CIL Charging Schedule (Viability Testing)

CIL regulation 14 requires that:

1) In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between—

(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and

(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

RBK Documentation such as the Council's Infrastructure Development Plan and the Council's Infrastructure Funding Gap statement demonstrate the need to charge CIL to help support the development of its area (part (a)).

However, In order to assess the viability implications (part (b)) the Council has commissioned a viability assessment looking into the viability implications of the proposed schedule.

This tested two main scenarios, both across the same (wide) range of development typologies. Both scenarios incorporated Mayoral CIL (at 2026 rates) and assumed a 35% affordable housing provision for qualifying major developments.

The first scenario (APPRAISAL A) calculated the residual values for each typology where both the existing CIL (2026) and proposed rates were applied, and calculated the percentage change in residual value between the two. The results demonstrated a minimal % change in most cases, and none of the tested typologies changed from a positive residual value to a negative one (viable to unviable).

The second scenario (APPRAISAL B) includes an **additional** scenario where no RBK CIL is charged, and likewise calculated the percentage change in residual value between this and the proposed CIL rates. Whilst the % changes between the two scenarios was therefore greater as a result, it is noted that, even in this case, very few scenarios changed from a positive residual value to a negative one (viable to unviable). Crucially, this would also be the case for all the same scenarios under the currently adopted rates. Additionally, it is noted that these cases generally comprise medium to large residential development proposals (ie high value developments). In these cases, given the large capital values involved, it is considered that a modest reduction in expected profit margin (eg from the standard 17.5% to 15%) would move the residual valuations back to positive. As such it is considered that these developments would still likely remain 'viable' in practice.

As such, it is considered that the proposed CIL charging schedule would not materially impact on economic viability of development across the Royal Borough of Kingston upon Thames.

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APPRAISAL A (Adopted RBK CIL rates VS Proposed CIL rates)

All residental appraisals assume 35% affordable housing and incorporate Mayoral CIL

			Price point A (£6,450 psm) Residual land value			Price point B (£6,881 psm) Residual land value			Price point C (£6,913 psm) Residual land value		
LP Ref	**Site**	**No of units**	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)
1	Small residential scheme - Small Flatted / 3-storey flats	9	£66,611	£64,201	3.62%	£106,298	£103,590	2.55%	£129,928	£125,681	3.27%
2	Small residential scheme - Large Terrace	25	£1,107,412	£1,103,073	0.39%	£1,196,709	£1,191,834	0.41%	£1,257,102	£1,249,457	0.61%
3	Small residential scheme - Low density houses	25	£2,520,569	£2,508,520	0.48%	£2,758,694	£2,745,154	0.49%	£2,916,532	£2,895,297	0.73%
4	Small residential scheme - Medium Flatted	35	£336,531	£324,482	3.58%	£534,969	£521,429	2.53%	£653,120	£631,885	3.25%
5	Small residential scheme - Mixed Form	45	£2,355,261	£2,338,854	0.70%	£2,657,588	£2,639,150	0.69%	£2,850,590	£2,821,675	1.01%
6	Medium residential scheme - Mid-range density - flats with houses	60	£1,070,560	£1,049,543	1.96%	£1,421,490	£1,397,872	1.66%	£1,632,378	£1,595,339	2.27%
7	Medium residential scheme - Medium density flatted scheme	100	-£2,151,884	-£2,180,303	-1.32%	-£1,688,929	-£1,720,865	-1.89%	-£1,415,340	-£1,465,425	-3.54%
8	Medium res-led mixed use scheme - Medium density flatted scheme with commercial	155	-£4,259,643	-£4,320,436	-1.43%	-£3,502,445	-£3,569,086	-1.90%	-£3,060,065	-£3,156,877	-3.16%
9	Medium residential scheme - High density flatted scheme	200	-£9,072,501	-£9,145,610	-0.81%	-£7,985,887	-£8,068,043	-1.03%	-£7,386,423	-£7,515,269	-1.74%
10	Large residential scheme - Low-mid range density - houses with flats	230	£11,349,662	£11,261,875	0.77%	£12,905,796	£12,807,145	0.76%	£13,876,976	£13,722,263	1.11%
11	Large residential scheme - High density flatted scheme	119	-£12,889,087	-£12,997,208	-0.84%	-£11,316,427	-£11,437,930	-1.07%	-£10,464,221	-£10,654,772	-1.82%
12	Medium residential scheme - Low density housing-led scheme	310	£16,670,522	£16,569,078	0.61%	£18,652,247	£18,538,248	0.61%	£19,958,011	£19,779,227	0.90%
13	Large residential scheme - Very high density flatted scheme with commercial	350	-£21,777,806	-£21,923,048	-0.67%	-£19,847,978	-£20,011,196	-0.82%	-£18,885,951	-£19,141,922	-1.36%
14	Large residential scheme - Medium density flatted scheme low rise	360	£2,852,307	£2,699,706	5.35%	£5,139,322	£4,967,834	3.34%	£6,408,372	£6,140,555	4.18%
15	Large resi-led mixed use scheme - Medium density flatted scheme with retail	425	-£1,173,407	-£1,367,838	-16.57%	£1,184,812	£976,375	17.59%	£2,462,314	£2,153,807	12.53%
16	Large residential scheme - Mid-range density - flats with houses	560	£2,583,734	£2,401,933	7.04%	£5,408,054	£5,206,603	3.73%	£7,009,765	£6,693,834	4.51%
17	Large mixed use retail/resi - Retail centre with residential	585	£5,295,987	£5,001,032	5.57%	£8,516,488	£8,202,360	3.69%	£10,166,900	£9,719,418	4.40%
18	Large residential scheme - Medium density flatted scheme	950	-£17,864,186	-£18,134,626	-1.51%	-£14,127,075	-£14,426,746	-2.12%	-£12,214,811	-£12,678,221	-3.79%
19	Large residential scheme - Medium density flatted scheme	1,200	-£26,485,076	-£26,921,322	-1.65%	-£20,714,772	-£21,191,424	-2.30%	-£17,888,544	-£18,632,452	-4.16%
20	Large residential scheme - Medium density flatted scheme	1,325	-£30,004,115	-£30,550,569	-1.82%	-£23,147,709	-£23,744,777	-2.58%	-£19,988,049	-£20,911,355	-4.62%
21	Large residential scheme - Medium density estate redevelopment	1,450	-£29,916,662	-£30,515,012	-2.00%	-£22,770,940	-£23,424,709	-2.87%	-£19,686,796	-£20,691,999	-5.11%
22	Large residential scheme - Flatted scheme with houses	-	£6,871,548	£6,468,846	5.86%	£11,894,341	£11,466,533	3.60%	£14,300,826	£13,636,599	4.64%
23	Retail - Small Retail (High Street Infill)	-	£839,192	£836,707	0.30%	£839,192	£836,707	0.30%	£839,192	£836,707	0.30%
24	Retail - Mid Convenience / Supermarket	-	£827,075	£824,069	0.36%	£827,075	£824,069	0.36%	£827,075	£824,069	0.36%
25	Retail - Large Convenience / Supermarket	6	£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%
26	Retail - Mixed-Use Retail	-	£1,103,526	£1,097,737	0.52%	£1,149,753	£1,143,617	0.53%	£1,177,278	£1,169,349	0.67%
27	Offices - Small Office / Flexible Workspace	-	-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%
28	Offices - Medium Corporate Office	-	-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%
29	Offices - Large Business Park Office	-	-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%
30	Industrial - Small Traditional Industrial	-	£538,632	£534,931	0.69%	£538,632	£534,931	0.69%	£538,632	£534,931	0.69%
31	Industrial - Mid Traditional Industrial	-	£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%
32	Industrial - Large Logistics Shed	-	£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%
33	Industrial - Intensified Mult-Storey	120	£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%
34	Industrial - Co-located Mixed-Use	-	-£2,482,389	-£2,553,157	-2.85%	-£1,568,036	-£1,645,827	-4.96%	-£1,031,782	-£1,145,809	-11.05%
35	LSPBSL Small-Scale Co-Living 150 Rooms	-	£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%
36	LSPBSL Mid-Scale Co-Living 200 Rooms	-	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%
37	LSPBSL Large-Scale Co-Living 350 Rooms	-	£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%
38	PBSA Medium PBSA Block 200 Bedspaces	-	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%
39	PBSA Large PBSA Campus 500 Bedspaces	-	£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%
40	PBSA / HMO HMO / Small-Scale Student Flats 6 Bedspaces	-	£447,021	£445,038	0.44%	£447,021	£445,038	0.44%	£447,021	£445,038	0.44%
41	C2 Accommodation Nursing Accommodation 65 Bedspaces	-	£4,890,507	£4,869,032	0.44%	£4,890,507	£4,869,032	0.44%	£4,890,507	£4,869,032	0.44%
42	C2 Accommodation Specialist Housing 45 Bedspaces	-	£3,384,241	£3,369,373	0.44%	£3,384,241	£3,369,373	0.44%	£3,384,241	£3,369,373	0.44%
43	Leisure - Leisure Centre	-	-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%
44	Visitor Accommodation - Budget Hotel	-	£461,596	£438,931	4.91%	£461,596	£438,931	4.91%	£461,596	£438,931	4.91%
45	Data Centre - Small Data Centre	-	£933,159	£829,175	11.14%	£933,159	£829,175	11.14%	£933,159	£829,175	11.14%
46	Data Centre - Multi-Storey Data Centre	-	£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%

