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St Albans Community Infrastructure Levy and Emerging Local Plan Viability Study

Prepared for
St Albans City and District Council

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout St Albans City and District Council's ('the Council's') area to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Viability testing of specific strategic sites is anticipated to follow as a subsequent piece of work. Levels of CIL have been tested in combination with the cumulative impact of the Council's other policy requirements, including the Council's Emerging Local Plan. This is in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).

Methodology

- 1.2 The study methodology compares the residual land values of a range of development typologies on sites throughout the Council to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements including a given level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, providing that the residual land value does not fall below a site-specific benchmark land value, determined at the time of each individual application.
- 1.3 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements, Section 106 contributions and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed Emerging Local Plan and CIL policies at a time when there is a degree of uncertainty due to the result of the EU Referendum and triggering of Article 50 commencing negotiations on leaving the EU. Notwithstanding this, residential values in St Albans have recovered strongly following the severe recession and now exceed the March 2008 peak levels by circa 50%.¹ Forecasts for future house price growth indicate continuing growth in the mainstream UK and East of England markets. We have allowed for this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10% and costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements both in today's terms but also in the future. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.
- 1.5 The viability analysis in this study is intended to assist the Council in understanding the high level viability of potential development sites in the context of the cumulative impact of its proposed planning policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process.

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

Key findings

1.6 The key findings of the study are as follows:

Residential

- The results of our testing demonstrates that the Council's proposed affordable housing target seeking 40% affordable housing in developments across the borough is reasonable. Some schemes, subject to their benchmark land values and built form, which influences build costs, are able to achieve higher quantities of affordable housing showing viability of up to 40% affordable housing. As can be expected some schemes are identified as having challenging viability. However, the Council's policy adopts a flexible approach i.e. where it can be clearly demonstrated that 40% is not economically viable affordable housing provision may be negotiated to a level which allows the scheme to be viable. This will assist with delivery of development by considering development viability whilst still ensuring the maximum quantum of viable affordable housing.
- The ability of **residential schemes** to make CIL contributions along with other policy requirements including affordable housing varies depending on the area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a **maximum** CIL rate of between £200 per square metre and £325 per square metre. The NPPG CIL guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 20% to 50%. We would recommend a buffer of circa 25% for St Albans City and District Council.

Table 1.6.1: Proposed Maximum and suggested CIL rates based on emerging Local Plan Policy SLP 9 – residential

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	Suggested CIL after buffer (£s per sq m)
Market Area 1 - £6,458 per sq m	£325	£245
Market Area 2 - £6,082 per sq m	£325	£245
Market Area 3 - £5,705 per sq m	£200	£150

- Whilst the maximum rates are higher than the proposed rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into less charging zones. We recommend that the Council considers a two zone approach as set out in the table above and the map (Figure 7.5.1) and at **Appendix 6**. In determining which approach to take, the Council will need to consider the amount of development due to come forward in each area. There would be little benefit from charging a differential rate for the higher value areas should there be comparably little new development likely to come forward in these areas.
- Our appraisals for **Retirement housing (C3 Use), Extra Care housing (C3 Use) and care homes (C2 Use)** identify that a CIL rate can be levied such uses, however viability is identified as being more challenging on Extra Care schemes. On this basis we recommend the Council considers adopting CIL rates for such uses across the **District** as set out below:

- **Retirement housing (C3 Use)** £130 per square metre; and
- **Extra Care housing (C3 Use)** nominal rate of say £20 per square metre;
- **Care homes (C2 Use)** £245 per square metre.

Commercial

- It is worth noting that the results of this viability exercise, which identify certain commercial development as not viable, do not mean that sites will not be developed within the District for these uses as viability is only one of many factors which affect whether a site is developed. For example, owner occupiers such as a logistics company, may wish to locate in the District as it both complements their existing locations and provides good links to the strategic highway network. Alternatively, a business may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.
- At current rent levels, **office** development across the District is identified as having challenging viability. We therefore recommend that the Council considers setting a nominal rate of say £20 per square metre for such uses.
- **Supermarkets/superstores and retail warehousing** are likely to be viable across the District with a recommended maximum CIL rate of £149 per square metre. After allowing for a buffer, which we consider to be appropriate to deal with site specific issues, we would recommend the Council considers adopting a CIL rate of £100 per square metre for such uses in the District. This would equate to circa 2.82% of development costs.
- Residual values generated by **all other retail developments** are higher than current use values to varying degrees across the District. However, to a degree such retail development will involve the re-use of existing retail space, which will not be CIL liable. Should the Council be minded to adopt differential rates for such development in order to capture value from schemes that add floorspace the following approach is recommended.
 - Residual values generated by **all other retail developments in St Albans City Centre** are higher than current use values and could absorb a CIL of up to £148 per square metre. Allowing a buffer, which in our experience we consider to be appropriate to deal with for site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre. This would equate to circa 1.41% of development costs.
 - **In Harpenden and elsewhere in the District**, rents for **all other retail developments** are considerably lower and our appraisals identify that the viability of such developments is challenging. We therefore recommend that the Council considers adopting a nil or nominal rate of say £20 per square metre on such retail development outside St Albans City Centre. This would equate to no more than 1% of development costs (circa 0.57%).
- However, if the Council considers that only a small amount of CIL liable space would come in St Albans City Centre during the life of the Charging Schedule we would recommend that the Council considers adopting a nominal rate on **all other retail developments** of say £20 per square metre across the District. Our appraisals of speculative **industrial and warehousing developments** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a nominal rate of say £20 per square metre on such floorspace.

- Our appraisals of **hotel developments** identify such uses as generating residual values that can support a maximum CIL rate of £142 per square metre. After allowing for an appropriate buffer that we consider appropriate to deal with site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre.
- Should the Council wish to do so, they would be able to set a nominal rate of CIL on **all other uses** of say £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the District. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. We have advised that the Council includes office, all other retail outside St Albans City Centre and industrial/warehousing within this category.

1.7 The recommended St Albans CIL rates are summarised in Table 1.7.1 below.

Table 1.7.1: Recommended CIL rates

Use	Residential Zone 1 CIL Charge (£ per sq m)	Residential Zone 2 CIL Charge (£ per sq m)
Residential	£245	£150
Care homes		£245
Retirement housing		£130
Hotels and Supermarkets superstores and retail warehouses		£100
All other uses ²		£20

1.8 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, the recommended CIL rates will be a modest amount, typically accounting for between 3.1% and 6.7% of value with the percentage being a maximum of 4.5% of costs in Zones 2. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.

1.9 With respect to commercial schemes, the application of a nominal CIL is unlikely to be the determining factor in whether a developer brings forward a site or whether not a scheme is viable. As identified in section 7 of this study the proposed CIL is a marginal factor in a scheme's viability i.e. no more than 1% of total development costs in terms of the uses tested allowing for a nominal charge of £20 per square metre (shown to be between 0.49% and 1.02%). The CIL Guidance identifies that a charging authority does not have to set a nil rate, the setting of a nominal rate would allow the Council to achieve the balance required by the CIL regulations between the delivery of development and the provision of infrastructure to support the growth required and envisaged in the District.

1.10 The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule by at least 2021 and potentially earlier if the market is perceived to have changed significantly.

² excluding uses such as healthcare, emergency services facilities and education

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform the Council's' CIL Charging Schedule as required by Regulation 14 of the CIL Regulations April 2010 (as subsequently amended) to fund essential infrastructure to support new development in the area. The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements for affordable housing and other planning obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 Viability testing of specific strategic sites is anticipated to follow as a subsequent piece of work.
- 2.3 In terms of methodology, we adopted standard residual valuation approaches to test the potential capacity of varying development types to contribute towards community infrastructure through CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.
- 2.4 In light of the above we would highlight that the purpose of this viability study is to inform the CIL rates in the Council's emerging charging schedule and to support the charging schedule through the Examination in Public by providing evidence to show that the requirements set out within the NPPF, CIL Regulations and National Planning Practice Guidance are met. That is primarily that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.
- 2.5 As an area wide study this assessment makes overall judgements as to viability in the jurisdiction of St Albans City and District Council and does not account for individual site circumstances. The assessment should not be relied upon for individual site applications.
- 2.6 This is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

Economic and housing market context

- 2.7 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum

following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

- 2.8 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. However in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.
- 2.9 The UK's first official growth figures following the referendum result vote exceeded initial estimates. Growth for Q3 according to the ONS figures was 0.5%, higher than analyst's predictions of 0.3%. The ONS highlighted that "*the pattern of growth continues to be broadly unaffected following the EU referendum*". Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "*the fundamentals of the UK economy are strong and today's data show that the economy is resilient*". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period. Notwithstanding this the ONS indicate that "*manufacturing is dependent upon both domestic and overseas demand for UK produced goods. Changes in output will reflect both domestic demand and how UK trade is faring post-referendum*"; especially as Article 50 has now been triggered and the negotiation process to leave the EU is underway. Data from the construction sector indicated that the quarterly movement shows a growth of 1.5% in output, which the ONS state "*may act as an indicator of how confident enterprises are in investing in buildings and the infrastructure as longer term assets*".
- 2.10 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. We note however that ONS Head of GDP Darren Morgan stated that "*the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing*".
- 2.11 Overall the figures from Q4 2016 and Q1 2017 were better than expected; however experts warned that forecasts for the remainder of 2017 would be lower, as Britain began the formal process of exiting the EU through triggering Article 50. This has been realised as Bank of England's May 2017 Inflation report identifies that "*GDP growth has slowed, in part reflecting the impact of lower real income growth on household consumption.*" Further, the report highlights that "*the outlook for UK growth will continue to be influenced by the response of households, companies and financial market participants to the prospect of the United Kingdom's departure from the European Union, including their assumptions about the nature and timing of post-Brexit trading arrangements*".
- 2.12 The Bank of England's August 2017 Inflation report saw a reduction in the Bank's prediction for economic growth for 2017 to 1.9% from 2%, a small increase in the 2018 forecast from 1.6% to 1.7% and a slight increase again in 2019 to 1.8%. The revisions continue to reflect the fact that the Bank considers the impact of any potential exit from the EU will be experienced later than expected.

- 2.13 We note that in their 4 August 2017 “Brexit Watch: Investment to shake off recent weakness” note Capital Economics reported that despite “*Much of the focus of the press conference following the Bank of England’s August policy decision and Inflation Report was on the contribution of Brexit to the downgrade of its near term growth forecast. A closer look at the forecasts reveals that it was actually stronger imports which account for the majority of the revision, as opposed to weaker business investment.*” In this regard, they consider that, the downgrade to the 2017 GDP forecast “*was driven by the expected contribution from net trade being lowered by 0.3pp, and from business investment by 0.1pp. Meanwhile, the adjustment to 2018 growth, now expected to be 1.7% as opposed to 1.8%, was due to consumption and investment being nudged down.*”
- 2.14 They go on to identify that, “*Despite accounting for only a small share of the revision to the forecast, business investment attracted a lot of attention. Admittedly, investment has clearly been hit by uncertainty around post-Brexit trading arrangements. In 2016 fixed investment contributed just 0.1ppts to annual GDP growth compared to an average of 0.6ppts over the five years prior. The weak showing is particularly concerning given that capital deepening is an important driver of productivity, which is a major determinant of the long-run potential growth rate of the economy.*”
- 2.15 The update note also highlights that the UK’s productivity performance is already poor. “*Since the crisis annual labour productivity (GDP per hour worked) growth has been 0.6% compared to a G7 average of 0.9%. Much of this shortfall has been attributed to weak investment. Notwithstanding this position, they consider that there is scope for investment growth to accelerate.*” They state that, “*while business investment dipped in 2016, it returned to growth in Q1, and surveys of investment intentions point to the recovery continuing to gather pace. Indeed, business investment has held up better than the Bank initially feared, reflected by the upward revision to its forecast since last summer.*” They go on to set out that they consider there to be “*more fundamental reasons to believe that investment will continue to recover. The weaker pound has boosted exporters’ margins and returns, while the economy is approaching capacity, giving firms both the opportunity and incentive to invest. Admittedly, Brexit uncertainty will keep longer-term projects on hold for a while yet. But as the UK’s future relationship with the EU becomes clearer, investment growth is likely to rebound faster than the Bank expects.*”
- 2.16 BNP Paribas Real Estate’s UK Housing Market Report Spring 2017 forecasted “*a less positive 12 months is likely ahead*”. In this report we note that “*the weakening of real incomes will add to already challenging affordability issues in the housing market, both for first-time buyers and home movers. In addition, a buildup of uncertainty resulting from the on-going news cycle of political events is likely to take its toll on confidence and the propensity to take on a major financial commitment. RICS surveyors forecast a modest recovery in activity over the coming months, although still very subdued by historic standards. This will protect residential values to an extent, although we believe it inevitable that growth will be more subdued than in recent years. In 2017, we expect the average UK house price to rise by 2.2%, half that seen in 2016*”.
- 2.17 ONS have highlighted that “*the median UK household disposable income was £26,300 in the financial year ending 2016; this was £600 higher than the previous year and £1,000 higher than the pre-downturn value of £25,400 in 2007/2008*”. Despite this, the economic downturn has had an effect on non-retired households, with median incomes in 2015/2016 still 1.26% lower than pre-downturn levels in 2007/2008. Although household incomes are slightly above their pre-downturn peak overall, not everyone is better off. Claudia Wells (Head of Household and Income and Expenditure Analysis) states that “*while retired households’ incomes have soared in recent years, non-retired households still have less money, on average, than before the crash*”. While median income for the majority of households have recovered to pre-economic downturn levels, the ONS indicate that “*income for the richest fifth of households has fallen by £1,900 (3.4%) in real terms*”. This has been predominantly due to a fall in average income from employment (including self-employment) for this group

following the economic downturn. This has a negative effect on the economy, as this slow increase in average household income, has affected consumer spending and increased borrowing and personal debt overtime.

