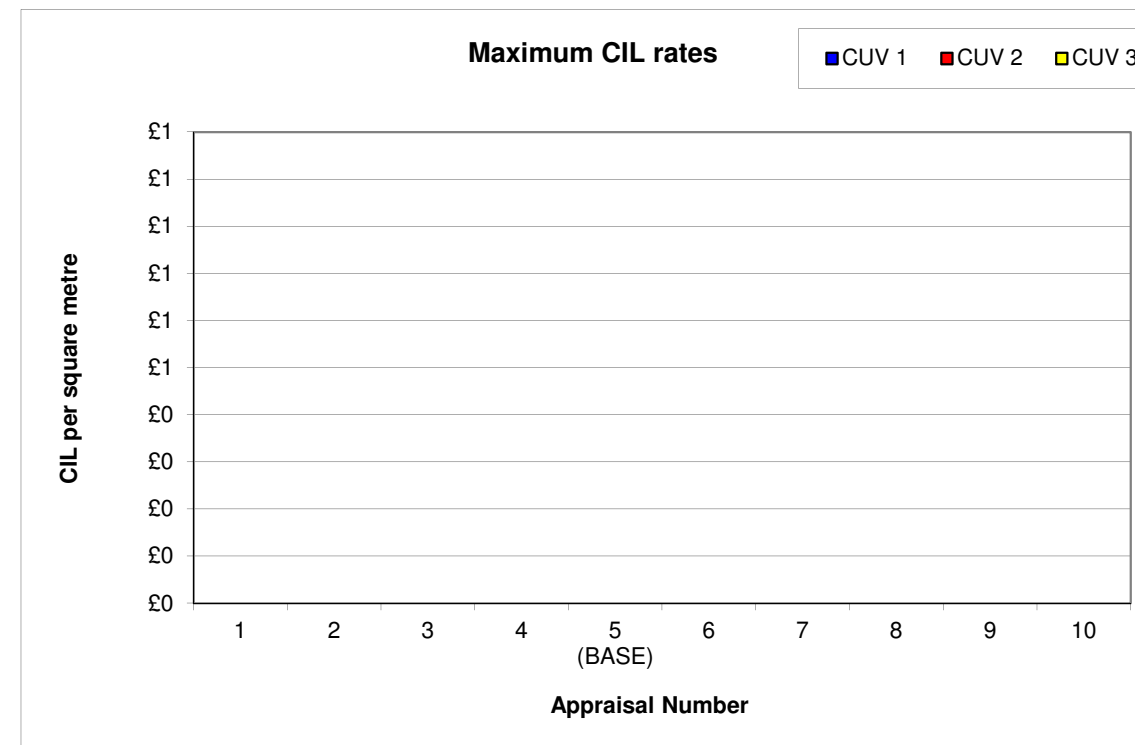
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£4.00	10.00%	3.00 years	15.00%
Current use value 2	£4.50	10.00%	3.00 years	20.00%
Current use value 3	£5.00	9.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-86%	£0	£0	£0
Appraisal 2	-44%	£0	£0	£0
Appraisal 3	-18%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	13%	£0	£0	£0
Appraisal 8	24%	£0	£0	£0
Appraisal 9	32%	£0	£0	£0
Appraisal 10	38%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: **INDUSTRIAL**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£4 psf		£5 psf		£5 psf	
Rental income per annum		£60,000		£67,500		£75,000	
Rent free/voids (years)		3.0	0.7513	3.0	0.7513	3.0	0.7722
Total revenue, capitalised (including all costs)		10.00%		10.00%		9.00%	
Refurbishment costs	£25 psf	£375,000		£375,000		£375,000	
Fees	7%	£26,250		£26,250		£26,250	
Capitalised rent, net of refurb and fees			£49,539		£105,887		£242,236
Purchaser's costs	5.75%						
Current use value			£49,539		£105,887		£242,236
CUV including Landowner premium		15%	£56,970	20.00%	£127,065	20.00%	£290,683

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	Prime - Southend Central Area

	£s per sqft	Yield	Rent free
Appraisal 1	£24.00	6.75%	2.00 years
Appraisal 2	£26.00	6.75%	2.00 years
Appraisal 3	£28.00	6.75%	2.00 years
Appraisal 4	£30.00	7.00%	2.00 years
Appraisal 5 (base)	£30.00	6.75%	2.00 years
Appraisal 6	£30.00	6.50%	2.00 years
Appraisal 7	£32.00	6.75%	2.00 years
Appraisal 8	£33.00	6.75%	2.00 years
Appraisal 9	£34.00	6.75%	2.00 years
Appraisal 10	£35.00	6.75%	2.00 years