Price point D (£7,144 psm) Residual land value			Price point E (£7,375 psm) Residual land value			Price point F (£7,606 psm) Residual land value			Price point G (£7,838 psm) Residual land value			Price point H (£8,069 psm) Residual land value			Price point I (£8,300 psm) Residual land value		
Adopted CIL	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)	**Adopted CIL**	**Proposed CIL rates**	% change (adopted CIL to Proposed CIL)
£169,616	£165,368	2.50%	£188,653	£181,197	3.95%	£228,341	£220,884	3.27%	£231,323	£221,800	4.12%	£271,011	£261,487	3.51%	£310,698	£301,175	3.06%
£1,346,399	£1,338,754	0.57%	£1,398,525	£1,385,104	0.96%	£1,487,821	£1,474,401	0.90%	£1,511,050	£1,493,908	1.13%	£1,600,346	£1,583,206	1.07%	£1,689,644	£1,672,503	1.01%
£3,154,657	£3,133,422	0.67%	£3,289,530	£3,252,250	1.13%	£3,527,655	£3,490,375	1.06%	£3,582,257	£3,534,642	1.33%	£3,820,382	£3,772,767	1.25%	£4,058,507	£4,010,892	1.17%
£851,557	£830,323	2.49%	£946,742	£909,462	3.94%	£1,145,180	£1,107,900	3.26%	£1,160,094	£1,112,479	4.10%	£1,358,532	£1,310,917	3.50%	£1,556,968	£1,509,354	3.06%
£3,152,917	£3,124,002	0.92%	£3,314,649	£3,263,884	1.53%	£3,616,975	£3,566,211	1.40%	£3,669,402	£3,604,568	1.77%	£3,970,994	£3,906,894	1.61%	£4,270,734	£4,206,804	1.50%
£1,980,833	£1,944,309	1.84%	£2,150,181	£2,086,061	2.98%	£2,497,115	£2,432,995	2.57%	£2,528,400	£2,446,507	3.24%	£2,875,335	£2,793,441	2.85%	£3,222,268	£3,140,375	2.54%
-£952,385	-£1,002,469	-5.26%	-£732,960	-£820,890	-12.00%	-£270,005	-£357,936	-32.57%	-£239,911	-£352,215	-46.81%	£219,931	£109,195	50.35%	£676,427	£565,689	16.37%
-£2,302,868	-£2,399,679	-4.20%	-£1,950,535	-£2,110,264	-8.19%	-£1,193,337	-£1,353,066	-13.39%	-£1,155,765	-£1,356,015	-17.33%	-£404,220	-£601,677	-48.85%	£337,472	£142,770	57.69%
-£6,299,809	-£6,428,655	-2.05%	-£5,839,687	-£6,065,891	-3.87%	-£4,753,073	-£4,979,277	-4.76%	-£4,780,013	-£5,068,920	-6.04%	-£3,693,399	-£3,982,306	-7.82%	-£2,612,493	-£2,897,369	-10.90%
£15,433,111	£15,278,397	1.00%	£16,236,974	£15,965,358	1.67%	£17,793,109	£17,521,492	1.53%	£18,012,127	£17,665,217	1.93%	£19,568,261	£19,221,352	1.77%	£21,114,495	£20,772,425	1.62%
-£8,891,562	-£9,082,113	-2.14%	-£8,245,430	-£8,579,964	-4.06%	-£6,672,771	-£7,007,305	-5.01%	-£6,746,959	-£7,174,226	-6.33%	-£5,194,979	-£5,616,284	-8.11%	-£3,646,615	-£4,067,921	-11.55%
£21,939,736	£21,760,952	0.81%	£23,048,372	£22,738,277	1.35%	£25,012,867	£24,703,371	1.24%	£25,453,778	£25,058,491	1.55%	£27,418,273	£27,022,986	1.44%	£29,382,768	£28,987,481	1.35%
-£16,956,123	-£17,212,094	-1.51%	-£16,270,918	-£16,720,306	-2.76%	-£14,341,090	-£14,790,477	-3.13%	-£14,623,508	-£15,197,466	-3.92%	-£12,693,680	-£13,267,637	-4.52%	-£10,763,851	-£11,337,809	-5.33%
£8,666,961	£8,401,772	3.06%	£9,636,106	£9,170,535	4.83%	£11,892,584	£11,429,123	3.90%	£11,861,373	£11,266,747	5.01%	£14,097,728	£13,511,400	4.16%	£16,330,265	£15,743,937	3.59%
£4,778,337	£4,474,135	6.37%	£5,746,014	£5,236,051	8.88%	£8,037,757	£7,527,794	6.34%	£5,307,539	£5,428,224	-2.27%	£7,599,282	£7,719,968	-1.59%	£9,890,424	£10,009,427	-1.20%
£9,796,986	£9,485,464	3.18%	£11,044,199	£10,497,284	4.95%	£13,806,148	£13,259,233	3.96%	£13,875,744	£13,177,224	5.03%	£16,614,206	£15,925,433	4.15%	£19,320,905	£18,641,742	3.52%
£13,229,665	£12,796,163	3.28%	£14,439,512	£13,724,377	4.95%	£17,434,091	£16,736,801	4.00%	£12,355,055	£12,859,914	-4.09%	£15,441,727	£15,937,605	-3.21%	£18,480,374	£18,964,102	-2.62%
-£8,592,320	-£9,049,263	-5.32%	-£7,221,025	-£8,016,164	-11.01%	-£3,682,538	-£4,464,781	-21.24%	-£4,025,647	-£5,030,840	-24.97%	-£530,568	-£1,525,237	-187.47%	£2,876,911	£1,908,318	33.67%