- 2.18 Further, stamp duty changes when purchasing residential property from 4 December 2014, has also had an effect on the housing market, as it encourages first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 but now have to pay 10% stamp duty rates, which will significantly impede their budgets and affordability. However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent.
- 2.19 The July Halifax House Price Index Report identifies that overall prices in the three months to June were 0.1% lower than in the preceding quarter. The annual rate of growth fell to 2.6%, the lowest rate since May 2013. Martin Ellis, the Halifax housing economist comments that, *“Although employment levels continue to rise, household finances face increasing pressure as consumer prices grow faster than wages. This, combined the new stamp duty on buy to let and second homes in 2016, appears to have weakened housing demand in recent months.*
- 2.20 Nationwide’s June House Price Index Report contrasted this position by reporting a modest annual house price growth rising to 3.1% from 2.1% in May, stating that, *“after two sluggish months, annual price growth has returned to the 3-6% range that had been prevailing since early 2015.”* Notwithstanding this, Robert Gardiner, Nationwide’s Chief Economist, shares the view that, *“The emerging squeeze on household incomes appears to be exerting a drag on housing market activity in recent months. The number of mortgages approved for house purchase has slowed a little in recent months and surveyors report that new buyer enquiries have softened.”* As a result a key query raised in the report is that at present it is uncertain whether the reported increase in house price growth reflects *“the strengthening demand conditions on the back of healthy gains in employment and continued low mortgage rates, or whether the lack of homes on the market is the more important factor.”* Whilst Nationwide’s survey data suggests that *“new buyer enquiries have softened, it also indicates that this has been matched by a decline in new instructions”.*
- 2.21 Nationwide considers that *“given the on-going uncertainties around the UK’s future trading arrangements, the economic outlook remains unusually uncertain, and housing market trends will depend crucially on developments in the wider economy. Nevertheless, in our view, household spending is likely to slow in the quarters ahead, along with the wider economy, as rising inflation squeezes household budgets. This, together with on-going housing affordability pressures in key parts of the country, is likely to exert a drag on housing market activity and house price growth in the quarters ahead.”*
- 2.22 Nationwide conclude that, *“the subdued level of building activity and the shortage of properties on the market are likely to provide support for prices. As a result, we continue to believe that a small increase in house prices of around 2% is likely over the course of 2017 as a whole.”*
- 2.23 House prices in St Albans City and District have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.23.1. As of September 2010 values had recovered to the March 2008 Peak of the market levels and at May 2017 residential sales values in St Albans were circa 50% higher than the peak of the market values.

Figure 2.23.1: Average house prices in St Albans

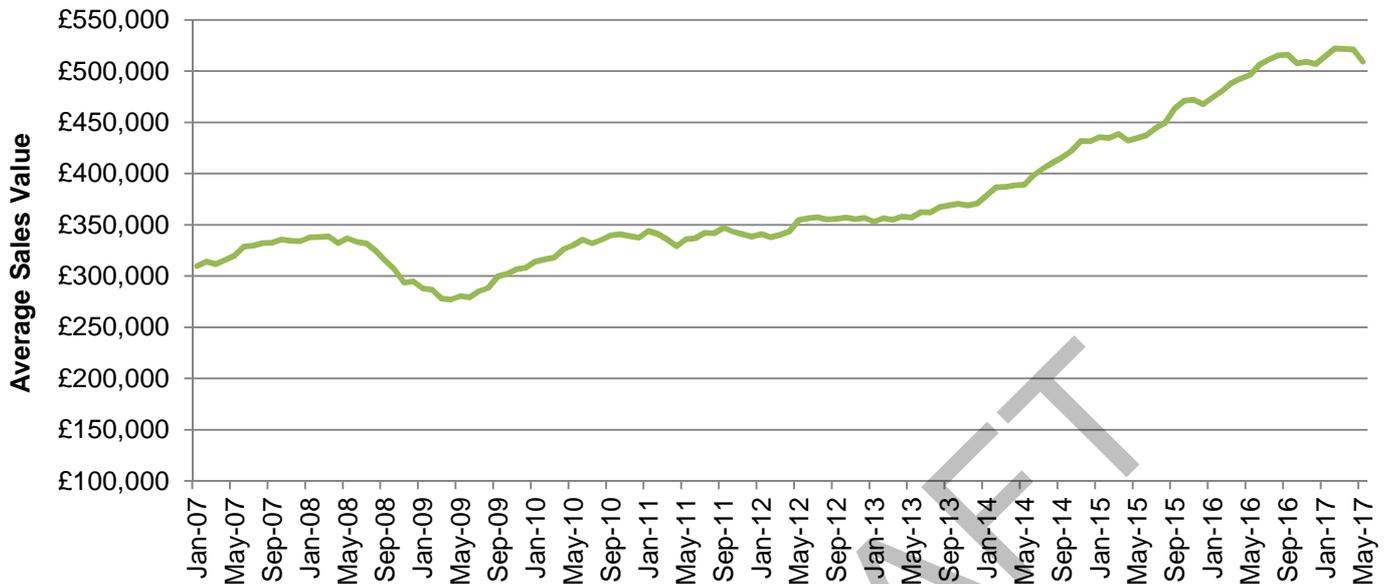
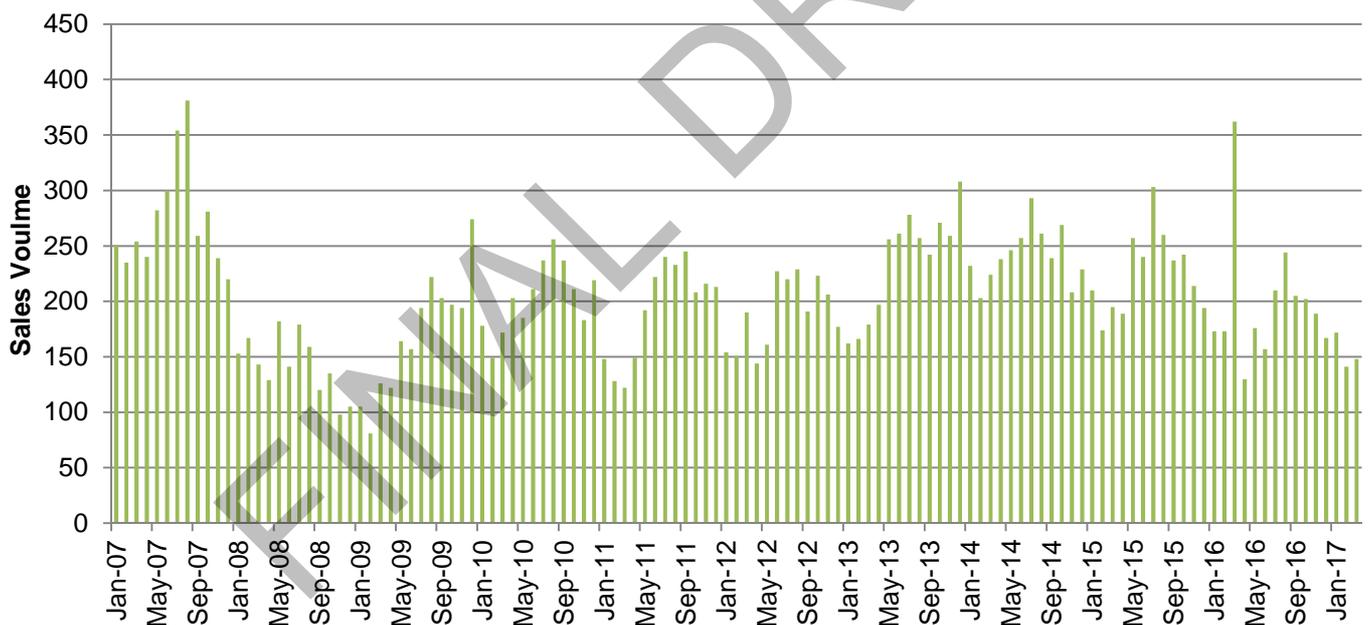


Figure 2.23.2: Sales volumes in St Albans



Source: Land Registry

- 2.24 The future trajectory of house prices is currently uncertain, however BNP Paribas Real Estate, Knight Frank and Savills' published forecasts are that values are expected to increase over the next five years. The medium term predictions are that house prices for properties in the mainstream East of England markets will grow by 8.72% (2017-2020), 18.1% (2017-2021) and 19% (2017-2021) respectively over the periods stated. This compares to reported UK average cumulative growth over the same periods of 10.14%, 14.2% and 13% respectively.

National Policy Context

The NPPF

- 2.25 The NPPF sets out the government's planning policies including its preferred approach to meeting housing and employment requirements. The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').
- 2.26 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the cumulative effect of all their planning requirements. Paragraph 173 of the NPPF requires that local planning authorities give careful attention *"to viability and costs in plan-making and decision-taking"*. The NPPF requires that *"the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened"*. After taking account of policy requirements, land values should be sufficient to *"provide competitive returns to a willing landowner and willing developer"*.
- 2.27 The meaning of a "competitive return" has been the subject of considerable debate over the past few years. For the purposes of testing the viability of a local plan, the Local Housing Delivery Group³ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value⁴, although there is no consensus around this view.

CIL Policy Context

- 2.28 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. The adoption of a CIL charging schedule is discretionary for a charging authority; however, the scaling back of the use of pooled S106 obligations is not discretionary. As such, should the Council elect not to adopt a CIL Charging Schedule, it may have implications with regard to funding infrastructure in the District in future and the Council will need to be aware of such implications in their decision-making.
- 2.29 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at CIL Regulation 122 and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure⁵ that benefit more than one development, unless they form part of a maximum of five S106 agreements, from which contributions to provide infrastructure can be pooled.
- 2.30 Notwithstanding the above, the Council is still able to secure S106 contributions towards specific infrastructure projects from large strategic sites, so long as these are not included on the Regulation 123 list and would not be funded by more than five S106 agreements.
- 2.31 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ This infrastructure should not be identified on the Council's Regulation 123 list.

- 2.32 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule ('PDCS') and the Draft Charging Schedule ('DCS'). Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.35 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20140612) clarifies that CIL Regulation 13 permits charging authorities to levy "*differential rates by reference to different intended uses of development.*" Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point.' The NPPG also sets out (paragraph 023 Reference ID: 25-023-20140612) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.38 The Government published the findings of the Independent CIL Review ("ICR") alongside the Housing White Paper in February 2017. The purpose of the ICR was to, "Assess the extent to which CIL does or can provide an effective mechanism for funding infrastructure, and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives." The ICR concluded that despite the pitfalls of CIL in its current form, as clearly detailed in the report, wholesale abolition is not a practical option and there is still value in collecting a "local infrastructure tariff" at a broad low level, with the

possibility of securing additional S106 contributions for larger sites.

- 2.39 The White Paper identified at paragraph 2.28 that the Government “continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.” The White Paper summarised the main finding of the CIL review to be that “the current system is not as fast, simple, certain or transparent as originally intended.”
- 2.40 As a result the Government committed to “examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.” At this stage there is no further information as to whether the Government will implement the independent CIL review panel’s recommendations for reform to the approach of calculating and securing developer contributions towards infrastructure required to support development and if so what the transition period will be.

Local Policy context

- 2.41 This study takes into account the policies and standards set out within the Council’s emerging Local Plan and saved policies of the St Albans District Local Plan Review 1994, which includes *inter alia* affordable housing requirements; sustainability; open space; and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards etc.). This study takes into account the cumulative impact of these policies as required by the NPPF.

Development context

- 2.42 St Albans City and District benefits from a special character with the historic Cathedral City of St Albans and numerous towns, villages and a Green Belt countryside. The District has the second largest population in Hertfordshire and local patterns of employment, travel, retail and leisure are strongly influenced by London, being 20 miles by road and a 30 to 45 minute train journey into London.
- 2.43 The District also has strong spatial relationships with neighbouring towns, particularly Hemel Hempstead, Welwyn Garden City, Hatfield, Watford and Luton. These towns offer alternative and sometimes competing employment, retail and leisure opportunities. The District benefits from close links with the University of Hertfordshire in Hatfield. Oaklands Community College in St Albans is the District’s sole further and higher education provider and plays a key role in skills development, training and lifetime learning opportunities at a sub-regional level. Key sub-regional employers include world renowned institutions / centres of excellence in the Building Research Establishment (BRE) at Bricket Wood and Rothamsted Research in Harpenden.
- 2.44 St Albans is the largest settlement in the district with nearly 50% of the population in the area living here. Having been the third largest town in Roman Britain, after London and Colchester, and having a strong medieval heritage the City benefits from an excellent townscape quality and character. Harpenden is a residential commuter town and is the second largest settlement in the District. St Albans and Harpenden are prosperous and popular towns, primarily due to their high quality environment, excellent schools and transport links to London and the rest of the country. They are the main focus for commercial and leisure activity in the District having centres providing employment opportunities as well as variety of retail, leisure, community and cultural facilities.
- 2.45 London Colney is the third largest settlement in the District with an urban character. It benefits from employment areas and the large Colney Fields retail park, but lacks some of the facilities of a traditional town centre.