Existing floorspace as % of new
50%

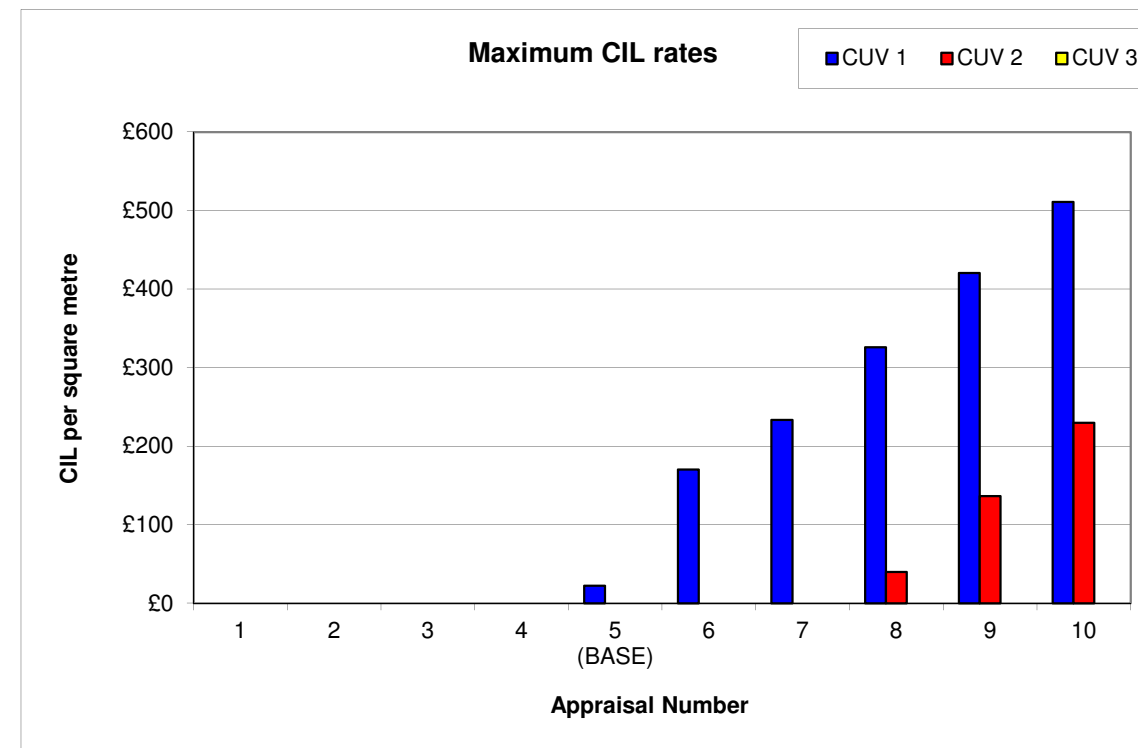
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	8.00%	3.00 years	20.00%
Current use value 2	£15.00	8.00%	3.00 years	20.00%
Current use value 3	£20.00	7.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£22	£0	£0
Appraisal 6	0%	£170	£0	£0
Appraisal 7	6%	£233	£0	£0
Appraisal 8	9%	£326	£40	£0
Appraisal 9	12%	£420	£137	£0
Appraisal 10	14%	£511	£230	£0



CURRENT USE VALUE
Commercial Development

Use class: All Other Retail (A1-A5)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£15,000		£22,500		£30,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8163
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.00%	
Refurbishment costs	£25 psf	£37,500		£37,500		£37,500	
Fees	7%	£2,625		£2,625		£2,625	
Capitalised rent, net of refurb and fees		£108,719		£183,140		£309,717	
Purchaser's costs	5.75%						
Current use value		£108,719		£183,140		£309,717	
CUV including Landowner premium		20%	£130,462	20.00%	£219,768	20.00%	£371,660

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	Leigh-on-Sea

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	7.50%	2.00 years
Appraisal 2	£18.00	7.50%	2.00 years
Appraisal 3	£19.00	7.50%	2.00 years
Appraisal 4	£20.00	7.75%	2.00 years
Appraisal 5 (base)	£20.00	7.50%	2.00 years
Appraisal 6	£20.00	7.25%	2.00 years
Appraisal 7	£21.00	7.50%	2.00 years
Appraisal 8	£22.00	7.50%	2.00 years
Appraisal 9	£23.00	7.50%	2.00 years
Appraisal 10	£24.00	7.50%	2.00 years