-£12,352,848	-£13,079,656	-5.88%	-£10,410,597	-£11,676,403	-12.16%	-£5,035,840	-£6,276,478	-24.64%	-£5,814,788	-£7,399,376	-27.25%	-£523,213	-£2,085,645	-298.62%	£4,596,523	£3,098,587	32.59%
-£13,481,589	-£14,379,308	-6.66%	-£11,437,648	-£12,991,709	-13.59%	-£5,177,792	-£6,697,517	-29.35%	-£6,463,561	-£8,420,711	-30.28%	-£442,974	-£2,288,691	-416.66%	£5,191,457	£3,461,341	33.33%
-£12,993,053	-£13,962,309	-7.46%	-£11,134,987	-£12,812,886	-15.07%	-£4,914,111	-£6,464,487	-31.55%	-£6,545,978	-£8,583,507	-31.13%	-£680,734	-£2,567,404	-277.15%	£4,775,223	£3,025,712	36.64%
£19,143,958	£18,508,427	3.32%	£20,849,520	£19,721,988	5.41%	£25,607,979	£24,517,663	4.26%	£24,946,521	£23,500,036	5.80%	£29,716,057	£28,314,368	4.72%	£34,418,101	£33,052,167	3.97%
£839,192	£836,707	0.30%	£839,192	£836,707	0.30%	£839,192	£836,707	0.30%	£631,229	£688,219	-9.03%	£631,229	£688,219	-9.03%	£631,229	£688,219	-9.03%
£827,075	£824,069	0.36%	£827,075	£824,069	0.36%	£827,075	£824,069	0.36%	£827,075	£824,069	0.36%	£827,075	£824,069	0.36%	£827,075	£824,069	0.36%
£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%	£1,590,529	£1,584,748	0.36%
£1,223,505	£1,215,576	0.65%	£1,245,679	£1,234,013	0.94%	£1,291,908	£1,280,240	0.90%	£1,045,826	£1,103,122	-5.48%	£1,092,053	£1,149,350	-5.25%	£1,138,281	£1,195,577	-5.03%
-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%	-£36,588	-£37,996	-3.85%
-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%	-£243,921	-£253,303	-3.85%
-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%	-£1,217,553	-£1,264,462	-3.85%
£538,632	£534,931	0.69%	£538,632	£534,931	0.69%	£538,632	£534,931	0.69%	£538,632	£534,931	0.69%	£538,632	£534,931	0.69%	£538,632	£534,931	0.69%
£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%	£2,576,721	£2,559,144	0.68%
£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%	£6,109,410	£6,067,780	0.68%
£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%	£4,411,002	£4,380,936	0.68%
-£117,429	-£231,457	-97.10%	£304,946	£119,397	60.85%	£1,194,256	£1,009,920	15.44%	£1,243,245	£1,011,590	18.63%	£2,132,556	£1,900,901	10.86%	£3,021,866	£2,790,211	7.67%
£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%	£10,433,540	£10,547,515	-1.09%
£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%
£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%	£24,351,404	£24,617,347	-1.09%
£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%	£13,913,006	£14,064,973	-1.09%
£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%	£34,789,802	£35,169,721	-1.09%
£447,021	£445,038	0.44%	£437,117	£445,038	-1.81%	£437,117	£445,038	-1.81%	£437,117	£445,038	-1.81%	£437,117	£445,038	-1.81%	£437,117	£445,038	-1.81%
£4,890,507	£4,869,032	0.44%	£4,783,223	£4,869,032	-1.79%	£4,783,223	£4,869,032	-1.79%	£4,783,223	£4,869,032	-1.79%	£4,783,223	£4,869,032	-1.79%	£4,783,223	£4,869,032	-1.79%
£3,384,241	£3,369,373	0.44%	£3,309,966	£3,369,373	-1.79%	£3,309,966	£3,369,373	-1.79%	£3,309,966	£3,369,373	-1.79%	£3,309,966	£3,369,373	-1.79%	£3,309,966	£3,369,373	-1.79%
-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%	-£18,846,129	-£18,904,297	-0.31%
£461,596	£438,931	4.91%	£461,596	£438,931	4.91%	£461,596	£438,931	4.91%	£461,596	£438,931	4.91%	£461,596	£438,931	4.91%	£461,596	£438,931	4.91%
£933,159	£829,175	11.14%	£933,159	£829,175	11.14%	£933,159	£829,175	11.14%	£933,159	£829,175	11.14%	£933,159	£829,175	11.14%	£933,159	£829,175	11.14%
£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%	£3,121,868	£2,775,257	11.10%