- 2.46 The other settlements in the District are subdivided into two categories, those excluded from the Green Belt and those in the Green Belt. Bricket Wood, Chiswell Green, How Wood, Park Street/Frogmore, Redbourn and Wheathampstead are all located outside the Greenbelt. There are a number of smaller settlements within the Green Belt, including Kinsbourne Green, Colney Heath, Folly Fields, Gustard Wood, Sandridge, Sleafshyde and Smallford.
- 2.47 The entire District experiences intense pressure from development. We understand that there is a strong trend towards urban intensification, loss of employment use to residential and a high level of house extensions. The Green Belt is under particular pressure from major development proposals attracted by the strong transport links, particularly in the south of the District. Developments in the District therefore range from small in-fill sites to larger greenfield/Green Belt developments and urban regeneration. The Council is currently seeking to deliver a Strategic Local Plan that will shape the housing, commercial, retail and industrial environment in the District until 2031. This will include balancing the delivery of the right number of homes to meet the needs of the growing population, ensuring the business and retail community continue to thrive in the District and protecting the Green Belt and green spaces.

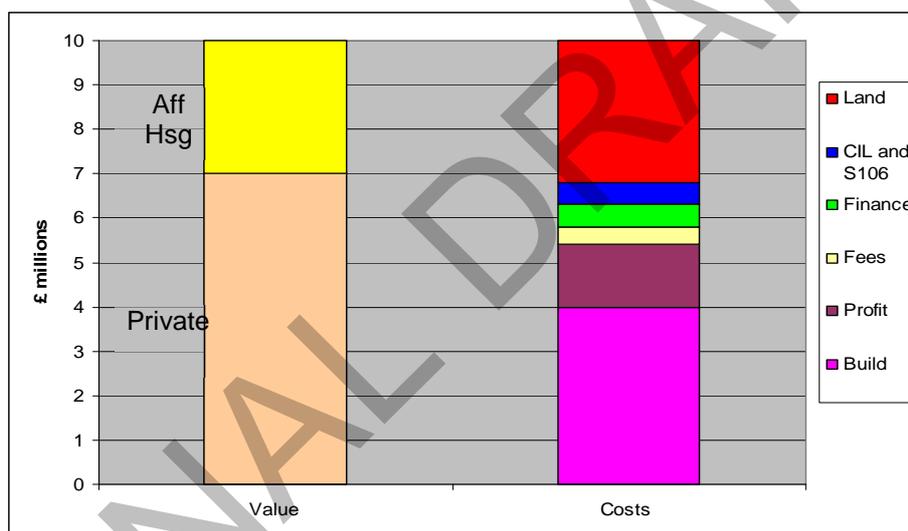
FINAL DRAFT

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market circumstances and emerging planning policy requirements. The study is therefore specific to St Albans City and District and reflects the Council's planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the peach portion) and the payment from a Registered Provider ('RP') for the completed affordable housing units (the yellow portion). For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, CIL, Section 106 contributions and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the red portion of the right hand bar in the diagram.



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

- 3.4 Problems with key appraisal variables can be summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In districts like St Albans, some sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. The longer the delivery of the obligations is deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a profit level that is reflective of current perceived risk. Typically developers and banks have been targeting between 17% to 20% profit on value of the private housing element dependent on the nature of the scheme. However, following the result of the EU referendum and the commencement of negotiations to leave the EU following the triggering of Article 50, the market has started to reflect increased uncertainty through levels of profit at the higher end of this range.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile i.e. provides a "competitive return" (Para 173 NPPF). The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of infrastructure to support new residents.

Viability benchmark

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include *"the current use value of the land or its value for a realistic alternative use that complies with planning policy"* (Para 024; reference ID 10-024-20140306).
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *"is based on a premium over current use values"* with the *"precise figure that should be used as an appropriate premium above current use value [being] determined locally"*. The guidance considers that this approach *"is in line with reference in the NPPF to take account of a "competitive return" to a willing land*

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

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

owner”.

- 3.10 The examination on the Mayor of London’s CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

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

- 3.11 In his concluding remark, the Examiner points out that:

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

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

- 3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

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

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

- 3.15 The Guidance goes on to state that “*it would be inappropriate to assume an uplift based on set percentages... given the diversity of individual development sites*”.
- 3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.17 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 18,000%.
- 3.18 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 4.

4 Development appraisals

Residential development

- 4.1 We have appraised 16 residential development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the District. The Council and BNP Paribas Real Estate have reviewed historic planning applications and have based the appraisal typologies on a range of actual developments within the District. These typologies are therefore reflective of developments that have been consented /delivered as well as those expected to come forward in St Albans City and District in future.
- 4.2 Details of the schemes appraised are provided in Table 4.2.1 and Table 4.2.2 summarises the housing mix adopted for the purpose of this assessment.

Table 4.2.1: Development typologies

	No. Resi units	Description of Development	Net dev area (ha)	Dev density (units per ha)
1	1	Houses	20.00	0.05
2	2	Houses	20.00	0.10
3	4	Houses	30.00	0.13
4	6	Houses	35.00	0.17
5	8	Flats	145.00	0.06
6	10	Flats	85.00	0.12
7	10	Houses	25.00	0.40
8	11	Flats	85.00	0.13
9	11	Houses	25.00	0.44
10	15	Flats	95.00	0.16
11	20	Houses	25.00	0.80
12	30	Flats	75.00	0.40
13	50	Flats and Houses	115.00	0.43
14	50	Houses	40.00	1.25
15	50	Flats and Houses	65.00	0.77
16	100	Flats and Houses	65.00	1.54

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

Site type	1B 2P flat	2B 4P flat	3B 5P flat	4B7P flat	2B 4P house	3B 5P house	4B 7P house	5B 7P house
Unit size	50 sq m	70 sq m	86 sq m	108 sq m	79 sq m	93 sq m	115 sq m	125 sq m
1	0%	0%	0%	0%	0%	100%	0%	0%
2	0%	0%	0%	0%	0%	100%	0%	0%
3	0%	0%	0%	0%	50%	50%	0%	0%
4	0%	0%	0%	0%	33%	50%	17%	0%
5	38%	63%	0%	0%	0%	0%	0%	0%
6	30%	60%	10%	0%	0%	0%	0%	0%
7	0%	0%	0%	0%	30%	60%	10%	0%
8	36%	55%	9%	0%	0%	0%	0%	0%
9	0%	0%	0%	0%	36%	55%	9%	0%

Site type	1B 2P flat	2B 4P flat	3B 5P flat	4B7P flat	2B 4P house	3B 5P house	4B 7P house	5B 7P house
Unit size	50 sq m	70 sq m	86 sq m	108 sq m	79 sq m	93 sq m	115 sq m	125 sq m
10	33%	60%	7%	0%	0%	0%	0%	0%
11	0%	0%	0%	0%	35%	55%	5%	5%
12	33%	60%	7%	0%	0%	0%	0%	0%
13	26%	46%	4%	0%	10%	14%	0%	0%
14	0%	0%	0%	0%	36%	56%	4%	4%
15	8%	16%	2%	0%	28%	42%	2%	2%
16	9%	15%	1%	0%	27%	42%	3%	3%

- 4.3 With respect to the size of units adopted in the study, these have been informed by the minimum gross internal floor areas set out in the DCLG's Technical Housing Standards' nationally described space standard published in March 2015. The housing mix has been informed by information in the Strategic Housing Market Assessment and historic delivery data of schemes in the District.

Residential sales values

- 4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have used sources including the Land Registry online database, Rightmove online database, our understanding of viability of live schemes in the Borough and discussions with active local agents. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for testing purposes. This exercise indicates that developments in the District will attract average sales values ranging from circa £5,705 per square metre (£530 per square foot) to £6,458 per square metre (£600 per square foot). In general higher values are achieved in St Albans and Harpenden. The market areas are illustrated in Figure 4.4.1 overleaf. In light of this we have applied the average sales values set out in Table 4.4.1 in our appraisals, which reflects the range set out in Figure 4.4.1.

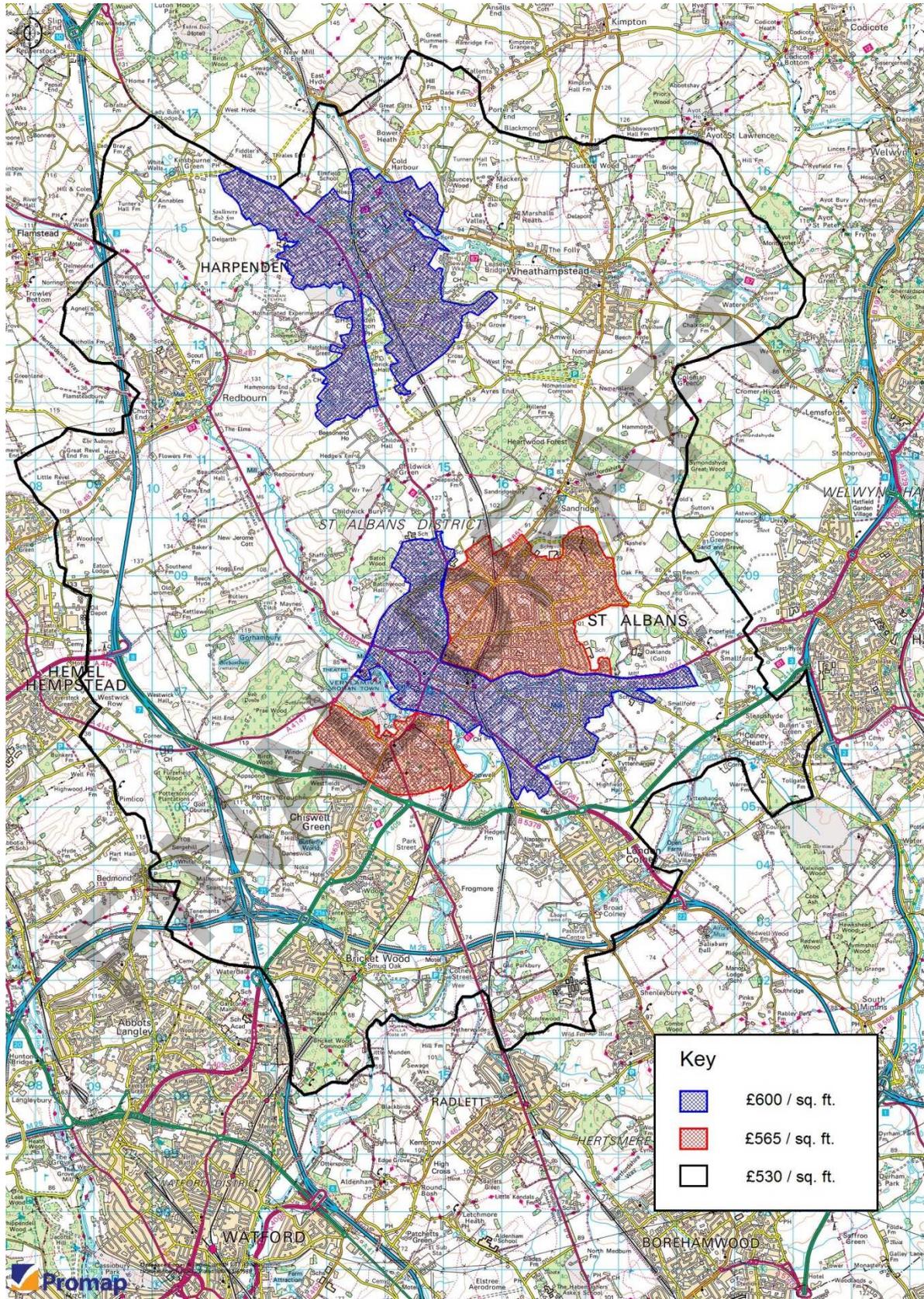
Table 4.4.1: Average sales values adopted in appraisals

Market Area	Ave values £s per sq m	Ave values £s per sq ft
1	£6,458	£600
2	£6,082	£565
3	£5,705	£530

- 4.5 As noted earlier in the report, BNP Paribas Real Estate, Knight Frank and Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by cost inflation of 5%⁸. This sensitivity analysis provides the Council with an indication of the impact of changes in values and costs on scheme viability.

⁸ Our appraisals do not, however, include any inflation on existing use values due to build cost and policy cost increases as well as greenfield sites are not expected to grow in value. With respect to the former we note that Savills' 2017 'Market Survey [on] GB Agricultural Land' identifies that a fall in all farmland values of -6.2% in the east of England in 2016 as compared to a -10% fall experienced in 2015. We note that this compares to a fall of -3.1% for England and -2.9% for Great Britain ('GB'). Savills forecast a 5.5% growth over the next 5 years to 2021 for GB with negative growth of -3.8% in 2017 and -1.7% in 2018 and positive growth in 2019 of 1.8%, 4.4% in 2020 and 5% in 2021 amounting to cumulative growth of 5.5% over the five year period. We note that the Savills GB Farmland Market Q2 2017 identifies that, "At the half-year stage, our Farmland Value Survey is still recording a slight fall (0.9%) in average values of 'all-types' of farmland across Great Britain across Great Britain to around £6,900 per acre. Most pressure is on prime arable land values in the East and East Midlands where prices have fallen 4% in some locations."