Existing floorspace as % of new
50%

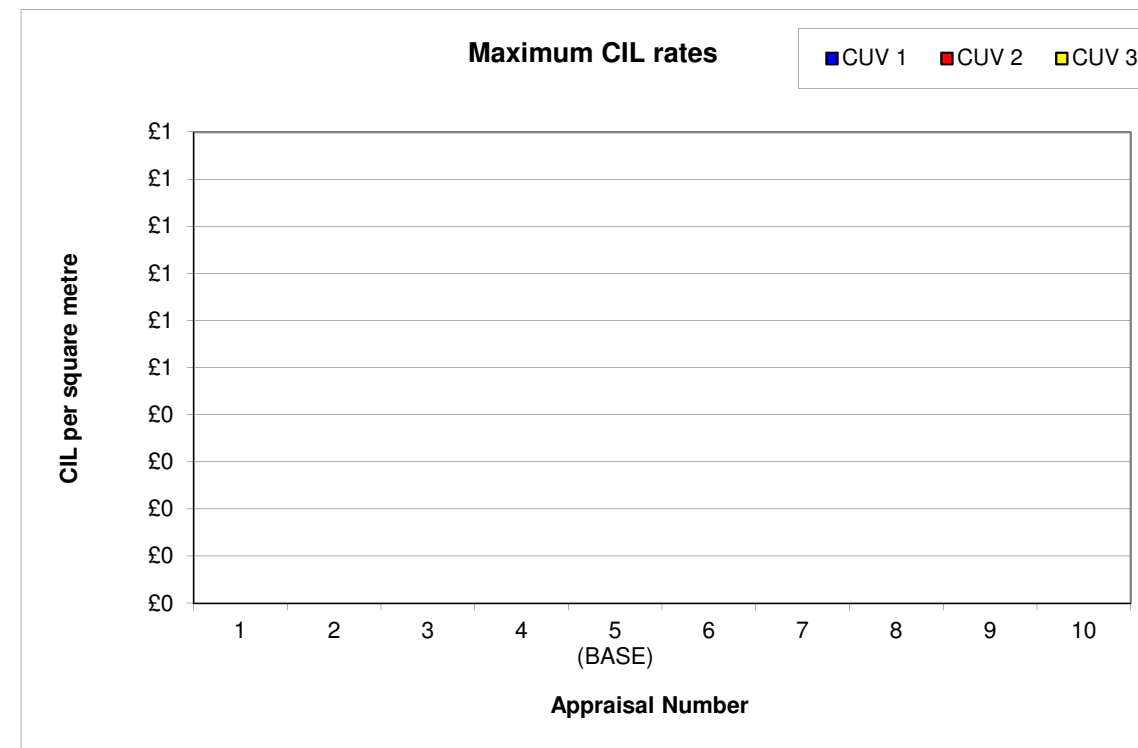
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£7.50	9.00%	3.00 years	20.00%
Current use value 2	£10.00	8.00%	3.00 years	20.00%
Current use value 3	£15.00	7.75%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: All Other Retail (A1-A5)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£8 psf		£10 psf		£15 psf	
Rental income per annum		£11,250		£15,000		£22,500	
Rent free/voids (years)		3.0	0.7722	3.0	0.7938	3.0	0.7994
Total revenue, capitalised (including all costs)		9.00%		8.00%		7.75%	
Refurbishment costs	£25 psf	£37,500		£37,500		£37,500	
Fees	7%	£2,625		£2,625		£2,625	
Capitalised rent, net of refurb and fees			£56,398		£108,719		£191,950
Purchaser's costs	5.75%						
Current use value			£56,398		£108,719		£191,950
CUV including Landowner premium		20%	£67,678	20.00%	£130,462	20.00%	£230,340

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	All Other Retail (A1-A5)
Location:	Elsewhere

	£s per sqft	Yield	Rent free
Appraisal 1	£9.00	8.00%	2.00 years
Appraisal 2	£10.00	8.00%	2.00 years
Appraisal 3	£11.00	8.00%	2.00 years
Appraisal 4	£12.00	8.25%	2.00 years
Appraisal 5 (base)	£12.00	8.00%	2.00 years
Appraisal 6	£12.00	7.75%	2.00 years
Appraisal 7	£13.00	8.00%	2.00 years
Appraisal 8	£14.00	8.00%	2.00 years
Appraisal 9	£15.00	8.00%	2.00 years
Appraisal 10	£16.00	8.00%	2.00 years

Existing floorspace as % of new
50%

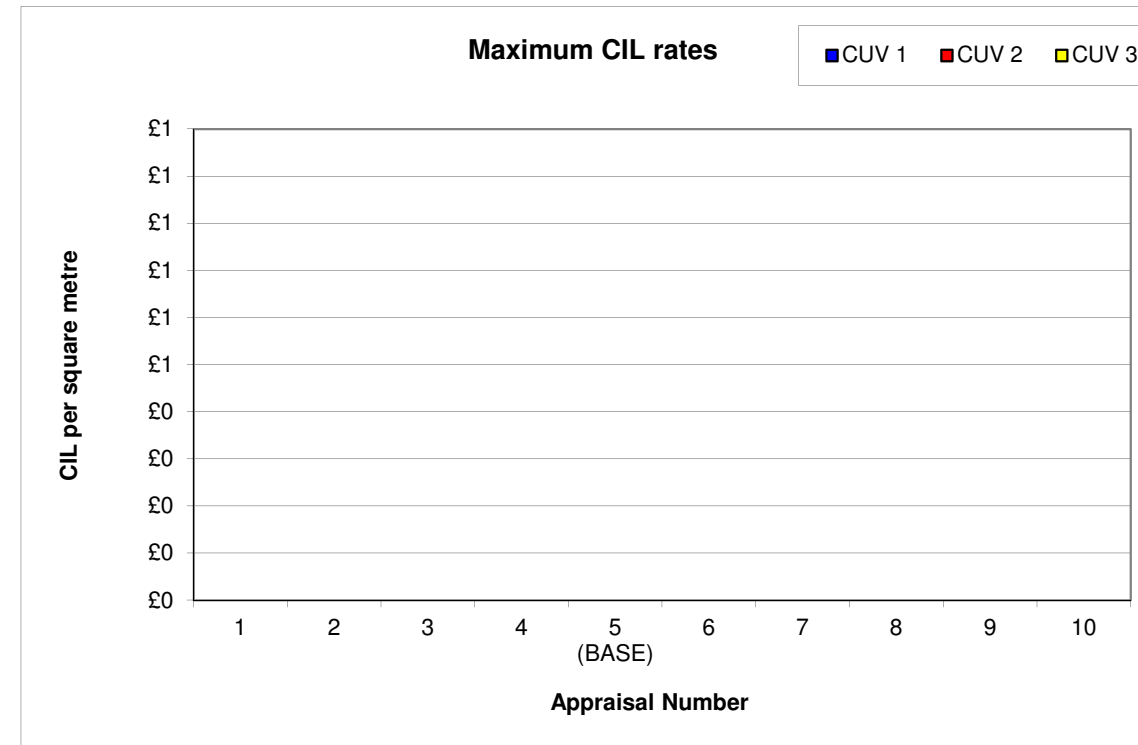
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.00%	3.00 years	20.00%
Current use value 2	£7.50	9.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-33%	£0	£0	£0
Appraisal 2	-20%	£0	£0	£0
Appraisal 3	-9%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	8%	£0	£0	£0
Appraisal 8	14%	£0	£0	£0
Appraisal 9	20%	£0	£0	£0
Appraisal 10	25%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: All Other Retail (A1-A5)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£7,500		£11,250		£15,000	
Rent free/voids (years)		3.0	0.7722	3.0	0.7722	3.0	0.7938
Total revenue, capitalised (including all costs)		9.00%		9.00%		8.00%	
Refurbishment costs	£25 psf	£37,500		£37,500		£37,500	
Fees	7%	£2,625		£2,625		£2,625	
Capitalised rent, net of refurb and fees			£24,224		£56,398		£108,719
Purchaser's costs	5.75%						
Current use value			£24,224		£56,398		£108,719
CUV including Landowner premium		20%	£29,068	20.00%	£67,678	20.00%	£130,462