APPRAISAL B - (No RBK CIL rates VS Proposed CIL rates)

All residental appraials assume 35% affordable housing and incorporate Mayoral CIL

			Price point A (£6,450 psm) Residual land value				Price point B (£6,881 psm) Residual land value				Price point C (£6,913 psm) Residual land value		
LP Ref	Site	No of units	No RBK CIL	Adopted CIL	Proposed CIL rates	% change (No RBK CIL to Proposed CIL)	No RBK CIL	Adopted CIL	Proposed CIL rates	% change (No RBK CIL to Proposed CIL)	No RBK CIL	Adopted CIL	Proposed CIL rates
1	Small residential scheme - Small Flatted / 3-storey flats	9	£89,551	£66,611	£64,201	28.31%	£129,240	£106,298	£103,590	19.85%	£168,927	£129,928	£125,681
2	Small residential scheme - Large Terrace	25	£1,148,705	£1,107,412	£1,103,073	3.97%	£1,238,002	£1,196,709	£1,191,834	3.73%	£1,327,298	£1,257,102	£1,249,457
3	Small residential scheme - Low density houses	25	£2,635,274	£2,520,569	£2,508,520	4.81%	£2,873,399	£2,758,694	£2,745,154	4.46%	£3,111,524	£2,916,532	£2,895,297
4	Small residential scheme - Medium Flatted	35	£451,236	£336,531	£324,482	28.09%	£649,673	£534,969	£521,429	19.74%	£848,111	£653,120	£631,885
5	Small residential scheme - Mixed Form	45	£2,511,450	£2,355,261	£2,338,854	6.87%	£2,813,777	£2,657,588	£2,639,150	6.21%	£3,116,104	£2,850,590	£2,821,675
6	Medium residential scheme - Mid-range density - flats with houses	60	£1,270,635	£1,070,560	£1,049,543	17.40%	£1,621,565	£1,421,490	£1,397,872	13.79%	£1,969,270	£1,632,378	£1,595,339
7	Medium residential scheme - Medium density flatted scheme	100	-£1,881,342	-£2,151,884	-£2,180,303	-15.89%	-£1,418,388	-£1,688,929	-£1,720,865	-21.33%	-£955,432	-£1,415,340	-£1,465,425
8	Medium res-led mixed use scheme - Medium density flatted scheme + commercial	155	-£3,764,772	-£4,259,643	-£4,320,436	-14.76%	-£3,007,574	-£3,502,445	-£3,569,086	-18.67%	-£2,250,376	-£3,060,065	-£3,156,877
9	Medium residential scheme - High density flatted scheme	200	-£8,376,519	-£9,072,501	-£9,145,610	-9.18%	-£7,289,905	-£7,985,887	-£8,068,043	-10.67%	-£6,203,290	-£7,386,423	-£7,515,269
10	Large residential scheme - Low-mid range density - houses with flats	230	£12,185,373	£11,349,662	£11,261,875	7.58%	£13,741,508	£12,905,796	£12,807,145	6.80%	£15,297,642	£13,876,976	£13,722,263
11	Large residential scheme - High density flatted scheme	119	-£11,859,790	-£12,889,087	-£12,997,208	-9.59%	-£10,287,131	-£11,316,427	-£11,437,930	-11.19%	-£8,714,471	-£10,464,221	-£10,654,772
12	Medium residential scheme - Low density housing-led scheme	310	£17,636,253	£16,670,522	£16,569,078	6.05%	£19,617,977	£18,652,247	£18,538,248	5.50%	£21,595,344	£19,958,011	£19,779,227
13	Large residential scheme - Very high density flatted scheme with commercial	350	-£20,395,130	-£21,777,806	-£21,923,048	-7.49%	-£18,465,302	-£19,847,978	-£20,011,196	-8.37%	-£16,535,473	-£18,885,951	-£19,141,922
14	Large residential scheme - Medium density flatted scheme low rise	360	£4,305,044	£2,852,307	£2,699,706	37.29%	£6,584,902	£5,139,322	£4,967,834	24.56%	£8,843,491	£6,408,372	£6,140,555
15	Large resi-led mixed use scheme - Medium density flatted scheme with retail	425	£452,853	-£1,173,407	-£1,367,838	402.05%	£2,774,500	£1,184,812	£976,375	64.81%	£5,083,675	£2,462,314	£2,153,807
16	Large residential scheme - Mid-range density - flats with houses	560	£4,314,445	£2,583,734	£2,401,933	44.33%	£7,114,615	£5,408,054	£5,206,603	26.82%	£9,895,623	£7,009,765	£6,693,834
17	Large mixed use retail/resi - Retail centre with residential	585	£7,675,659	£5,295,987	£5,001,032	34.85%	£10,778,353	£8,516,488	£8,202,360	23.90%	£13,786,226	£10,166,900	£9,719,418
18	Large residential scheme - Medium density flatted scheme	950	-£15,301,456	-£17,864,186	-£18,134,626	-18.52%	-£11,614,942	-£14,127,075	-£14,426,746	-24.21%	-£7,996,595	-£12,214,811	-£12,678,221
19	Large residential scheme - Medium density flatted scheme	1,200	-£22,357,384	-£26,485,076	-£26,921,322	-20.41%	-£16,689,937	-£20,714,772	-£21,191,424	-26.97%	-£11,165,316	-£17,888,544	-£18,632,452