Figure 4.4.1: Average sales values In St Albans City and District



Source: Map – Promap, Values – BNPPRE research utilising data from Rightmove and Land Registry and advice from local agents

Affordable housing tenure and values

- 4.6 The Council's emerging Local Plan affordable housing policy under Policy SLP9 (Affordable Housing) sets out that the Council will seek 40% affordable homes as a proportion of all new developments delivering one (gross) or more dwellings unless it is clearly demonstrated that this is not economically viable. In such circumstances the Council will seek to negotiate the affordable housing provision at a level which allows the scheme to be viable. In addition the Council will seek 60% of the affordable housing as social rents/affordable rent and 40% intermediate housing.
- 4.7 We note that the Council's saved Local Plan Policy 7a (Affordable Housing in Towns and Specified settlements) identifies that the Council will normally seek to negotiate an element of affordable housing on sites of over 0.4Ha and on sites of under this size where 15 or more dwellings are proposed based on site and marketing conditions and local housing need. We note that the Council's Affordable Housing Supplementary planning Guidance ('SPG') identifies that "the percentage of affordable housing required will normally be 35%" and that *"The council will negotiate a range of tenures for the affordable housing provision, but the majority of the provision is expected to be general needs rented."*
- 4.8 We have based our assessment on the higher emerging policy target, however have also sensitivity tested the saved Local Plan policy.
- 4.9 We understand that the Council is keen to ensure that social rented accommodation is still provided wherever possible in order to meet local needs, however they have accepted the concept of Affordable Rent in the District. It is appreciated that Affordable Rent is now a key part of funding for new affordable housing and social rented accommodation is more expensive to provide, particularly given the loss of grant. Given this position this study tests the rented element of the affordable housing delivered as 50% Affordable Rent and 50% social rent.
- 4.10 We have used our bespoke model to value the affordable housing, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures in St Albans over a period of circa 35 years which capitalises the net rental income stream. With respect to the social rented accommodation the model calculates the gross rent for these properties derived from a combination of property values (as at January 1999), local earnings and property size subject to not exceeding the rent cap for the 2017 - 2018 period, in line with HCA guidance. The net rent is then calculated by taking into account factors such as: standard levels for individual registered providers (RP's) management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 4.11 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the subsequent four years. This has reduced the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. Our model accounts for this by reducing rents in years 1 to 4, which is a cautious assumption and assumes that the restriction will remain in place in perpetuity for rented accommodation in this study.
- 4.12 Our appraisals assume that the rented housing is let at Local Housing Allowance ('LHA') rates (less reasonable service charges), so that they are affordable to households subject to the Universal Credit. The approach adopted is therefore consistent with the rent caps announced in the Autumn Statement in November 2015. It should be noted that the LHAs are considerably lower than market rents. Prior to the 2015 Autumn Statement, rents for affordable rented units could have (in theory) been set as high as 80% of market rents (inclusive of service charges), but this is no longer an option where they exceed LHA.

Table 4.12.1: Summary of LHA levels adopted in study

Source of information	LHA rent per week (gross rent)	Net rent adopted in study
1 Bed	£156.00	£142.54
2 Bed	£196.96	£183.50
3 Bed	£247.20	£233.74
4 Bed	£358.80	£345.34

4.13 The CLG/HCA ‘Shared Ownership and Affordable Homes Programme 2016 to 2021 – Prospectus’ document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We note that the Government’s 2016 Autumn Statement identified that the Government would “invest of a further £1.4 billion to deliver 40,000 additional affordable homes” and that they “will relax restrictions on government grant to allow a wider range of housing-types”. However, BNP Paribas Real Estate considers that the proposed sum is unlikely to achieve the delivery of 40,000 new homes as suggested given the increase in sales values since 2010 (i.e. when such grant was last available to fund all tenures of affordable housing). On this basis any grant funding will now have to work harder to achieve the same outcome that would have been possible in 2010 and therefore is unlikely to be available on all schemes. Notwithstanding this we recommend that the Council revisits this assumption in future viability reviews.

4.14 For shared ownership units, we have assumed that RPs will sell 30% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%.

Residential Build costs

4.15 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (‘BCIS’), which is based on tenders for actual schemes⁹ adjusted to reflect local circumstances in St Albans District. However, adjustments to the base costs are necessary to reflect other factors which are not included in BCIS. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.

4.16 **Houses:** we have used the mean average BCIS ‘Estate housing – generally’ cost, which is currently £1,124 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 15% of the base cost for external works and 2% for demolition and site preparation costs. We have assumed a gross to net ratio of 100%.

4.17 **Flats:** we have used the mean average BCIS ‘Flats – 6+ storeys’, which is currently £1,736 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 15% of the base cost for external works and 2% for demolition and site preparation costs. Our appraisals assume a gross to net ratio of 80% for flats.

4.18 We have adopted extra over costs associated with policy requirements. We summarise these costs below, which we have incorporated within our appraisals.

4.19 We have allowed for circa £3,200 per unit that to achieve life time home standards.

4.20 We have allowed for 10% accessible homes. The cost of providing an accessible unit as an apartment is circa £11,000. It assumes a lift of adequate size is being provided as part of the overall apartment block. With respect to the costs associated with an accessible housing unit equating to an additional cost of circa £26,000.

⁹ We understand that such schemes in the District are likely to be CSH level 3.

- 4.21 To allow for sustainability requirements we have allowed for circa £5,000 per unit over and above the BCIS rate, however this excludes the additional costs for SUDs and attenuation. We understand that the costs of SUDs and attenuation is very much dictated by the size of a site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc. We have allowed for an additional circa £2,500 per unit average cost to account for SUDs and attenuation.

Professional fees

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

Development finance

- 4.23 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

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

Acquisition costs

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

Section 106 costs

- 4.26 To account for residual Section 106 requirements, we have included an allowance of £1,150 per unit for residential schemes, which the Council and BNP Paribas Real Estate consider to be reasonable proxy for such costs upon the adoption of a CIL charging schedule as we note that such site specific mitigation charges will vary from site to site and scheme to scheme.

Development and sales periods

- 4.27 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 4-5 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected.

Developer's profit

- 4.28 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

- 4.29 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.30 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding with a range of developer profit of between 17% to 20% being seen on developments across London. However, the outcome of the referendum on the UK's membership of the European Union followed by the triggering of Article 50 and commencement of negotiations to leave the EU has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.31 Our assumed return on the traditional affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and HCA's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.32 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.33 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price.

Benchmark land values for residential analysis

- 4.34 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

- 4.35 We understand that many of the sites in the District come forward on land that has not been previously developed. Open, greenfield or other forms of previously undeveloped or unused land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government, which suggests greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre). This range has been widely adopted for the purposes of CIL viability testing and we have seen a similar range of values applied in viability assessments on schemes submitted for planning in Hertfordshire. For testing purposes, we have adopted the higher ends of this range i.e. £370,000 per gross hectare as well as a higher value of £500,000 per gross hectare to introduce further caution into the assessment, which reflects the value of urban open space and other residential backlands.
- 4.36 Previously developed sites in urban areas could be in various uses. We have assumed that secondary office or industrial uses would be the most appropriate proxy for previously developed land across the district.
- 4.37 The office benchmark assumes lower value secondary office space on a hectare of land, with 40% site coverage and 3 storeys. The rent assumed is based on lettings of second hand offices in the District at £10.50 per square foot. We have assumed a £60 per square foot allowance for refurbishment and a letting void of two and a half years. The capital value of the building would be £3.124 million, to which we have added a 20% premium, resulting in a benchmark of £3.748 million.
- 4.38 The industrial/warehousing benchmark assumes secondary industrial/warehousing space on a hectare of land, with 60% site coverage and 1 storey. The rent assumed is based on such lettings of second hand premises in the District at £5.50 per square foot. We have assumed a £30 per square foot allowance for refurbishment and a letting void of three years. The capital value of the building would be £1.334 million, to which we have added a 20% premium, resulting in a benchmark of £1.601 million.

Table 4.38.1: Benchmark Land Values

Use	Benchmark per gross hectare
Secondary office	£3,748,372
Secondary industrial/warehousing	£1,601,070
Urban Openspace and other residential backlands	£500,000
Greenfield (higher)	£370,000

- 4.39 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.40 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.

- 4.41 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹⁰. The premium above existing use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site. With respect to the greenfield or other forms of previously undeveloped or unused land this allowance has already been incorporated by multiplying the value of it in its undeveloped open use several times over, reflecting the inherent development value, whilst for sites in an existing developed use a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation.

Commercial development

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

Commercial rents and yields

- 4.43 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in Table 4.43.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. There does not appear to have been substantial commercial development activity over the past few years. New build developments are on the whole likely to attract a premium rent above second hand rents however, for the majority of developments we would expect this to be a relatively modest uplift. The rents and yields adopted in our appraisals are summarised in Table 4.43.1.
- 4.44 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site could currently accommodate one of three existing uses (i.e. thereby allowing the site to be assessed in relation to a range of three current use values (CUVs)) and that the development involves the intensification of use of the site. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Commercial build costs

- 4.45 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.43.1.

Profit

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

¹⁰ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

Residual Section 106 costs

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

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Table 4.43.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Supermarkets/ superstores and retail warehousing	All other Retail	Hotels
Total floor area (sq ft)	Scheme	30,000	30,000	53,820	10,000	80 bedrooms (24,111 based on 301 sq ft per room)
Rent (£s per sq ft)	Based on average lettings sourced from EGI, Focus and active local agents	St Albans - £26.50 Harpenden and rest of District - £18.50 - £15	£10.50	£18.00	St Albans £40 (ITZA £140) Harpenden and rest of District £25 – £22	Rent per room £5,096.57 based on Budget Hotel with cap value of £100k per room.
Rent free/void period (years)	BNPPRE assumption	1.5	1.5	1.5	1.5	n/a
Yield	BNPPRE prime yield schedule	St Albans - 6% Harpenden and rest of District – 7%	5%	4.75%	St Albans - 5.25% Harpenden and rest of District – 6.5%	4.75%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	6.80%	6.80%	6.80%	6.80%	6.80%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£8	£8	£8	£8	£8
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	90%	82%	82%	N/A as rent based on per room and room size based on gross area per room.
Base construction costs (£s per sq ft)	BCIS mean average costs	£189	£86	£141	£188	£162
External works (% of base build costs)	BNPPRE assumption	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1.5%	1.5%	1.5%	1.5%	1.5%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%

Table 4.43.2 Commercial appraisal assumptions for each use – current use benchmarks

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Supermarkets/ superstores and retail warehousing	All other Retail	Hotels
Existing floorspace	Assumed to be between 30% to 50% of new space (N.B. appraisals do not discount existing floorspace)	30%	50%	30%	30%	30%
Rent on existing floorspace (£s per sq ft)	Reflects three types of poor quality second hand space (industrial, office and retail as appropriate), low optimisation of site etc. and ripe for redevelopment.	£6.00 - £10.50	£5.50 - £8.00	£5.50 - £10.50	St Albans £18.50 - £28.00 Harpenden and rest of District £10.50 - £18.50	£8.00 - £12.50
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc.	8.5% - 9.5%	8% - 8.5%	8.5% - 9.5%	St Albans 6.5% - 7% Harpenden and rest of District 7% - 9.5%	8% - 9.5%
Rent free on existing space	Years	2.5	2.5	2.5	2.5	2.5
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£30	£30	£30	£30	£30
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – the premium is site specific and therefore could be lower, therefore this is a conservative assumption.	20%	20%	20%	20%	20%

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5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as **Appendix 1** to 4. We have modelled 16 site types, reflecting different densities and types of development, which are tested in the four broad housing market areas identified in Section 4 and against the typical land value benchmarks for the District.

Scenarios tested

- 1 Emerging policy position with base sales and base costs (including extra overs for planning policy requirements) i.e. 40% affordable housing (60% rented (50% Social Rent and 50% Affordable Rent) and 40% Shared Ownership) for all typologies (i.e. threshold of 1 gross unit);
 - 2 Sales values increase by 10% and costs increase by 5%;
 - 3 Sales values fall by 5%; and
 - 4 As (1) all with 35%, 30%, 25%, 20%, 10% and 0% affordable housing.
- 5.2 CIL applies to net additional floor area only. Our base appraisals assume no deduction for existing floorspace, thereby providing the worst case scenario¹¹.
- 5.3 The residual land values from each of the scenarios above in each housing value area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.36 to 4.38. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.4 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.5 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.6 A sample of the format of the results is provided in figure 5.6.1. This sample relates to site type 13.

¹¹ Existing buildings must be occupied for their lawful use for at least six months in the three years prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

Figure 5.6.1: Sample format of residential results

Community Infrastructure Levy St Albans City and District Council		Benchmark Land Values (per gross ha)			
		BLV1	BLV2	BLV3	BLV4
		Benchmark land value 1 - Secondary office £3,748,372	Benchmark land value 2 - Secondary industrial/w arehousing £1,601,070	Benchmark land value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 13		Affordable %		Site area	
Flats and Houses		35%		0.43 ha	
No of units	50 units	% rented	60%	Net to gross	100%
Density:	115 dph	% intermed	40%	Growth	
				Sales	0%
				Build	0%

1 - £600psf	Private values	£6458 psm
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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,241,521	2,855,499	-892,873	1,254,429	2,355,499	2,485,499
20	1,193,882	2,745,929	-1,002,443	1,144,858	2,245,929	2,375,929
30	1,170,062	2,691,143	-1,057,228	1,090,073	2,191,143	2,321,143
50	1,122,423	2,581,573	-1,166,799	980,503	2,081,573	2,211,573
70	1,074,783	2,472,000	-1,276,372	870,930	1,972,000	2,102,000
90	1,027,143	2,362,430	-1,385,942	761,359	1,862,430	1,992,430
100	1,003,324	2,307,645	-1,440,727	706,574	1,807,645	1,937,645
125	943,775	2,170,682	-1,577,690	569,611	1,670,682	1,800,682
150	884,225	2,033,719	-1,714,653	432,648	1,533,719	1,663,719
175	824,676	1,896,756	-1,851,616	295,685	1,396,756	1,526,756
200	765,126	1,759,790	-1,988,581	158,720	1,259,790	1,389,790
225	705,577	1,622,827	-2,125,544	21,757	1,122,827	1,252,827
250	646,028	1,485,864	-2,262,507	-115,206	985,864	1,115,864
275	586,479	1,348,901	-2,399,470	-252,169	848,901	978,901
300	526,930	1,211,938	-2,536,433	-389,132	711,938	841,938
325	467,380	1,074,973	-2,673,399	-526,097	574,973	704,973