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (279 sq m) - Lower covenant strength

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	8.00%	2.00 years
Appraisal 2	£18.00	8.00%	2.00 years
Appraisal 3	£19.00	8.00%	2.00 years
Appraisal 4	£20.00	8.25%	2.00 years
Appraisal 5 (base)	£20.00	8.00%	2.00 years
Appraisal 6	£20.00	7.75%	2.00 years
Appraisal 7	£21.00	8.00%	2.00 years
Appraisal 8	£22.00	8.00%	2.00 years
Appraisal 9	£23.00	8.00%	2.00 years
Appraisal 10	£24.00	8.00%	2.00 years

Existing floorspace as % of new
50%

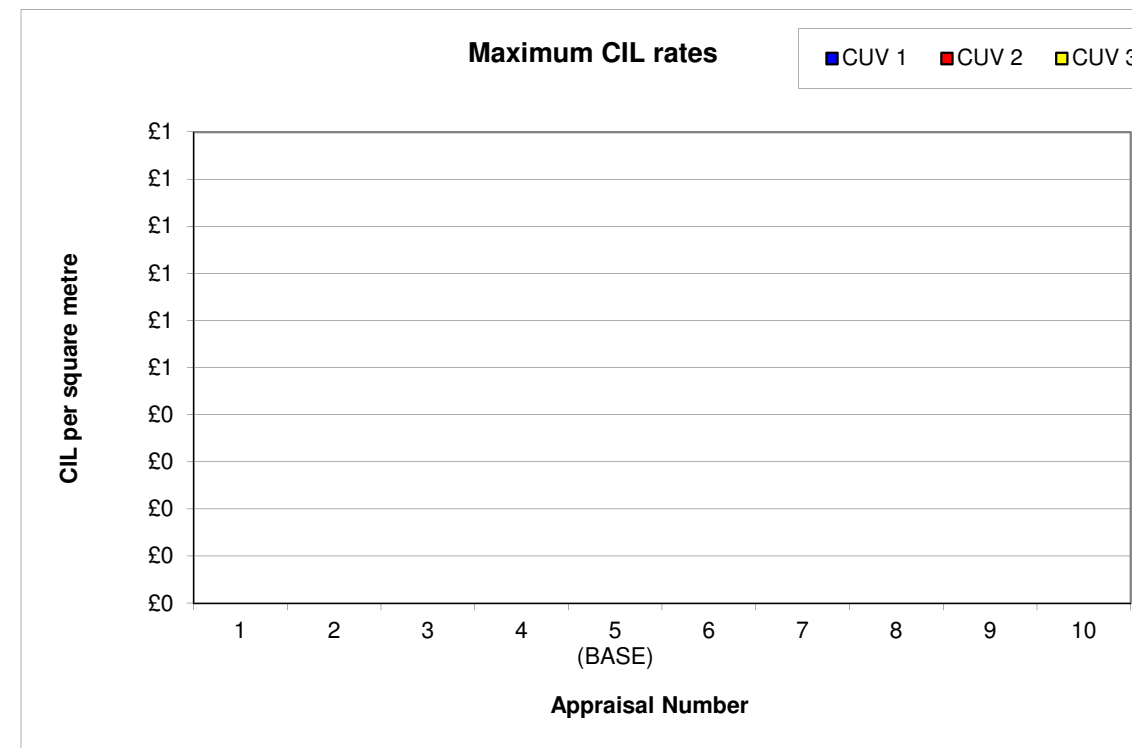
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: **Convenience Retail and Retail Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,502					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£7,508		£11,262		£15,016	
Rent free/voids (years)		3.0	0.7722	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		9.00%		8.00%		8.00%	
Refurbishment costs	£25 psf	£37,539		£37,539		£37,539	
Fees	7%	£2,628		£2,628		£2,628	
Capitalised rent, net of refurb and fees			£24,249		£71,583		£108,833
Purchaser's costs	5.75%						
Current use value			£24,249		£71,583		£108,833
CUV including Landowner premium		15%	£27,886	20.00%	£85,899	20.00%	£130,600

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (279 sq m) - Lower covenant strength