20	Large residential scheme - Medium density flatted scheme	1,325	-£24,833,303	-£30,004,115	-£30,550,569	-23.02%	-£18,141,414	-£23,147,709	-£23,744,777	-30.89%	-£11,678,469	-£19,988,049	-£20,911,355
21	Large residential scheme - Medium density estate redevelopment	1,450	-£24,248,413	-£29,916,662	-£30,515,012	-25.84%	-£17,330,245	-£22,770,940	-£23,424,709	-35.17%	-£10,710,859	-£19,686,796	-£20,691,999
22	Large residential scheme - Flatted scheme with houses	-	£10,560,965	£6,871,548	£6,468,846	38.75%	£15,385,682	£11,894,341	£11,466,533	25.47%	£20,097,298	£14,300,826	£13,636,599
23	Retail - Small Retail (High Street Infill)	-	£846,718	£839,192	£836,707	1.18%	£846,718	£839,192	£836,707	1.18%	£846,718	£839,192	£836,707
24	Retail - Mid Convenience / Supermarket	-	£1,227,548	£827,075	£824,069	32.87%	£1,227,548	£827,075	£824,069	32.87%	£1,227,548	£827,075	£824,069
25	Retail - Large Convenience / Supermarket	6	£2,360,670	£1,590,529	£1,584,748	32.87%	£2,360,670	£1,590,529	£1,584,748	32.87%	£2,360,670	£1,590,529	£1,584,748
26	Retail - Mixed-Use Retail	-	£1,139,279	£1,103,526	£1,097,737	3.65%	£1,185,507	£1,149,753	£1,143,617	3.53%	£1,231,735	£1,177,278	£1,169,349
27	Offices - Small Office / Flexible Workspace	-	-£31,903	-£36,588	-£37,996	-19.10%	-£31,903	-£36,588	-£37,996	-19.10%	-£31,903	-£36,588	-£37,996
28	Offices - Medium Corporate Office	-	-£212,689	-£243,921	-£253,303	-19.10%	-£212,689	-£243,921	-£253,303	-19.10%	-£212,689	-£243,921	-£253,303
29	Offices - Large Business Park Office	-	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%	-£1,061,390	-£1,217,553	-£1,264,462
30	Industrial - Small Traditional Industrial	-	£550,950	£538,632	£534,931	2.91%	£550,950	£538,632	£534,931	2.91%	£550,950	£538,632	£534,931
31	Industrial - Mid Traditional Industrial	-	£2,635,235	£2,576,721	£2,559,144	2.89%	£2,635,235	£2,576,721	£2,559,144	2.89%	£2,635,235	£2,576,721	£2,559,144
32	Industrial - Large Logistics Shed	-	£6,247,995	£6,109,410	£6,067,780	2.88%	£6,247,995	£6,109,410	£6,067,780	2.88%	£6,247,995	£6,109,410	£6,067,780
33	Industrial - Intensified Mult-Storey	120	£4,511,091	£4,411,002	£4,380,936	2.89%	£4,511,091	£4,411,002	£4,380,936	2.89%	£4,511,091	£4,411,002	£4,380,936
34	Industrial - Co-located Mixed-Use	-	-£1,895,517	-£2,482,389	-£2,553,157	-34.69%	-£981,165	-£1,568,036	-£1,645,827	-67.74%	-£66,812	-£1,031,782	-£1,145,809
35	LSPBSL Small-Scale Co-Living 150 Rooms	-	£11,788,991	£10,433,540	£10,547,515	10.53%	£11,788,991	£10,433,540	£10,547,515	10.53%	£11,788,991	£10,433,540	£10,547,515
36	LSPBSL Mid-Scale Co-Living 200 Rooms	-	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973
37	LSPBSL Large-Scale Co-Living 350 Rooms	-	£27,514,125	£24,351,404	£24,617,347	10.53%	£27,514,125	£24,351,404	£24,617,347	10.53%	£27,514,125	£24,351,404	£24,617,347
38	PBSA Medium PBSA Block 200 Bedspaces	-	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973
39	PBSA Large PBSA Campus 500 Bedspaces	-	£39,307,975	£34,789,802	£35,169,721	10.53%	£39,307,975	£34,789,802	£35,169,721	10.53%	£39,307,975	£34,789,802	£35,169,721
40	PBSA / HMO HMO / Small-Scale Student Flats 6 Bedspaces	-	£453,620	£447,021	£445,038	1.89%	£453,620	£447,021	£445,038	1.89%	£453,620	£447,021	£445,038
41	C2 Accommodation Nursing Accommodation 65 Bedspaces	-	£4,962,000	£4,890,507	£4,869,032	1.87%	£4,962,000	£4,890,507	£4,869,032	1.87%	£4,962,000	£4,890,507	£4,869,032
42	C2 Accommodation Specialist Housing 45 Bedspaces	-	£3,433,735	£3,384,241	£3,369,373	1.87%	£3,433,735	£3,384,241	£3,369,373	1.87%	£3,433,735	£3,384,241	£3,369,373
43	Leisure - Leisure Centre	-	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%	-£18,652,488	-£18,846,129	-£18,904,297
44	Visitor Accommodation - Budget Hotel	-	£537,047	£461,596	£438,931	18.27%	£537,047	£461,596	£438,931	18.27%	£537,047	£461,596	£438,931
45	Data Centre - Small Data Centre	-	£979,354	£933,159	£829,175	15.33%	£979,354	£933,159	£829,175	15.33%	£979,354	£933,159	£829,175
46	Data Centre - Multi-Storey Data Centre	-	£3,275,851	£3,121,868	£2,775,257	15.28%	£3,275,851	£3,121,868	£2,775,257	15.28%	£3,275,851	£3,121,868	£2,775,257

