

CE27 – CIL AS PROPORTION OF DEVELOPMENT COSTS & GDV

The CIL constitutes proportions varying between 0.5% and 2.4% of development costs which is considered to be reasonable.

In respect of the original 1ha housing scenarios tested, the proposed charges represent the following percentages of total development costs:

- Cold market area – 1.4%
- Moderate market area – 2.1%
- Hot market area – 2.9%

As a proportion of GDV, the proposed charge rates represent the following percentages:

- Cold market area – 1.1%
- Moderate market area – 1.8%
- Hot market area – 2.4%

In respect of the generic assessments of apartment viability, the proposed charge rates represent the following percentages of development costs:

- Cold market area – 0.6%
- Moderate market area – 0.5%
- Hot market area – 2.0%

In respect of the generic assessments of apartment viability, the proposed charge rates represent the following percentages of GDV:

- Cold market area – 0.5%
- Moderate market area – 0.4%
- Hot market area – 1.7%

We have assessed all CIL charging schedules adopted to date nationally, and note that the average percentage of GDV represented by the CIL charge is 3.25%

Local Authority	Adoption Date	CIL Rate	Assumed Residential Value (per sq. m)	CIL Rate as %age of Value
Redbridge	1 January 2012	£70	£3,767	1.9%
Portsmouth	1 April 2012	£105	£2,850	3.7%
Huntingdonshire	1 May 2012	£85	£1,884	4.5%
Wandsworth	1 November 2012	£575	£10,764	5.3%
Bristol	1 January 2013	£70	£3,496	2.0%
Wycombe	1 November 2012	£125	£3,500	3.6%
Croydon	1 April 2013	£120	£3,636	3.3%
Havant	1 August 2013	£100	£3,014	3.3%
East Cambridge	1 February 2013	£40	£2000	2.0%
Greater Norwich	1 July 2013	£115	£2,600	4.4%
Broadland	15 July 2013	£115	£2,520	4.9%
Norwich	Expected Feb 2014	-	-	-
South Norfolk				
Mid Devon	1 October 2013	£90	£2,200	4.0%
Elmbridge	1 April 2013	£125	£4,000	3.1%

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Plymouth	1 June 2013	£30	£2,153	1.4%
Barnet	1 May 2013	£135	£6,735	2.0%
Fareham	1 May 2013	£105	£2,800	3.8%
Exeter	1 November 2013	£80	£2,380	3.4%
Waveney	1 August 2013	£150	£4,500	3.3%
Southampton	1 September 2013	£70	£2,905	2.4%
Oxford	21 October 2013	£100	£2,985	3.4%
Harrow	1 October 2013	£110	£4,390	2.5%
Taunton Deane	1 April 2014	£70	£2,090	3.4%
				3.25%