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	8.00%	2.00 years
Appraisal 2	£18.00	8.00%	2.00 years
Appraisal 3	£19.00	8.00%	2.00 years
Appraisal 4	£20.00	8.25%	2.00 years
Appraisal 5 (base)	£20.00	8.00%	2.00 years
Appraisal 6	£20.00	7.75%	2.00 years
Appraisal 7	£21.00	8.00%	2.00 years
Appraisal 8	£22.00	8.00%	2.00 years
Appraisal 9	£23.00	8.00%	2.00 years
Appraisal 10	£24.00	8.00%	2.00 years

Existing floorspace as % of new
50%

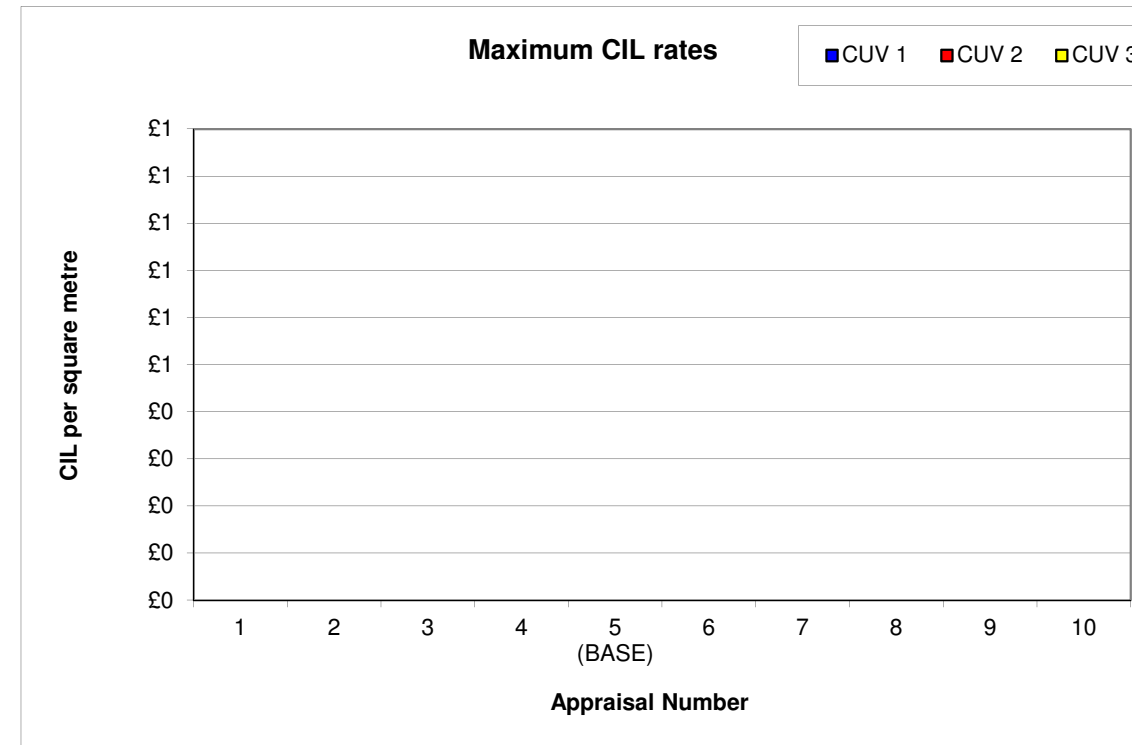
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



CURRENT USE VALUE Commercial Development

Use class: Convenience Retail and Retail Warehousing

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,502					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£7,508		£11,262		£15,016	
Rent free/voids (years)		3.0	0.7722	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		9.00%		8.00%		8.00%	
Refurbishment costs	£25 psf	£37,539		£37,539		£37,539	
Fees	7%	£2,628		£2,628		£2,628	
Capitalised rent, net of refurb and fees			£24,249		£71,583		£108,833
Purchaser's costs	5.75%						
Current use value			£24,249		£71,583		£108,833
CUV including Landowner premium		15%	£27,886	20.00%	£85,899	20.00%	£130,600

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (1,000 sq m)

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.50%	2.00 years
Appraisal 2	£18.00	5.50%	2.00 years
Appraisal 3	£19.00	5.50%	2.00 years
Appraisal 4	£20.00	5.75%	2.00 years
Appraisal 5 (base)	£20.00	5.50%	2.00 years
Appraisal 6	£20.00	5.25%	2.00 years
Appraisal 7	£21.00	5.50%	2.00 years
Appraisal 8	£22.00	5.50%	2.00 years
Appraisal 9	£23.00	5.50%	2.00 years
Appraisal 10	£24.00	5.50%	2.00 years