	Price point D (£7,144 psm) Residual land value				Price point E (£7,375 psm) Residual land value				Price point F (£7,606 psm) Residual land value				Price point G (£7,838 psm) Residual land value			
% change (No RBK CIL to Proposed CIL)	**No RBK CIL**	**Adopted CIL**	**Proposed CIL rates**	% change (No RBK CIL to Proposed CIL)	**No RBK CIL**	**Adopted CIL**	**Proposed CIL rates**	% change (No RBK CIL to Proposed CIL)	**No RBK CIL**	**Adopted CIL**	**Proposed CIL rates**	% change (No RBK CIL to Proposed CIL)	**No RBK CIL**	**Adopted CIL**	**Proposed CIL rates**	% change (No RBK CIL to Proposed CIL)
25.60%	£208,614	£169,616	£165,368	20.73%	£248,302	£188,653	£181,197	27.03%	£287,989	£228,341	£220,884	23.30%	£327,676	£231,323	£221,800	32.31%
5.86%	£1,416,595	£1,346,399	£1,338,754	5.49%	£1,505,892	£1,398,525	£1,385,104	8.02%	£1,595,190	£1,487,821	£1,474,401	7.57%	£1,684,487	£1,511,050	£1,493,908	11.31%
6.95%	£3,349,649	£3,154,657	£3,133,422	6.46%	£3,587,774	£3,289,530	£3,252,250	9.35%	£3,825,899	£3,527,655	£3,490,375	8.77%	£4,064,024	£3,582,257	£3,534,642	13.03%
25.50%	£1,046,548	£851,557	£830,323	20.66%	£1,244,986	£946,742	£909,462	26.95%	£1,443,424	£1,145,180	£1,107,900	23.25%	£1,641,862	£1,160,094	£1,112,479	32.24%
9.45%	£3,418,431	£3,152,917	£3,124,002	8.61%	£3,718,626	£3,314,649	£3,263,884	12.23%	£4,018,366	£3,616,975	£3,566,211	11.25%	£4,318,107	£3,669,402	£3,604,568	16.52%
18.99%	£2,316,205	£1,980,833	£1,944,309	16.06%	£2,663,139	£2,150,181	£2,086,061	21.67%	£3,010,072	£2,497,115	£2,432,995	19.17%	£3,357,006	£2,528,400	£2,446,507	27.12%
-53.38%	-£492,477	-£952,385	-£1,002,469	-103.56%	-£29,523	-£732,960	-£820,890	-2680.53%	£427,384	-£270,005	-£357,936	183.75%	£883,879	-£239,911	-£352,215	139.85%
-40.28%	-£1,493,179	-£2,302,868	-£2,399,679	-60.71%	-£736,435	-£1,950,535	-£2,110,264	-186.55%	£9,893	-£1,193,337	-£1,353,066	13776.99%	£745,946	-£1,155,765	-£1,356,015	281.78%
-21.15%	-£5,116,676	-£6,299,809	-£6,428,655	-25.64%	-£4,030,062	-£5,839,687	-£6,065,891	-50.52%	-£2,943,448	-£4,753,073	-£4,979,277	-69.16%	-£1,871,094	-£4,780,013	-£5,068,920	-170.91%
10.30%	£16,853,777	£15,433,111	£15,278,397	9.35%	£18,404,860	£16,236,974	£15,965,358	13.25%	£19,947,538	£17,793,109	£17,521,492	12.16%	£21,490,215	£18,012,127	£17,665,217	17.80%
-22.27%	-£7,141,812	-£8,891,562	-£9,082,113	-27.17%	-£5,577,269	-£8,245,430	-£8,579,964	-53.84%	-£4,028,905	-£6,672,771	-£7,007,305	-73.93%	-£2,480,541	-£6,746,959	-£7,174,226	-189.22%
8.41%	£23,559,839	£21,939,736	£21,760,952	7.64%	£25,524,334	£23,048,372	£22,738,277	10.92%	£27,488,828	£25,012,867	£24,703,371	10.13%	£29,453,323	£25,453,778	£25,058,491	14.92%
-15.76%	-£14,605,645	-£16,956,123	-£17,212,094	-17.85%	-£12,675,817	-£16,270,918	-£16,720,306	-31.91%	-£10,745,988	-£14,341,090	-£14,790,477	-37.64%	-£8,820,809	-£14,623,508	-£15,197,466	-72.29%
30.56%	£11,100,100	£8,666,961	£8,401,772	24.31%	£13,332,637	£9,636,106	£9,170,535	31.22%	£15,565,174	£11,892,584	£11,429,123	26.57%	£17,785,773	£11,861,373	£11,266,747	36.65%
57.63%	£7,375,417	£4,778,337	£4,474,135	39.34%	£9,652,606	£5,746,014	£5,236,051	45.76%	£11,916,641	£8,037,757	£7,527,794	36.83%	£12,428,597	£5,307,539	£5,428,224	56.32%
32.36%	£12,657,572	£9,796,986	£9,485,464	25.06%	£15,392,174	£11,044,199	£10,497,284	31.80%	£18,087,836	£13,806,148	£13,259,233	26.70%	£20,756,678	£13,875,744	£13,177,224	36.52%
29.50%	£16,738,107	£13,229,665	£12,796,163	23.55%	£19,655,803	£14,439,512	£13,724,377	30.18%	£22,546,944	£17,434,091	£16,736,801	25.77%	£22,464,924	£12,355,055	£12,859,914	42.76%
-58.55%	-£4,440,098	-£8,592,320	-£9,049,263	-103.81%	-£939,253	-£7,221,025	-£8,016,164	-753.46%	£2,476,968	-£3,682,538	-£4,464,781	280.25%	£5,837,083	-£4,025,647	-£5,030,840	186.19%
-66.88%	-£5,767,663	-£12,352,848	-£13,079,656	-126.78%	-£475,696	-£10,410,597	-£11,676,403	-2354.59%	£4,614,962	-£5,035,840	-£6,276,478	236.00%	£9,478,000	-£5,814,788	-£7,399,376	178.07%