Commercial appraisal results

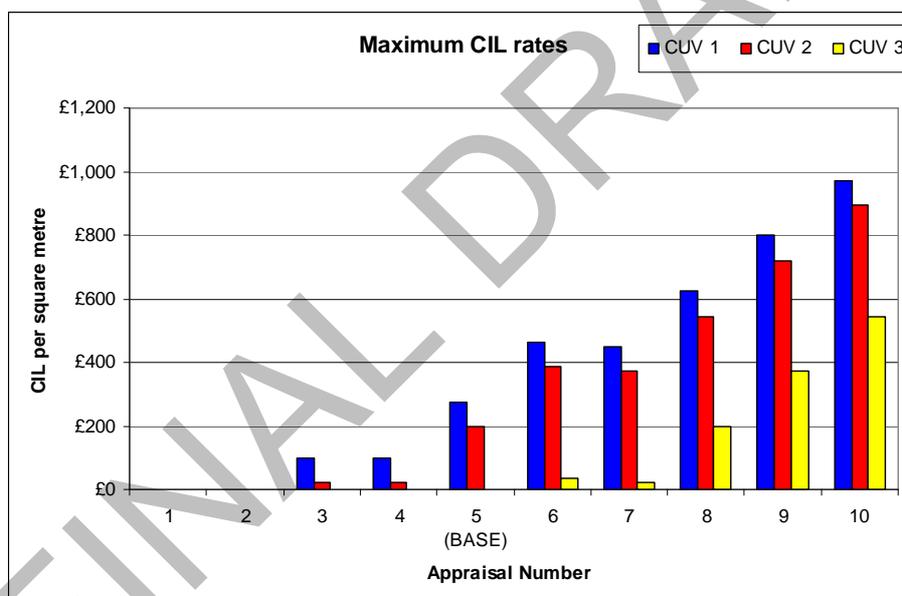
5.7 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.7.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.43.1). Chart 5.7.2 provides an **illustration** of the outputs in numerical format, while Chart 5.7.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.7.1: Illustration of sensitivity analyses

	£s per sq ft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
Appraisal 5 (base)	£24.00	6.50%	2.00 years
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

Chart 5.7.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
Appraisal 5 (base)	-	£275	£197	£0
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

Chart 5.7.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 1 (residential appraisal results), Appendix 4 (Care Home, Retirement and Extra Care housing appraisal results) and Appendix 5 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to appropriate benchmark land values.
- 6.2 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting its policy requirements, the Council will need to prioritise its requirements due to finite development value.
- 6.3 The CIL regulations state that in setting a charge, local authorities must “strike an appropriate balance” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.4 The early examinations saw a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence.
- 6.5 This conclusion is in line with guidance in paragraph: 019 Reference ID: 25-019-20140612 of the CIL Guidance set out in the NPPG, which states that ‘there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism.’ The Council should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool. Further, Paragraph: 021 Reference ID: 25-021-20140612 of the NPPG identifies that, ‘Charging authorities that plan to set differential levy rates should seek to avoid undue complexity.’

Assessment – residential development

- 6.6 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the historic system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.
- 6.7 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless* of the level of CIL (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing for particular sites in the short term¹².

Determining maximum viable rates of CIL for residential development

- 6.8 As noted in paragraph 6.6, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised in tables 6.8.1 to 6.8.16 below assume that emerging affordable housing requirements set out in Policy SLP 9 are met in full i.e. 40% affordable housing delivered on sites delivering one gross housing unit or more.

Table 6.8.1: Site type 1 (1 house) - 40% Affordable Housing

Site type	T1 - 1 House			
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	150	325	325
3 - £5,705 per sq m	N/V	N/V	325	325

Table 6.8.2: Site type 2 (2 houses) - 40% Affordable Housing

Site type	T2 - 2 Houses			
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	150	325	325
3 - £5,705 per sq m	N/V	N/V	325	325

¹² However, as shown by the sensitivity analyses (which tests reduced affordable housing levels of 30%, 25%, 20%, 10% and 0%) even a reduction in affordable housing does not always remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

Table 6.8.3: Site type 3 (4 houses) - 40% Affordable Housing

Site type T3 - 4 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	275	325	325

Table 6.8.4: Site type 4 (6 houses) - 40% Affordable Housing

Site type T4 - 6 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	325	325	325

Table 6.8.5: Site type 5 (8 Flats) - 40% Affordable Housing

Site type T5 - 8 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.8.6: Site type 6 (10 Flats) - 40% Affordable Housing

Site type T6 - 10 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.8.7: Site type 7 (10 Houses) - 40% Affordable Housing

Site type T7 - 10 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	100	325	325

Table 6.8.8: Site type 8 (11 Flats) - 40% Affordable Housing

Site type T8 - 11 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.8.9: Site type 9 (11 Houses) - 40% Affordable Housing

Site type T9 - 11 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	90	325	325

Table 6.8.10: Site type 10 (15 Flats) - 40% Affordable Housing

Site type T10 - 15 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.8.11: Site type 11 (20 Houses) - 40% Affordable Housing

Site type T11 - 20 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	175	325	325

Table 6.8.12: Site type 12 (30 Flats) - 40% Affordable Housing

Site type T12 - 30 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.8.13: Site type 13 (30 Flats and Houses) - 40% Affordable Housing

Site type T13 - 50 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	125	150
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.8.14: Site type 14 (50 Houses) - 40% Affordable Housing

Site type T14 - 50 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	325	325	325

Table 6.8.15: Site type 15 (50 Houses) - 40% Affordable Housing

Site type	T15 - 50 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	100	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	300	325	325

Table 6.8.16: Site type 16 (100 Flats and Houses) - 40% Affordable Housing

Site type	T16 - 100 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	30	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	275	325	325

- 6.9 All the typologies are assumed to require the provision of affordable housing. Site Types 5, 6, 8, 10 and 12 are the highest density schemes tested in the study, reflecting wholly flatted developments and incurring higher build costs than other schemes incorporating houses. The results of the appraisals identify viability to be challenging for such development across the District (Tables 6.8.5, 6.8.6, 6.8.8, 6.8.10 and 6.8.12). Looking at the results of the appraisals assuming lower levels of affordable housing (as set out in Appendix 1), we note that such schemes are viable and deliverable dependant on the benchmark land value and sales values. On this basis the Council's policy of negotiating affordable housing on a site by site and scheme by scheme basis ensures that development comes forward across the District delivering the maximum reasonable level of affordable housing that can viably be supported.
- 6.10 Site Types 13, 14 and 15 (see Tables 6.8.13, 6.8.14 and 6.8.15) are useful for viability comparative purposes, all being 50 dwellings, but with T13 being the highest density and having the greatest quantity of units delivered as flats (76%), T14 being the lowest density delivered all as houses and T15 delivered predominantly as houses (only 26% flats). As expected T14 shows the highest level of viability with most schemes being able to support the highest maximum CIL rate tested of £325 per square metre, with the exception of the highest benchmark land value. T15 is the next most viable scheme being predominantly a housing development and T13 showing challenging viability in all except the highest value areas in the District.

Suggested CIL rates

- 6.11 Although the results indicate that viability of residential development is currently challenging in certain locations and on certain types of development, it should be possible for rates of CIL to be levied across all areas, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- The first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc.) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment;
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected;

- Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability; and
 - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council's first Charging Schedule could 'shock' the land market with a consequential risk that land supply falls. This factor has led many charging authorities to seek to limit their CIL rates to around 5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions¹³.
- 6.12 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values and build costs that will need to adjust for the scheme to become viable.
- 6.13 In arriving at a conclusion on recommended rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. Where the appraisals indicate that the residual values generated by residential schemes are unlikely to outperform specific benchmark land values these buildings are more likely to remain in their existing use in these parts of the District, rather than be redeveloped.
- 6.14 The maximum rates of CIL indicated by our appraisals are outlined below. Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the Council might set – having regard to the range of the results and taking account of viability across the District as a whole – should be set at a discount of circa 30% to the maximum rates, as shown in Table 6.14.1.

Table 6.14.1: Maximum and suggested Residential CIL rates

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	CIL after buffer (£s per sq m)
Market Area 1 with AH - £6,458 per sq m	£325	£245
Market Area 2 with AH - £6,082 per sq m	£325	
Market Area 3 with AH - £5,705 per sq m	£200	£150

- 6.15 In determining the maximum levels of CIL and the recommended rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs and a further set of results that show the impact of a fall in sales values (the results are set out at **Appendix 2** and **3**). These appraisals provide an indication of the likely movement in viability that any 'buffer' below the maximum rates would need to accommodate.
- 6.16 Should the Council wish to do so, it would be possible to combine areas thereby simplifying the charging schedule into fewer charging areas.
- Sensitivity of affordable housing**
- 6.17 We have also undertaken sensitivity testing of alternative affordable housing positions. In particular we have tested the impact on CIL rates of applying:
- the NPPG's affordable threshold of over 10 units (Tables 6.17.1 – 6.17.7); and

¹³ For example, Wandsworth Council adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff was converted into a per square metre CIL rate.

- the saved Local Plan Policy 7a (Affordable Housing in Towns and Specified settlements) which seeks to secure 35% affordable housing on sites of over 0.4Ha or 15 units or more (Tables 6.17.1 – 6.17.16).

Table 6.17.1: Site type 1 (1 house) - 0% Affordable Housing

Site type		T1 - 1 House			
		BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m		325	325	325	325
2 - £6,082 per sq m		325	325	325	325
3 - £5,705 per sq m		325	325	325	325

Table 6.17.2: Site type 2 (2 houses) - 0% Affordable Housing

Site type		T2 - 2 Houses			
		BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m		325	325	325	325
2 - £6,082 per sq m		325	325	325	325
3 - £5,705 per sq m		325	325	325	325

Table 6.17.3: Site type 3 (4 houses) - 0% Affordable Housing

Site type		T3 - 4 Houses			
		BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m		325	325	325	325
2 - £6,082 per sq m		325	325	325	325
3 - £5,705 per sq m		325	325	325	325

Table 6.17.4: Site type 4 (6 houses) - 0% Affordable Housing

Site type		T4 - 6 Houses			
		BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m		325	325	325	325
2 - £6,082 per sq m		325	325	325	325
3 - £5,705 per sq m		325	325	325	325

Table 6.17.5: Site type 5 (8 Flats) - 0% Affordable Housing

Site type		T5 - 8 Flats			
		BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m		325	325	325	325
2 - £6,082 per sq m		325	325	325	325
3 - £5,705 per sq m		325	325	325	325

Table 6.17.6: Site type 6 (10 Flats) - 0% Affordable Housing

Site type T6 - 10 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	300	325	325	325

Table 6.17.7: Site type 7 (10 Houses) - 0% Affordable Housing

Site type T7 - 10 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Table 6.17.8: Site type 8 (11 Flats) - 0% Affordable Housing

Site type T8 - 11 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Table 6.17.9: Site type 9 (11 Houses) - 0% Affordable Housing

Site type T9 - 11 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Table 6.17.10: Site type 10 (15 Flats) - 35% Affordable Housing

Site type T10 - 15 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.17.11: Site type 11 (20 Houses) - 35% Affordable Housing

Site type T11 - 20 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	325	325	325
2 - £6,082 per sq m	N/V	325	325	325
3 - £5,705 per sq m	N/V	325	325	325

Table 6.17.12: Site type 12 (30 Flats) - 35% Affordable Housing

Site type T12 - 30 Flats				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	N/V	N/V	N/V
2 - £6,082 per sq m	N/V	N/V	N/V	N/V
3 - £5,705 per sq m	N/V	N/V	N/V	N/V

Table 6.17.13: Site type 13 (30 Flats and Houses) - 35% Affordable Housing

Site type T13 - 50 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	N/V	225	325	325
2 - £6,082 per sq m	N/V	0	200	225
3 - £5,705 per sq m	N/V	N/V	N/V	0

Table 6.17.14: Site type 14 (50 Houses) - 35% Affordable Housing

Site type T14 - 50 Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	300	325	325	325
2 - £6,082 per sq m	20	325	325	325
3 - £5,705 per sq m	N/V	325	325	325

Table 6.17.15: Site type 15 (50 Houses) - 35% Affordable Housing

Site type T15 - 50 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	N/V	325	325	325

Table 6.17.16: Site type 16 (100 Flats and Houses) - 35% Affordable Housing

Site type T16 - 100 Flats and Houses				
	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	N/V	325	325	325

- 6.18 In the main, site types 1 to 7 (which are below the NPPF Threshold) and site types 1 to 9 (which are below the Council's Saved affordable housing policy threshold of 15 units) generate residual values that are higher than the benchmark land values and can viably support a maximum CIL charge of £325 per square metre in the large majority of cases across the District.

Table 6.18.1: Maximum and suggested Residential CIL rates for schemes with no affordable housing provision requirement due to thresholds

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	CIL after buffer (£s per sq m)
Sites under the affordable housing threshold (either NPPF 10+ units or Saved Local Plan policy of 15 units) across the District	£325	£245

- 6.19 Should the Council wish to set its CIL rates based on the Saved Local Plan affordable housing policy i.e. 35% affordable housing on sites of 15 units or more we would recommend that the Council base their CIL charges on the maximum CIL charges as set out in Table 6.19.1.

Table 6.19.1: Maximum and suggested Residential CIL rates based on saved Local Plan Policy Position

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	CIL after buffer (£s per sq m)
Sites under the affordable housing threshold (15 units) across the District	£325	£245
Market Area 1 with AH - £6,458 per sq m	£325	£245
Market Area 2 with AH - £6,082 per sq m	£325	
Market Area 3 with AH - £5,705 per sq m	£200	£150

Sensitivity growth in sales values and increases in build costs

- 6.20 As noted in Section 5, we carried out further analyses which considered the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within Appendix 2 set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments. It is also worth noting that given the predicted improvement in the market in the medium term, there may be potential for developer's return/profits to reduce in future, to the levels that were starting to be seen prior to Brexit and during the peak of the market, which would further improve viability, as would the ability to secure grant funding for affordable housing delivered in developments where these units are secured through S106 agreements.