Existing floorspace as % of new
50%

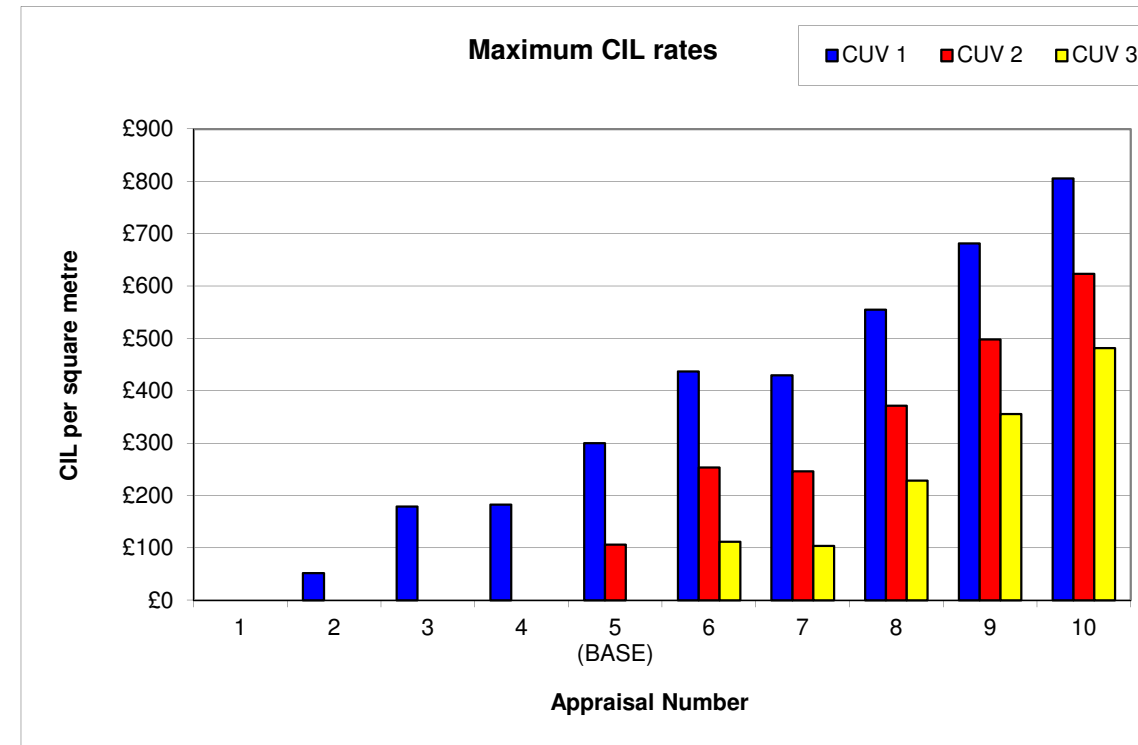
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£52	£0	£0
Appraisal 3	-5%	£179	£0	£0
Appraisal 4	0%	£183	£0	£0
Appraisal 5 (base)	-	£300	£106	£0
Appraisal 6	0%	£437	£254	£112
Appraisal 7	5%	£430	£246	£104
Appraisal 8	9%	£555	£371	£229
Appraisal 9	13%	£681	£498	£356
Appraisal 10	17%	£806	£624	£481



CURRENT USE VALUE
Commercial Development

Use class: **Convenience Retail and Retail Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	5,382					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£26,910		£40,365		£53,820	
Rent free/voids (years)		3.0	0.7722	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		9.00%		8.00%		8.00%	
Refurbishment costs	£25 psf	£134,550		£134,550		£134,550	
Fees	7%	£9,419		£9,419		£9,419	
Capitalised rent, net of refurb and fees			£86,914		£256,569		£390,082
Purchaser's costs	5.75%						
Current use value			£86,914		£256,569		£390,082
CUV including Landowner premium		15%	£99,952	20.00%	£307,883	20.00%	£468,099

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (5000 sq m)

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.50%	2.00 years
Appraisal 2	£18.00	5.50%	2.00 years
Appraisal 3	£19.00	5.50%	2.00 years
Appraisal 4	£20.00	5.75%	2.00 years
Appraisal 5 (base)	£20.00	5.50%	2.00 years
Appraisal 6	£20.00	5.25%	2.00 years
Appraisal 7	£21.00	5.50%	2.00 years
Appraisal 8	£22.00	5.50%	2.00 years
Appraisal 9	£23.00	5.50%	2.00 years
Appraisal 10	£24.00	5.50%	2.00 years

Existing floorspace as % of new	50%
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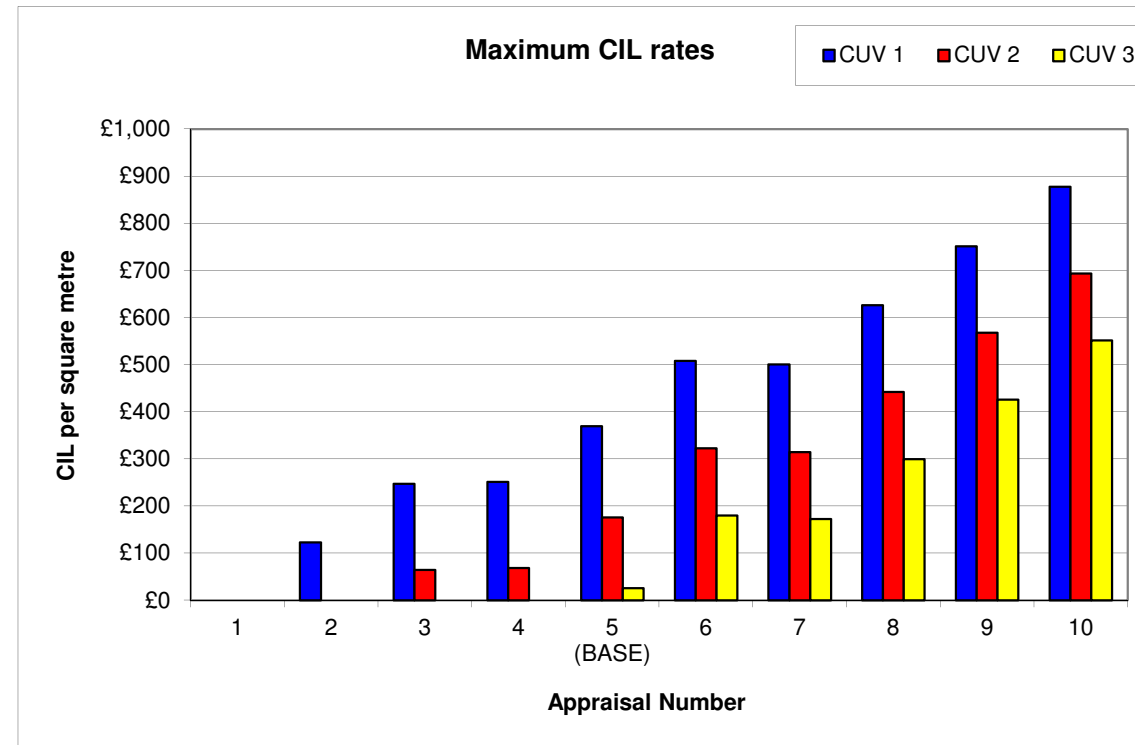
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£123	£0	£0
Appraisal 3	-5%	£247	£64	£0
Appraisal 4	0%	£251	£68	£0
Appraisal 5 (base)	-	£369	£176	£25
Appraisal 6	0%	£508	£322	£180
Appraisal 7	5%	£500	£315	£172
Appraisal 8	9%	£626	£442	£299
Appraisal 9	13%	£751	£568	£426
Appraisal 10	17%	£878	£693	£551