-79.06%	-£5,402,810	-£13,481,589	-£14,379,308	-166.14%	£499,031	-£11,437,648	-£12,991,709	2703.39%	£5,964,669	-£5,177,792	-£6,697,517	212.29%	£11,198,997	-£6,463,561	-£8,420,711	175.19%
-93.19%	-£4,537,310	-£12,993,053	-£13,962,309	-207.72%	£1,038,235	-£11,134,987	-£12,812,886	1334.10%	£6,208,010	-£4,914,111	-£6,464,487	204.13%	£11,159,547	-£6,545,978	-£8,583,507	176.92%
32.15%	£24,727,041	£19,143,958	£18,508,427	25.15%	£29,299,039	£20,849,520	£19,721,988	32.69%	£33,827,541	£25,607,979	£24,517,663	27.52%	£38,319,596	£24,946,521	£23,500,036	38.67%
1.18%	£846,718	£839,192	£836,707	1.18%	£846,718	£839,192	£836,707	1.18%	£846,718	£839,192	£836,707	1.18%	£708,243	£631,229	£688,219	2.83%
32.87%	£1,227,548	£827,075	£824,069	32.87%	£1,227,548	£827,075	£824,069	32.87%	£1,227,548	£827,075	£824,069	32.87%	£1,227,548	£827,075	£824,069	32.87%
32.87%	£2,360,670	£1,590,529	£1,584,748	32.87%	£2,360,670	£1,590,529	£1,584,748	32.87%	£2,360,670	£1,590,529	£1,584,748	32.87%	£2,360,670	£1,590,529	£1,584,748	32.87%
5.06%	£1,277,962	£1,223,505	£1,215,576	4.88%	£1,324,190	£1,245,679	£1,234,013	6.81%	£1,370,417	£1,291,908	£1,280,240	6.58%	£1,250,475	£1,045,826	£1,103,122	11.78%
-19.10%	-£31,903	-£36,588	-£37,996	-19.10%	-£31,903	-£36,588	-£37,996	-19.10%	-£31,903	-£36,588	-£37,996	-19.10%	-£31,903	-£36,588	-£37,996	-19.10%
-19.10%	-£212,689	-£243,921	-£253,303	-19.10%	-£212,689	-£243,921	-£253,303	-19.10%	-£212,689	-£243,921	-£253,303	-19.10%	-£212,689	-£243,921	-£253,303	-19.10%
-19.13%	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%
2.91%	£550,950	£538,632	£534,931	2.91%	£550,950	£538,632	£534,931	2.91%	£550,950	£538,632	£534,931	2.91%	£550,950	£538,632	£534,931	2.91%
2.89%	£2,635,235	£2,576,721	£2,559,144	2.89%	£2,635,235	£2,576,721	£2,559,144	2.89%	£2,635,235	£2,576,721	£2,559,144	2.89%	£2,635,235	£2,576,721	£2,559,144	2.89%
2.88%	£6,247,995	£6,109,410	£6,067,780	2.88%	£6,247,995	£6,109,410	£6,067,780	2.88%	£6,247,995	£6,109,410	£6,067,780	2.88%	£6,247,995	£6,109,410	£6,067,780	2.88%
2.89%	£4,511,091	£4,411,002	£4,380,936	2.89%	£4,511,091	£4,411,002	£4,380,936	2.89%	£4,511,091	£4,411,002	£4,380,936	2.89%	£4,511,091	£4,411,002	£4,380,936	2.89%
-1614.96%	£826,634	-£117,429	-£231,457	128.00%	£1,715,944	£304,946	£119,397	93.04%	£2,605,255	£1,194,256	£1,009,920	61.24%	£3,494,565	£1,243,245	£1,011,590	71.05%
10.53%	£11,788,991	£10,433,540	£10,547,515	10.53%	£11,788,991	£10,433,540	£10,547,515	10.53%	£11,788,991	£10,433,540	£10,547,515	10.53%	£11,788,991	£10,433,540	£10,547,515	10.53%
10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%
10.53%	£27,514,125	£24,351,404	£24,617,347	10.53%	£27,514,125	£24,351,404	£24,617,347	10.53%	£27,514,125	£24,351,404	£24,617,347	10.53%	£27,514,125	£24,351,404	£24,617,347	10.53%
10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%
10.53%	£39,307,975	£34,789,802	£35,169,721	10.53%	£39,307,975	£34,789,802	£35,169,721	10.53%	£39,307,975	£34,789,802	£35,169,721	10.53%	£39,307,975	£34,789,802	£35,169,721	10.53%
1.89%	£453,620	£447,021	£445,038	1.89%	£453,620	£437,117	£445,038	1.89%	£453,620	£437,117	£445,038	1.89%	£453,620	£437,117	£445,038	1.89%
1.87%	£4,962,000	£4,890,507	£4,869,032	1.87%	£4,962,000	£4,783,223	£4,869,032	1.87%	£4,962,000	£4,783,223	£4,869,032	1.87%	£4,962,000	£4,783,223	£4,869,032	1.87%
1.87%	£3,433,735	£3,384,241	£3,369,373	1.87%	£3,433,735	£3,309,966	£3,369,373	1.87%	£3,433,735	£3,309,966	£3,369,373	1.87%	£3,433,735	£3,309,966	£3,369,373	1.87%
-1.35%	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%
18.27%	£537,047	£461,596	£438,931	18.27%	£537,047	£461,596	£438,931	18.27%	£537,047	£461,596	£438,931	18.27%	£537,047	£461,596	£438,931	18.27%
15.33%	£979,354	£933,159	£829,175	15.33%	£979,354	£933,159	£829,175	15.33%	£979,354	£933,159	£829,175	15.33%	£979,354	£933,159	£829,175	15.33%
15.28%	£3,275,851	£3,121,868	£2,775,257	15.28%	£3,275,851	£3,121,868	£2,775,257	15.28%	£3,275,851	£3,121,868	£2,775,257	15.28%	£3,275,851	£3,121,868	£2,775,257	15.28%