Retirement housing, Extra Care and care homes

- 6.21 **Retirement housing** developments (C3 Use) are housing developments of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. Such schemes have lower gross to net ratios due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market such schemes are identified as taking additional time to sell the accommodation by comparison to standard housing. However this will differ from scheme to scheme and the demand for such units in the area, and where there is high demand and not much supply such developments may sell largely off plan. We also note that such schemes achieve premium values over standard housing.

- 6.22 We have re-appraised Typology 12 (30 flats) allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisal:
- amending the unit mix to 50% 1 bed units and 50% 2 bed units;
 - a gross to net floorspace ratio of 70%;
 - a reduced sales rate of circa 3 units per month; and
 - a higher average sales value reflecting £6,997 per square metre (£650 per square foot).
- 6.23 The results of our appraisals demonstrate that such schemes can viably accommodate a CIL charge of between £0 per square metre to £325 per square metre, dependant on the benchmark land value and quantum of affordable housing. We reiterate earlier comments however that in determining the CIL charge we have taken into consideration that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values and build costs that will need to adjust for the scheme to become viable. In this regard we would suggest that the Council considers applying a CIL rate of £130 per square metre to such developments across the District based on a maximum CIL rate of £175 per square metre.
- 6.24 **Extra Care Housing (C3 Use)** can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the RTPI Good Practice Note. The Royal Town Planning Institute defines Extra Care Housing as, 'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff.
- 6.25 As with retirement housing it is recognised that Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to an even lower gross to net ratio of such developments than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience such units also achieve premium value.
- 6.26 We have re-appraised Typology 12 (30 flats) allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisal:
- amending the unit mix to 50% 1 bed units and 50% 2 bed units;
 - a gross to net floorspace ratio of 60%;
 - a reduced sales rate of circa 3 units per month; and
 - a higher average sales value reflecting £6,997 per square metre (£650 per square foot).
- 6.27 The results of our appraisals demonstrate the viability of such schemes to be challenging. Such schemes can viably accommodate a CIL charge of between £0 per square metre to £325 per square metre, dependant on the benchmark land value and quantum of affordable housing, however given the results we would suggest that the Council considers applying a nominal rate of say £20 per square meter across the District for such uses.
- 6.28 **Care homes (C2 Use)** are residential institutions where older people live, usually in single rooms but sometimes in shared rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only (i.e. help with washing, dressing and giving medication). A home registered as a care home with nursing will provide the same personal care but also have a qualified nurse on duty 24 hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse. Some homes, registered either for personal care or

nursing care, can be registered for a specific care need, for example dementia or terminal illness. All homes provide meals and staff on call at all times.

- 6.29 The cost of care homes (C2 Use) depend on the specific level of care required. Based on research of rents for care homes in the District our appraisals allow for private rents of £800 per week for a single room, which is considered to be a conservative rent by comparison to some of the care homes rents charged in the District. We have also allowed for 40% of the accommodation in our appraisal to be provided as affordable care rooms at £471 per week. This is based on rents in-line with the average County allowance for a single room for older people¹⁴ at £419.77 per week and a single room with nursing at £522.47 per week.
- 6.30 The results of our appraisals of a 60 bed care home can be found at Appendix 4. These indicate that the viability of such schemes is dependent on the quantum of affordable care provided and the benchmark land value, however, we consider that such schemes would be able to accommodate a CIL charge £245 per square metre across the District.
- 6.31 In light of the above we recommend the Council considers the following CIL rates for older persons housing.

Table 6.31.1 Suggested CIL rates for older persons housing

Type of development	Suggested CIL after buffer across District (£s per sq m)
Retirement housing (C3 Use)	£130
Extra Care housing (C3 Use)	£20
Care homes (C2 Use)	£245

Assessment – commercial development

- 6.32 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses and between areas across the District. Retail rents are higher in certain areas and developments might generate sufficient surplus residual value to absorb a CIL.
- 6.33 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a ‘base’ position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Offices

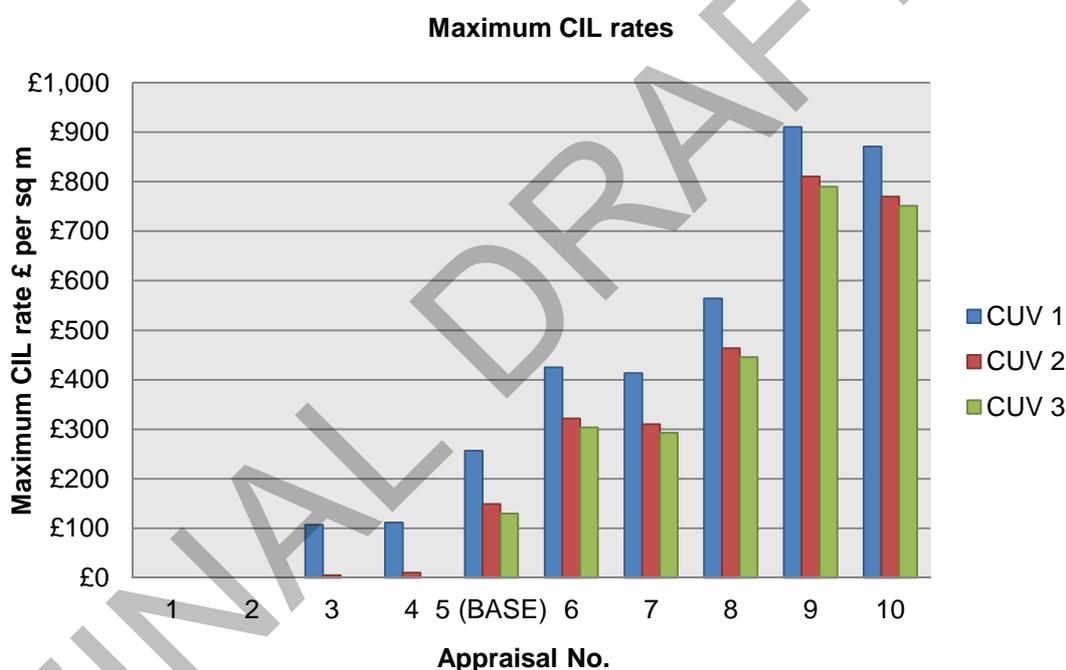
- 6.34 Our research on offices in the District (using online databases such as EGi, CoStar Suite and Promis as well as discussions with local agents) indicates that the highest rental levels achieved are in St Albans at circa £285.25 per square metre (£26.50 per square foot). We understand that offices in Harpenden are achieving circa £199.13 per square metre (£18.50 per square foot) and circa £161.46 per square metre (£15 per square foot) through the rest of the District. We have allowed for rent free and void periods of 18 months. (See **Appendix 5** for our appraisals).
- 6.35 The results of our appraisals indicate that the viability of office developments is likely to be challenging, unless they are the subject of a pre-let or rents increase and yields harden significantly over the life of the Charging Schedule. Given this position we would recommend that the Council considers adopting a nil or nominal CIL rate on such uses.

¹⁴ <https://www.hertfordshire.gov.uk/services/adult-social-services/care-and-carers/arranging-and-paying-for-care/paying-for-your-care-costs.aspx#DynamicJumpMenuManager>

Supermarkets and Superstores and Retail Warehousing

- 6.36 The supermarket and superstore¹⁵ and retail warehousing¹⁶ development market is particularly buoyant and as such our appraisals identify that such uses are able to generate surpluses that could fund CIL.
- 6.37 Other charging authorities have considered the differences in viability between smaller retail units and supermarket/superstore retail and retail warehousing uses with the latter being occupied by operators with greater covenant strength. This greater covenant strength and the likelihood of lower existing use values of sites results in a higher residual value and consequently a potential for a higher CIL rate.
- 6.38 Our appraisals show that a maximum CIL ranging from £130 to £257 per square metre, could be levied on such retail space, depending on the value of the existing use of the site (see Chart 6.38.1).

Chart 6.38.1: Supermarkets and superstores and retail warehousing (whole District)



- 6.39 We would recommend the Council adopts a maximum CIL of up to £149 per square metre (based on CUV 2). Allowing for a suitable a buffer, which in our experience we consider to be appropriate to deal with site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre.

All other Retail

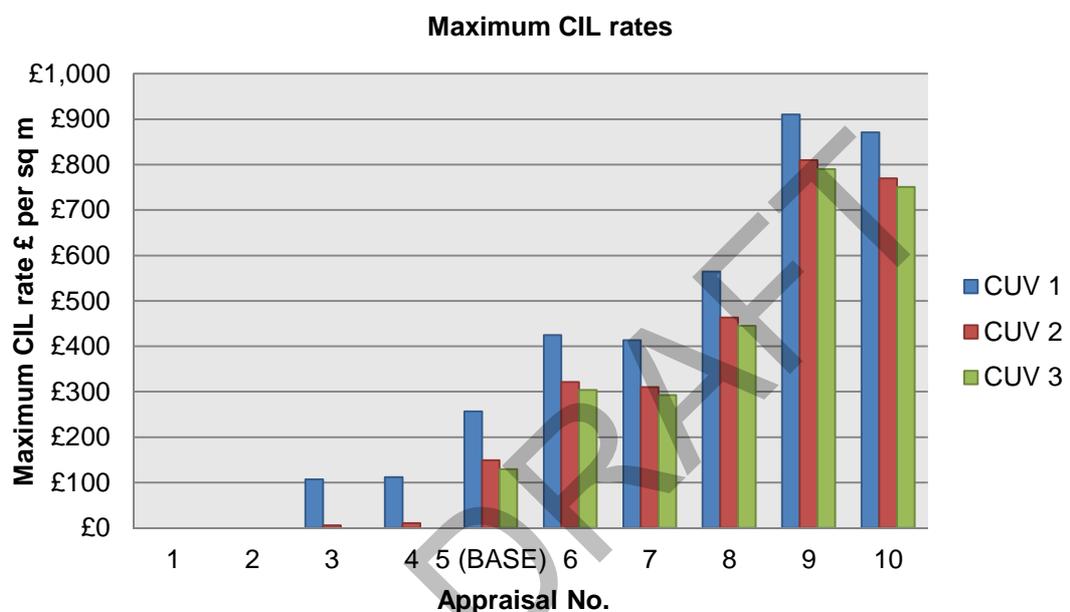
- 6.40 Our research of all other retail in the District has identified that the highest rents are being achieved in the prime shopping location of St Albans City Centre with Prime Zone A rents reported at £140 per square foot. Our appraisals of such retail units in St Albans are set out in Figure 6.40.1 below and **Appendix 5**. This shows that a retail development could viably absorb a CIL of between £0 to £549 per square metre, depending on the current use value of the site. We understand that a large amount of such development will involve the re-use

¹⁵ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

¹⁶ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

of existing floorspace, which will not be CIL liable, however should the Council be minded to set a rate for such development we would advise that the Council adopts a maximum CIL of up to £148 per square metre (based on CUV 2). Allowing for a suitable buffer, which in our experience we consider to be appropriate to deal with site-specific issues and changes in values over time, we recommend that the Council considers a CIL of circa £100 per square metre.

Figure 6.40.1: Retail – St Albans City Centre



- 6.41 With respect to retail in Harpenden town centre and the rest of the District our research has identified that rents of circa £25 to £22 per square foot are being achieved. Our appraisals of such retail units are set out in **Appendix 5**. This identifies that development of such uses is challenging and in this regard we recommend that the Council considers adopting a nil or nominal CIL rate for such uses in these locations.

Industrial (District wide)

- 6.42 Our appraisals for industrial and warehouse development within the District indicate that the viability of speculative developments for such uses is likely to be challenging. We recommend that the Council considers adopting a nil or nominal CIL rate for industrial and warehouse uses.

Hotel

- 6.43 Our appraisal of hotel development is attached at **Appendix 5**. This indicates that such developments are able to support a maximum CIL charge of between £142 per square metre and £285 per square metre dependant on the current use value. On this basis we recommend that the Council considers adopting a CIL rate of £100 per square metre for such uses.

All other uses

- 6.44 Should the Council wish to do so, it would be able to set a nominal rate of CIL on all other uses of say £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the borough. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by

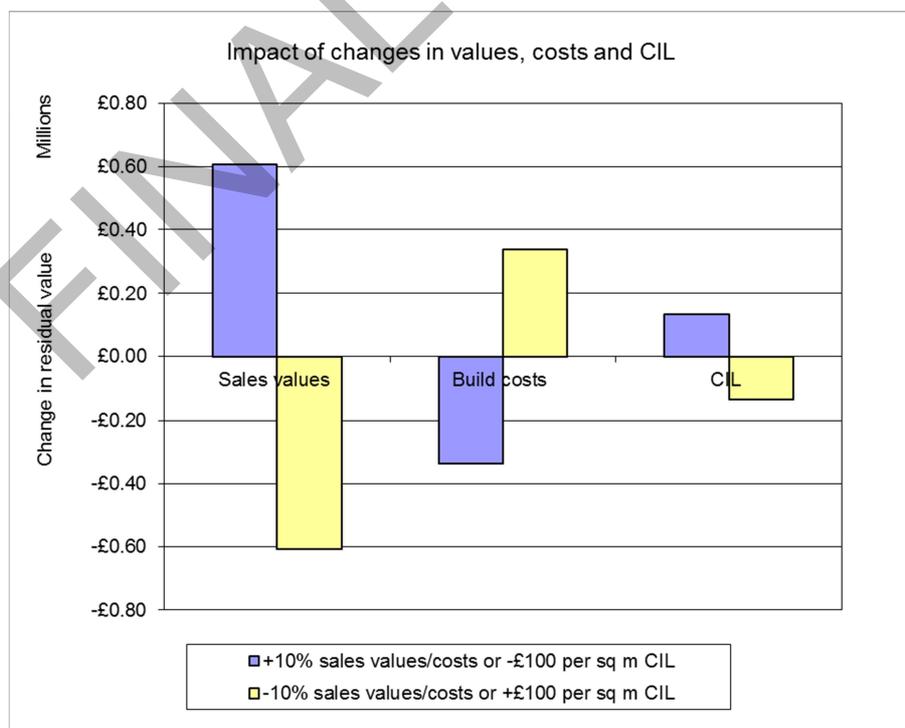
default unless a rate has been explicitly set. The uses include all use classes not mentioned above as well as those which are advised to set a nil or nominal rate.