CURRENT USE VALUE
Commercial Development

Use class: **Convenience Retail and Retail Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,502					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£7,508		£11,262		£15,016	
Rent free/voids (years)		3.0	0.7722	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		9.00%		8.00%		8.00%	
Refurbishment costs	£25 psf	£37,539		£37,539		£37,539	
Fees	7%	£2,628		£2,628		£2,628	
Capitalised rent, net of refurb and fees			£24,249		£71,583		£108,833
Purchaser's costs	5.75%						
Current use value			£24,249		£71,583		£108,833
CUV including Landowner premium		15%	£27,886	20.00%	£85,899	20.00%	£130,600

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	HOTEL
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£10.00	6.50%	
Appraisal 2	£11.00	6.50%	
Appraisal 3	£12.00	6.50%	
Appraisal 4	£13.60	6.75%	
Appraisal 5 (base)	£13.60	6.50%	
Appraisal 6	£13.60	6.25%	
Appraisal 7	£14.00	6.50%	
Appraisal 8	£15.00	6.50%	
Appraisal 9	£16.00	6.50%	
Appraisal 10	£17.00	6.50%	

Existing floorspace as % of new	50%
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Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

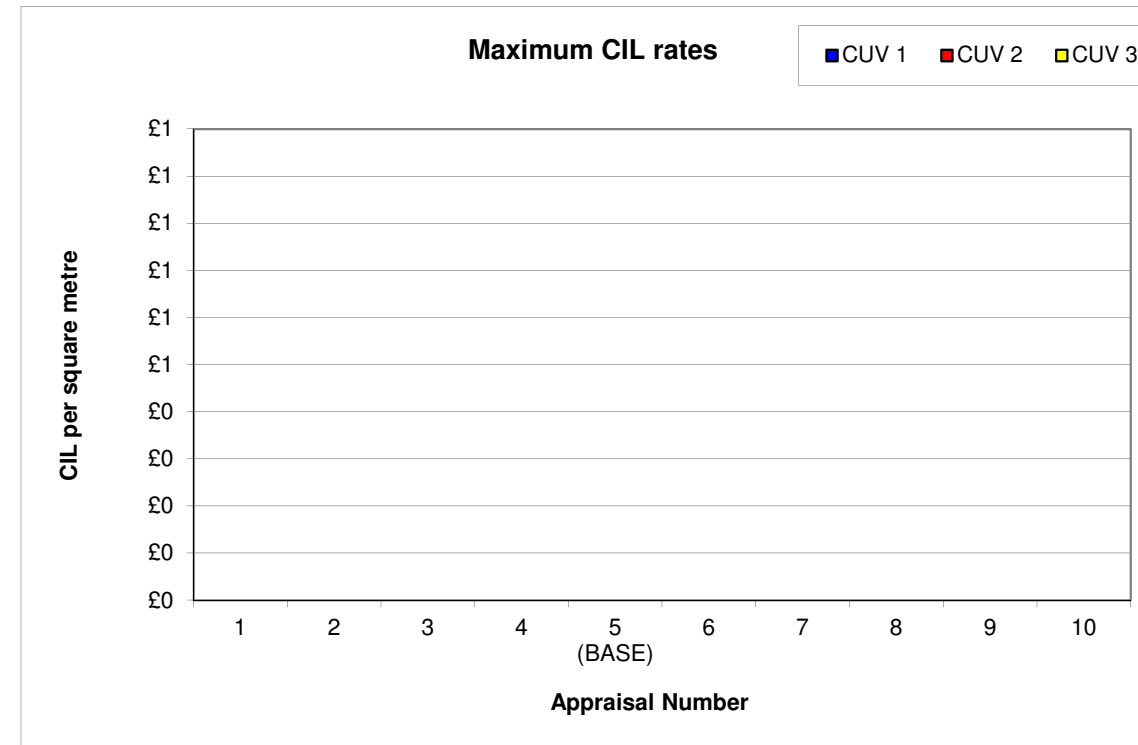
Based on budget hotel

Rent per room per annum	£3,400
Assumed room size	250 sq ft
Number of Rooms	125
Rent per sq ft	£13.60
Capital Value PSF	£197.10