Price point H (£8,069 psm) Residual land value				Price point I (£8,300 psm) Residual land value			
No RBK CIL	Adopted CIL	Proposed CIL rates	% change (No RBK CIL to Proposed CIL)	No RBK CIL	Adopted CIL	Proposed CIL rates	% change (No RBK CIL to Proposed CIL)
£367,365	£271,011	£261,487	28.82%	£407,052	£310,698	£301,175	26.01%
£1,773,783	£1,600,346	£1,583,206	10.74%	£1,863,080	£1,689,644	£1,672,503	10.23%
£4,302,149	£3,820,382	£3,772,767	12.31%	£4,540,274	£4,058,507	£4,010,892	11.66%
£1,840,298	£1,358,532	£1,310,917	28.77%	£2,038,736	£1,556,968	£1,509,354	25.97%
£4,617,847	£3,970,994	£3,906,894	15.40%	£4,917,588	£4,270,734	£4,206,804	14.45%
£3,703,940	£2,875,335	£2,793,441	24.58%	£4,050,875	£3,222,268	£3,140,375	22.48%
£1,340,374	£219,931	£109,195	91.85%	£1,796,869	£676,427	£565,689	68.52%
£1,481,997	-£404,220	-£601,677	140.60%	£2,218,050	£337,472	£142,770	93.56%
-£800,598	-£3,693,399	-£3,982,306	-397.42%	£266,131	-£2,612,493	-£2,897,369	1188.70%
£23,032,893	£19,568,261	£19,221,352	16.55%	£24,575,571	£21,114,495	£20,772,425	15.48%
-£941,286	-£5,194,979	-£5,616,284	-496.66%	£576,985	-£3,646,615	-£4,067,921	805.03%
£31,409,732	£27,418,273	£27,022,986	13.97%	£33,359,562	£29,382,768	£28,987,481	13.11%
-£6,921,296	-£12,693,680	-£13,267,637	-91.69%	-£5,021,784	-£10,763,851	-£11,337,809	-125.77%
£19,994,600	£14,097,728	£13,511,400	32.42%	£22,203,429	£16,330,265	£15,743,937	29.09%
£14,682,812	£7,599,282	£7,719,968	47.42%	£16,921,303	£9,890,424	£10,009,427	40.85%
£23,403,754	£16,614,206	£15,925,433	31.95%	£26,028,495	£19,320,905	£18,641,742	28.38%
£25,362,309	£15,441,727	£15,937,605	37.16%	£28,243,264	£18,480,374	£18,964,102	32.85%
£9,147,447	-£530,568	-£1,525,237	116.67%	£12,372,084	£2,876,911	£1,908,318	84.58%
£14,183,016	-£523,213	-£2,085,645	114.71%	£18,776,314	£4,596,523	£3,098,587	83.50%
£16,269,283	-£442,974	-£2,288,691	114.07%	£21,227,863	£5,191,457	£3,461,341	83.69%
£15,961,046	-£680,734	-£2,567,404	116.09%	£20,654,088	£4,775,223	£3,025,712	85.35%
£42,785,173	£29,716,057	£28,314,368	33.82%	£47,229,309	£34,418,101	£33,052,167	30.02%
£708,243	£631,229	£688,219	2.83%	£708,243	£631,229	£688,219	2.83%
£1,227,548	£827,075	£824,069	32.87%	£1,227,548	£827,075	£824,069	32.87%
£2,360,670	£1,590,529	£1,584,748	32.87%	£2,360,670	£1,590,529	£1,584,748	32.87%
£1,296,702	£1,092,053	£1,149,350	11.36%	£1,342,930	£1,138,281	£1,195,577	10.97%
-£31,903	-£36,588	-£37,996	-19.10%	-£31,903	-£36,588	-£37,996	-19.10%
-£212,689	-£243,921	-£253,303	-19.10%	-£212,689	-£243,921	-£253,303	-19.10%
-£1,061,390	-£1,217,553	-£1,264,462	-19.13%	-£1,061,390	-£1,217,553	-£1,264,462	-19.13%
£550,950	£538,632	£534,931	2.91%	£550,950	£538,632	£534,931	2.91%
£2,635,235	£2,576,721	£2,559,144	2.89%	£2,635,235	£2,576,721	£2,559,144	2.89%
£6,247,995	£6,109,410	£6,067,780	2.88%	£6,247,995	£6,109,410	£6,067,780	2.88%
£4,511,091	£4,411,002	£4,380,936	2.89%	£4,511,091	£4,411,002	£4,380,936	2.89%
£4,383,875	£2,132,556	£1,900,901	56.64%	£5,273,186	£3,021,866	£2,790,211	47.09%
£11,788,991	£10,433,540	£10,547,515	10.53%	£11,788,991	£10,433,540	£10,547,515	10.53%
£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%
£27,514,125	£24,351,404	£24,617,347	10.53%	£27,514,125	£24,351,404	£24,617,347	10.53%
£15,720,275	£13,913,006	£14,064,973	10.53%	£15,720,275	£13,913,006	£14,064,973	10.53%
£39,307,975	£34,789,802	£35,169,721	10.53%	£39,307,975	£34,789,802	£35,169,721	10.53%
£453,620	£437,117	£445,038	1.89%	£453,620	£437,117	£445,038	1.89%
£4,962,000	£4,783,223	£4,869,032	1.87%	£4,962,000	£4,783,223	£4,869,032	1.87%
£3,433,735	£3,309,966	£3,369,373	1.87%	£3,433,735	£3,309,966	£3,369,373	1.87%
-£18,652,488	-£18,846,129	-£18,904,297	-1.35%	-£18,652,488	-£18,846,129	-£18,904,297	-1.35%
£537,047	£461,596	£438,931	18.27%	£537,047	£461,596	£438,931	18.27%
£979,354	£933,159	£829,175	15.33%	£979,354	£933,159	£829,175	15.33%
£3,275,851	£3,121,868	£2,775,257	15.28%	£3,275,851	£3,121,868	£2,775,257	15.28%