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7 Conclusions and recommendations

- 7.1 This study tests the ability of different types of development in different geographical areas of the District to accommodate a CIL charge. The study takes account of the cumulative impact of the Council's current planning requirements, in line with the requirements of the NPPF and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.
- 7.2 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the District, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the 'lowest common denominator', with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development and different areas. The results of our study point firmly towards the second option as our recommended route, particularly for residential development.
- 7.3 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the 'pre' and 'post' CIL residential appraisals shown in the charts in Appendix 1. This point is also illustrated in Chart 7.3.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per square metre change in CIL.

Chart 7.3.1: Impact of changing levels of CIL in context of other factors



7.4 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to 'flex' other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

7.5 Our recommendations on levels of CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule by at least 2021 and potentially earlier if the market is perceived to have changed significantly.

Residential

- The results of our testing demonstrates that the Council's proposed affordable housing target seeking 40% affordable housing in developments across the borough is reasonable. Some schemes, subject to their benchmark land values and built form, which influences build costs, are able to achieve higher quantities of affordable housing showing viability of up to 40% affordable housing. As can be expected some schemes are identified as having challenging viability. However, the Council's policy adopts a flexible approach i.e. where it can be clearly demonstrated that 40% is not economically viable affordable housing provision may be negotiated to a level which allows the scheme to be viable. This will assist with delivery of development by considering development viability whilst still ensuring the maximum quantum of viable affordable housing.
- The ability of **residential schemes** to make CIL contributions along with other policy requirements including affordable housing varies depending on the area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a **maximum** CIL rate of between £200 per square metre and £325 per square metre. The NPPG CIL guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 20% to 50%. We would recommend a buffer of circa 25% for St Albans City and District Council.

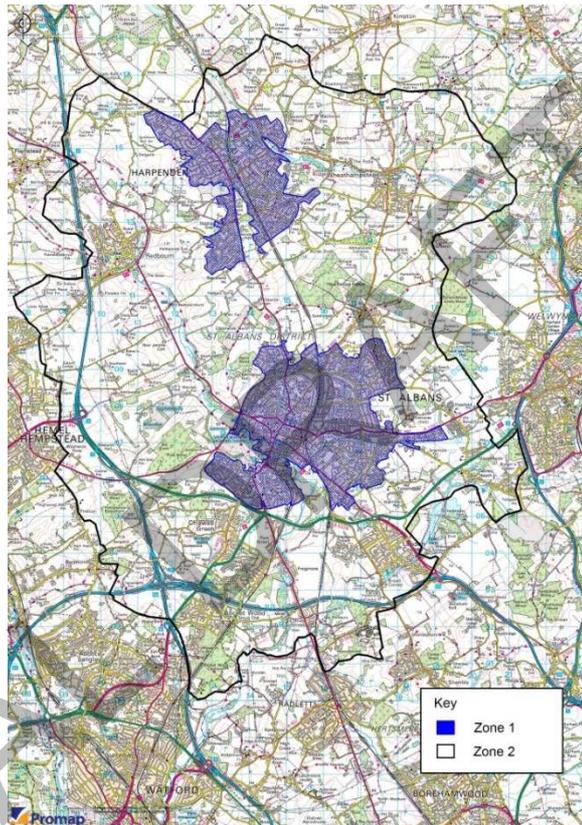
Table 7.5.1: Proposed Maximum and suggested CIL rates based on emerging Local Plan Policy SLP 9 – residential

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	Suggested CIL after buffer (£s per sq m)
Market Area 1 - £6,458 per sq m	£325	£245
Market Area 2 - £6,082 per sq m	£325	
Market Area 3 - £5,705 per sq m	£200	£150

- Whilst the maximum rates are higher than the proposed rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.

- Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into less charging zones. We recommend that the Council considers a two zone approach as set out in the table above and the map at Figure 7.5.1 below and at **Appendix 6**. In determining which approach to take, the Council will need to consider the amount of development due to come forward in each area. There would be little benefit from charging a differential rate for the higher value areas should there be comparably little new development likely to come forward in these areas.

Figure 7.5.1: CIL Zones – residential



- For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, the recommended CIL rates will be a modest amount, typically accounting for between 3.1% and 6.7% of value with the percentage being a maximum of 4.5% in Zones 2. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
- Our appraisals for **Retirement housing (C3 Use), Extra Care housing (C3 Use) and care homes (C2 Use)** identify that a CIL rate can be levied such uses, however viability is identified as being more challenging on Extra Care schemes. On this basis we recommend the Council considers adopting CIL rates for such uses across the **District** as set out below:
 - **Retirement housing (C3 Use)** £130 per square metre (equating to circa 3.6% of development costs);
 - **Extra Care housing (C3 Use)** nominal rate of say £20 per square metre (equating to less than 1% of development costs (circa 0.7%); and

- **Care homes** £245 per square metre (equating to circa 7.16% of development costs).

Commercial

- It is worth noting that the results of this viability exercise, which identify certain commercial development as not viable, do not mean that sites will not be developed within the District for these uses as viability is only one of many factors which affect whether a site is developed. For example, owner occupiers such as a logistics company, may wish to locate in the District as it both complements their existing locations and provides good links to the strategic highway network. Alternatively, a business may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.
- At current rent levels, **office** development across the District is identified as having challenging viability. We therefore recommend that the Council sets a nil or nominal rate of say £20 per square metre for such development, which would equate to less than 1% of development costs (circa 0.49%). A rate at this level is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the District, whilst contributing towards the delivery of necessary infrastructure to support development.
- **Supermarkets/superstores and retail warehousing** are likely to be viable across the District with a recommended maximum CIL rate of £149 per square metre. After allowing for a buffer, which we consider to be appropriate to deal with site specific issues, we would recommend the Council considers adopting a CIL rate of £100 per square metre for such uses in the District. This would equate to circa 2.82% of development costs.
- Residual values generated by **all other retail developments** are higher than current use values to varying degrees across the District. However, to a degree such retail development will involve the re-use of existing retail space, which will not be CIL liable. Should the Council be minded to adopt differential rates for such development in order to capture value from schemes that add floorspace the following approach is recommended.
 - Residual values generated by **all other retail developments in St Albans City Centre** are higher than current use values and could absorb a CIL of up to £148 per square metre. Allowing a buffer, which in our experience we consider to be appropriate to deal with for site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre. This would equate to circa 1.41% of development costs.
 - **In Harpenden and elsewhere in the District**, rents for **all other retail developments** are considerably lower and our appraisals identify that the viability of such developments is challenging. We therefore recommend that the Council considers adopting a nil or nominal rate of say £20 per square metre on such retail development outside St Albans City Centre. This would equate to no more than 1% of development costs (circa 0.57%).
- However, if the Council considers that only a small amount of CIL liable space would come in St Albans City Centre during the life of the Charging Schedule we would recommend that the Council considers adopting a nominal rate on **all other retail developments** of say £20 per square metre across the District.
- Our appraisals of speculative **industrial and warehousing developments** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend nil or nominal rate of say £20 per square metre on such floorspace. This would equate to no more than 1% of development costs (circa 1.02%).

- Our appraisals of **hotel developments** identify such uses as generating residual values that can support a maximum CIL rate of £142 per square metre. After allowing for an appropriate buffer del that we consider appropriate to deal with site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre. This would equate to circa 2.8% of development costs.
- Should the Council wish to do so, they would be able to set a nominal rate of CIL on **all other uses** of no more than say £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the District. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. We have advised that the Council includes office, all other retail outside St Albans City Centre and industrial within this category.

7.6 The recommended St Albans CIL rates are summarised in Table 7.6.1 below.

Table 7.6.1: Recommended CIL rates

Use	Residential Zone 1 CIL Charge (£ per sq m)	Residential Zone 2 CIL Charge (£ per sq m)
Residential	£245	£150
Care homes		£245
Retirement housing		£130
Hotels and Supermarkets superstores and retail warehouses		£100
All other uses ¹⁷		£20

¹⁷ excluding uses such as healthcare, emergency services facilities and education

Appendix 1 - Residential appraisal results (Social Rent, Affordable Rent and Shared Ownership) at base costs and values

FINAL DRAFT

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	100	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	90	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	175	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	125	150
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	100	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	300	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	30	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	102,455	2,049,105	-1,699,266	448,035	1,549,105	1,679,105
20	101,419	2,028,386	-1,719,986	427,315	1,528,386	1,658,386
30	100,902	2,018,036	-1,730,336	416,965	1,518,036	1,648,036
50	99,867	1,997,336	-1,751,036	396,266	1,497,336	1,627,336
70	98,831	1,976,616	-1,771,755	375,546	1,476,616	1,606,616
90	97,796	1,955,917	-1,792,455	354,846	1,455,917	1,585,917
100	97,277	1,945,547	-1,802,825	344,476	1,445,547	1,575,547
125	95,984	1,919,672	-1,828,700	318,602	1,419,672	1,549,672
150	94,689	1,893,777	-1,854,594	292,707	1,393,777	1,523,777
175	93,395	1,867,903	-1,880,469	266,832	1,367,903	1,497,903
200	92,100	1,842,008	-1,906,364	240,938	1,342,008	1,472,008
225	90,807	1,816,134	-1,932,238	215,063	1,316,134	1,446,134
250	89,512	1,790,239	-1,958,133	189,169	1,290,239	1,420,239
275	88,218	1,764,364	-1,984,007	163,294	1,264,364	1,394,364
300	86,923	1,738,470	-2,009,902	137,399	1,238,470	1,368,470
325	85,629	1,712,575	-2,035,797	111,505	1,212,575	1,342,575

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£88,379	1,767,585	-1,980,787	166,514	1,267,585	1,397,585
20	87,343	1,746,865	-2,001,507	145,795	1,246,865	1,376,865
30	86,826	1,736,515	-2,011,856	135,445	1,236,515	1,366,515
50	85,791	1,715,816	-2,032,556	114,745	1,215,816	1,345,816
70	84,755	1,695,096	-2,053,276	94,025	1,195,096	1,325,096
90	83,720	1,674,396	-2,073,976	73,326	1,174,396	1,304,396
100	83,201	1,664,026	-2,084,345	62,956	1,164,026	1,294,026
125	81,908	1,638,152	-2,110,220	37,081	1,138,152	1,268,152
150	80,613	1,612,257	-2,136,115	11,187	1,112,257	1,242,257
175	79,319	1,586,382	-2,161,989	-14,688	1,086,382	1,216,382
200	78,024	1,560,488	-2,187,884	-40,583	1,060,488	1,190,488
225	76,731	1,534,613	-2,213,759	-66,457	1,034,613	1,164,613
250	75,436	1,508,718	-2,239,653	-92,352	1,008,718	1,138,718
275	74,142	1,482,844	-2,265,528	-118,227	982,844	1,112,844
300	72,847	1,456,949	-2,291,423	-144,121	956,949	1,086,949
325	71,553	1,431,054	-2,317,317	-170,016	931,054	1,061,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	74,284	1,485,683	-2,262,689	-115,388	985,683	1,115,683
20	73,249	1,464,983	-2,283,389	-136,087	964,983	1,094,983
30	72,731	1,454,613	-2,293,758	-146,457	954,613	1,084,613
50	71,696	1,433,914	-2,314,458	-167,157	933,914	1,063,914
70	70,661	1,413,214	-2,335,158	-187,857	913,214	1,043,214
90	69,625	1,392,494	-2,355,878	-208,578	892,494	1,022,494
100	69,107	1,382,144	-2,366,227	-218,928	882,144	1,012,144
125	67,812	1,356,250	-2,392,122	-244,821	856,250	986,250
150	66,519	1,330,375	-2,417,997	-270,695	830,375	960,375
175	65,224	1,304,480	-2,443,891	-296,590	804,480	934,480
200	63,930	1,278,606	-2,469,766	-322,465	778,606	908,606
225	62,636	1,252,711	-2,495,661	-348,359	752,711	882,711
250	61,341	1,226,816	-2,521,555	-374,254	726,816	856,816
275	60,047	1,200,942	-2,547,430	-400,129	700,942	830,942
300	58,752	1,175,047	-2,573,325	-426,023	675,047	805,047
325	57,459	1,149,173	-2,599,199	-451,898	649,173	779,173