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£4.00	10.00%	3.00 years	15.00%
Current use value 2	£5.00	10.00%	3.00 years	20.00%
Current use value 3	£7.50	9.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-36%	£0	£0	£0
Appraisal 2	-24%	£0	£0	£0
Appraisal 3	-13%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	3%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	15%	£0	£0	£0
Appraisal 10	20%	£0	£0	£0



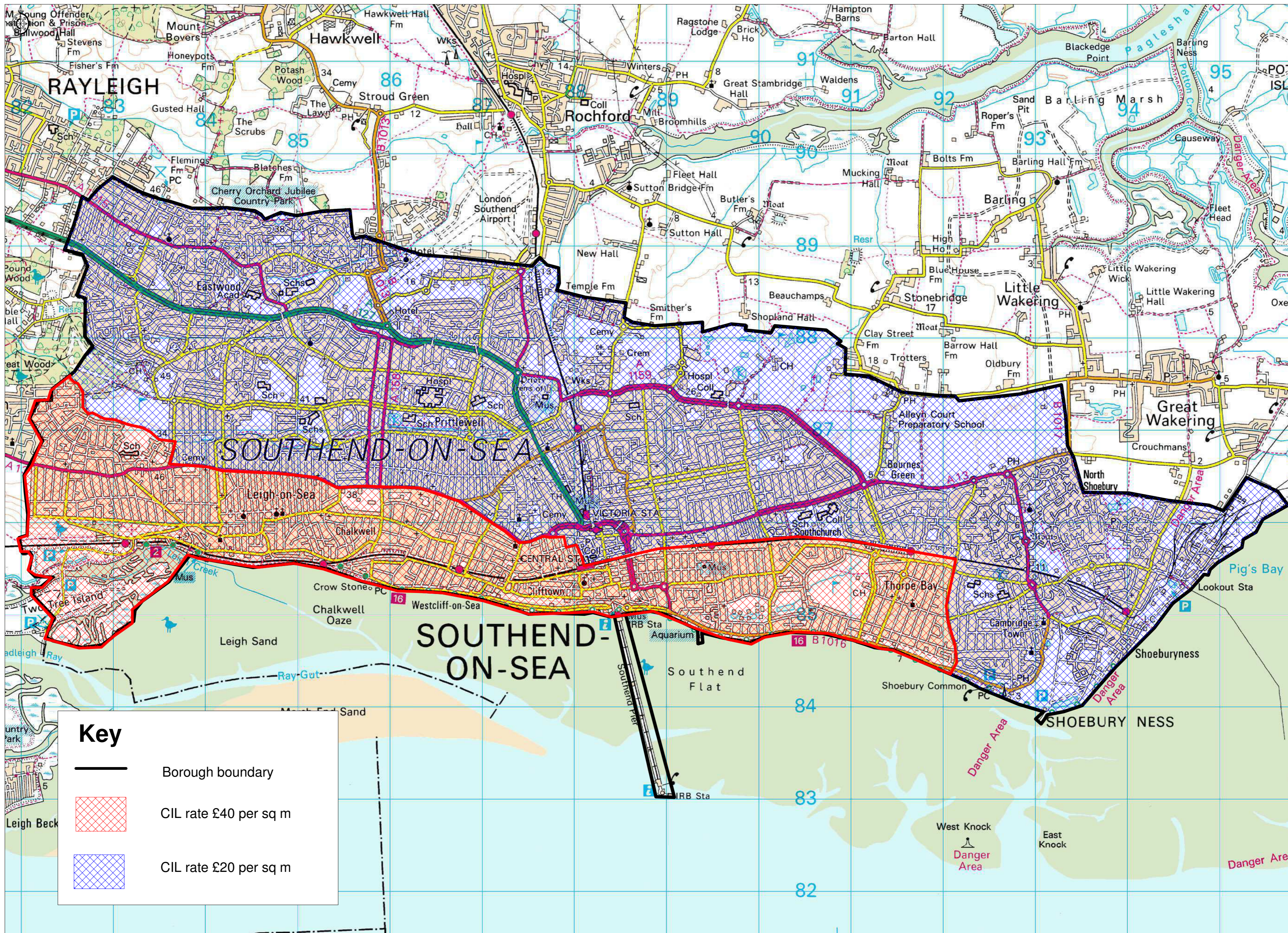
CURRENT USE VALUE

Commercial Development

Use class: HOTEL

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£4 psf		£5 psf		£8 psf	
Rental income per annum		£60,000		£75,000		£112,500	
Rent free/voids (years)		3.0	0.7513	3.0	0.7513	3.0	0.7722
Total revenue, capitalised (including all costs)		10.00%		10.00%		9.00%	
Refurbishment costs	£25 psf	£375,000		£375,000		£375,000	
Fees	7%	£26,250		£26,250		£26,250	
Capitalised rent, net of refurb and fees			£49,539		£162,236		£563,979
Purchaser's costs	5.75%						
Current use value			£49,539		£162,236		£563,979
CUV including Landowner premium		15%	£56,970	20.00%	£194,683	20.00%	£676,775

Appendix 3 - Suggested residential CIL map



Key

- Borough boundary
- ▨ CIL rate £40 per sq m
- ▨ CIL rate £20 per sq m