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,910	2,049,095	-1,699,276	448,025	1,549,095	1,679,095
20	202,840	2,028,396	-1,719,976	427,325	1,528,396	1,658,396
30	201,804	2,018,036	-1,730,336	416,965	1,518,036	1,648,036
50	199,733	1,997,326	-1,751,046	396,256	1,497,326	1,627,326
70	197,662	1,976,616	-1,771,756	375,546	1,476,616	1,606,616
90	195,591	1,955,907	-1,792,466	354,836	1,455,907	1,585,907
100	194,556	1,945,557	-1,802,815	344,486	1,445,557	1,575,557
125	191,967	1,919,672	-1,828,700	318,602	1,419,672	1,549,672
150	189,379	1,893,787	-1,854,584	292,717	1,393,787	1,523,787
175	186,790	1,867,903	-1,880,469	266,832	1,367,903	1,497,903
200	184,201	1,842,008	-1,906,364	240,938	1,342,008	1,472,008
225	181,612	1,816,124	-1,932,248	215,053	1,316,124	1,446,124
250	179,024	1,790,239	-1,958,133	189,169	1,290,239	1,420,239
275	176,435	1,764,354	-1,984,017	163,284	1,264,354	1,394,354
300	173,847	1,738,470	-2,009,902	137,399	1,238,470	1,368,470
325	171,258	1,712,585	-2,035,787	111,515	1,212,585	1,342,585

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	176,757	1,767,575	-1,980,797	166,504	1,267,575	1,397,575
20	174,688	1,746,875	-2,001,497	145,805	1,246,875	1,376,875
30	173,652	1,736,515	-2,011,856	135,445	1,236,515	1,366,515
50	171,581	1,715,806	-2,032,566	114,735	1,215,806	1,345,806
70	169,510	1,695,096	-2,053,276	94,025	1,195,096	1,325,096
90	167,439	1,674,386	-2,073,986	73,316	1,174,386	1,304,386
100	166,404	1,664,036	-2,084,335	62,966	1,164,036	1,294,036
125	163,815	1,638,152	-2,110,220	37,081	1,138,152	1,268,152
150	161,227	1,612,267	-2,136,105	11,197	1,112,267	1,242,267
175	158,638	1,586,382	-2,161,989	-14,688	1,086,382	1,216,382
200	156,049	1,560,488	-2,187,884	-40,583	1,060,488	1,190,488
225	153,460	1,534,603	-2,213,769	-66,467	1,034,603	1,164,603
250	150,872	1,508,718	-2,239,653	-92,352	1,008,718	1,138,718
275	148,283	1,482,834	-2,265,538	-118,237	982,834	1,112,834
300	145,695	1,456,949	-2,291,423	-144,121	956,949	1,086,949
325	143,106	1,431,064	-2,317,307	-170,006	931,064	1,061,064

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,568	1,485,683	-2,262,689	-115,388	985,683	1,115,683
20	146,497	1,464,973	-2,283,399	-136,097	964,973	1,094,973
30	145,462	1,454,623	-2,293,748	-146,447	954,623	1,084,623
50	143,391	1,433,914	-2,314,458	-167,157	933,914	1,063,914
70	141,320	1,413,204	-2,335,168	-187,867	913,204	1,043,204
90	139,249	1,392,494	-2,355,878	-208,578	892,494	1,022,494
100	138,214	1,382,144	-2,366,227	-218,928	882,144	1,012,144
125	136,626	1,356,260	-2,392,112	-244,811	856,260	986,260
150	133,037	1,330,365	-2,418,007	-270,705	830,365	960,365
175	130,448	1,304,480	-2,443,891	-296,590	804,480	934,480
200	127,860	1,278,596	-2,469,778	-322,475	778,596	908,596
225	125,271	1,252,711	-2,495,661	-348,359	752,711	882,711
250	122,683	1,226,826	-2,521,545	-374,244	726,826	856,826
275	120,094	1,200,942	-2,547,430	-400,129	700,942	830,942
300	117,506	1,175,057	-2,573,315	-426,013	675,057	805,057
325	114,917	1,149,173	-2,599,199	-451,898	649,173	779,173

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	374,910	2,811,822	-936,549	1,210,752	2,311,822	2,441,822
20	371,080	2,783,102	-965,270	1,182,031	2,283,102	2,413,102
30	369,164	2,768,734	-979,638	1,167,663	2,268,734	2,398,734
50	365,335	2,740,013	-1,008,359	1,138,942	2,240,013	2,370,013
70	361,505	2,711,284	-1,037,087	1,110,214	2,211,284	2,341,284
90	357,675	2,682,563	-1,065,808	1,081,493	2,182,563	2,312,563
100	355,759	2,668,195	-1,080,176	1,067,125	2,168,195	2,298,195
125	350,973	2,632,294	-1,116,077	1,031,214	2,132,294	2,262,294
150	346,185	2,596,386	-1,151,986	995,315	2,096,386	2,226,386
175	341,397	2,560,477	-1,187,895	959,407	2,060,477	2,190,477
200	336,609	2,524,569	-1,223,803	923,498	2,024,569	2,154,569
225	331,822	2,488,667	-1,259,704	887,597	1,988,667	2,118,667
250	327,035	2,452,759	-1,295,613	851,688	1,952,759	2,082,759
275	322,247	2,416,850	-1,331,522	815,780	1,916,850	2,046,850
300	317,460	2,380,949	-1,367,423	779,879	1,880,949	2,010,949
325	312,672	2,345,040	-1,403,331	743,970	1,845,040	1,975,040

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	322,844	2,421,328	-1,327,044	820,257	1,921,328	2,051,328
20	319,013	2,392,599	-1,355,772	791,529	1,892,599	2,022,599
30	317,099	2,378,239	-1,370,133	777,169	1,878,239	2,008,239
50	313,268	2,349,511	-1,398,861	748,440	1,849,511	1,979,511
70	309,439	2,320,790	-1,427,582	719,719	1,820,790	1,950,790
90	305,608	2,292,061	-1,456,310	690,991	1,792,061	1,922,061
100	303,693	2,277,701	-1,470,671	676,630	1,777,701	1,907,701
125	298,906	2,241,792	-1,506,580	640,722	1,741,792	1,871,792
150	294,119	2,205,891	-1,542,481	604,821	1,705,891	1,835,891
175	289,331	2,169,982	-1,578,389	568,912	1,669,982	1,799,982
200	284,543	2,134,074	-1,614,298	533,003	1,634,074	1,764,074
225	279,756	2,098,173	-1,650,199	497,102	1,598,173	1,728,173
250	274,969	2,062,264	-1,686,108	461,194	1,562,264	1,692,264
275	270,181	2,026,356	-1,722,016	425,285	1,526,356	1,656,356
300	265,394	1,990,454	-1,757,917	389,384	1,490,454	1,620,454
325	260,606	1,954,546	-1,793,826	353,475	1,454,546	1,584,546

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	270,709	2,030,314	-1,718,058	429,243	1,530,314	1,660,314
20	266,878	2,001,585	-1,746,786	400,515	1,501,585	1,631,585
30	264,963	1,987,225	-1,761,147	386,155	1,487,225	1,617,225
50	261,133	1,958,497	-1,789,875	357,426	1,458,497	1,588,497
70	257,303	1,929,776	-1,818,596	328,705	1,429,776	1,559,776
90	253,473	1,901,047	-1,847,325	299,977	1,401,047	1,531,047
100	251,558	1,886,687	-1,861,685	285,616	1,386,687	1,516,687
125	246,770	1,850,778	-1,897,594	249,708	1,350,778	1,480,778
150	241,984	1,814,877	-1,933,495	213,807	1,314,877	1,444,877
175	237,196	1,778,968	-1,969,406	177,908	1,278,968	1,408,968
200	232,408	1,743,060	-2,005,312	141,989	1,243,060	1,373,060
225	227,620	1,707,161	-2,041,221	106,081	1,207,161	1,337,161
250	222,833	1,671,250	-2,077,122	70,180	1,171,250	1,301,250
275	218,046	1,635,341	-2,113,030	34,271	1,135,341	1,265,341
300	213,258	1,599,433	-2,148,939	-1,638	1,099,433	1,229,433
325	208,471	1,563,532	-2,184,840	-37,539	1,063,532	1,193,532

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	590,054	3,441,983	-306,389	1,840,913	2,941,983	3,071,983
20	583,915	3,406,173	-342,198	1,805,103	2,906,173	3,036,173
30	580,846	3,388,269	-360,103	1,787,198	2,888,269	3,018,269
50	574,707	3,352,459	-395,913	1,751,388	2,852,459	2,982,459
70	568,568	3,316,649	-431,723	1,715,579	2,816,649	2,946,649
90	562,429	3,280,833	-467,538	1,679,763	2,780,833	2,910,833
100	559,359	3,262,929	-485,443	1,661,858	2,762,929	2,892,929
125	551,686	3,218,166	-530,205	1,617,096	2,718,166	2,848,166
150	544,012	3,173,404	-574,968	1,572,334	2,673,404	2,803,404
175	536,339	3,128,642	-619,730	1,527,571	2,628,642	2,758,642
200	528,665	3,083,880	-664,492	1,482,809	2,583,880	2,713,880
225	520,992	3,039,117	-709,254	1,438,047	2,539,117	2,669,117
250	513,318	2,994,355	-754,017	1,393,285	2,494,355	2,624,355
275	505,645	2,949,593	-798,779	1,348,523	2,449,593	2,579,593
300	497,970	2,904,825	-843,547	1,303,755	2,404,825	2,534,825
325	490,296	2,860,063	-888,309	1,258,992	2,360,063	2,490,063

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	507,945	2,963,013	-785,359	1,361,943	2,463,013	2,593,013
20	501,806	2,927,203	-821,168	1,326,133	2,427,203	2,557,203
30	498,737	2,909,298	-839,073	1,308,228	2,409,298	2,539,298
50	492,597	2,873,483	-874,889	1,272,412	2,373,483	2,503,483
70	486,458	2,837,673	-910,699	1,236,603	2,337,673	2,467,673
90	480,319	2,801,863	-946,508	1,200,793	2,301,863	2,431,863
100	477,250	2,783,958	-964,413	1,182,888	2,283,958	2,413,958
125	469,576	2,739,196	-1,009,176	1,138,126	2,239,196	2,369,196
150	461,903	2,694,434	-1,053,938	1,093,364	2,194,434	2,324,434
175	454,229	2,649,672	-1,098,700	1,048,601	2,149,672	2,279,672
200	446,556	2,604,910	-1,143,462	1,003,839	2,104,910	2,234,910
225	438,882	2,560,147	-1,188,224	959,077	2,060,147	2,190,147
250	431,208	2,515,379	-1,232,992	914,309	2,015,379	2,145,379
275	423,534	2,470,617	-1,277,755	869,547	1,970,617	2,100,617
300	415,861	2,425,855	-1,322,517	824,785	1,925,855	2,055,855
325	408,187	2,381,093	-1,367,279	780,022	1,881,093	2,011,093

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	425,725	2,483,395	-1,264,977	882,325	1,983,395	2,113,395
20	419,586	2,447,585	-1,300,786	846,515	1,947,585	2,077,585
30	416,517	2,429,681	-1,318,691	828,610	1,929,681	2,059,681
50	410,378	2,393,871	-1,354,501	792,800	1,893,871	2,023,871
70	404,239	2,358,061	-1,390,311	756,991	1,858,061	1,988,061
90	398,100	2,322,251	-1,426,121	721,181	1,822,251	1,952,251
100	395,031	2,304,346	-1,444,025	703,276	1,804,346	1,934,346
125	387,357	2,259,584	-1,488,788	658,514	1,759,584	1,889,584
150	379,684	2,214,822	-1,533,550	613,752	1,714,822	1,844,822
175	372,010	2,170,060	-1,578,312	568,989	1,670,060	1,800,060
200	364,337	2,125,297	-1,623,074	524,227	1,625,297	1,755,297
225	356,662	2,080,529	-1,667,842	479,459	1,580,529	1,710,529
250	348,989	2,035,767	-1,712,605	434,697	1,535,767	1,665,767
275	341,315	1,991,005	-1,757,367	389,935	1,491,005	1,621,005
300	333,642	1,946,243	-1,802,129	345,172	1,446,243	1,576,243
325	325,968	1,901,481	-1,846,891	300,410	1,401,481	1,531,481

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-101,553	-1,840,655	-5,589,027	-3,441,726	-2,340,655	-2,210,655
20	-108,617	-1,968,688	-5,717,060	-3,569,758	-2,468,688	-2,338,688
30	-112,149	-2,032,704	-5,781,076	-3,633,775	-2,532,704	-2,402,704
50	-119,214	-2,160,755	-5,909,127	-3,761,826	-2,660,755	-2,530,755
70	-126,279	-2,288,806	-6,037,178	-3,889,876	-2,788,806	-2,658,806
90	-133,343	-2,416,839	-6,165,211	-4,017,909	-2,916,839	-2,786,839
100	-136,875	-2,480,855	-6,229,227	-4,081,926	-2,980,855	-2,850,855
125	-146,706	-2,640,914	-6,389,286	-4,241,985	-3,140,914	-3,010,914
150	-154,536	-2,800,973	-6,549,345	-4,402,044	-3,300,973	-3,170,973
175	-163,367	-2,961,032	-6,709,404	-4,562,103	-3,461,032	-3,331,032
200	-172,197	-3,121,073	-6,869,445	-4,722,144	-3,621,073	-3,491,073
225	-181,028	-3,281,132	-7,029,504	-4,882,203	-3,781,132	-3,651,132
250	-189,859	-3,441,191	-7,189,563	-5,042,262	-3,941,191	-3,811,191
275	-198,689	-3,601,232	-7,349,604	-5,202,303	-4,101,232	-3,971,232
300	-207,520	-3,761,291	-7,509,663	-5,362,362	-4,261,291	-4,131,291
325	-216,350	-3,921,351	-7,669,722	-5,522,421	-4,421,351	-4,291,351

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-177,143	-3,210,724	-6,959,096	-4,811,795	-3,710,724	-3,580,724
20	-184,208	-3,338,775	-7,087,147	-4,939,845	-3,838,775	-3,708,775
30	-187,740	-3,402,791	-7,151,163	-5,003,862	-3,902,791	-3,772,791
50	-194,805	-3,530,842	-7,279,214	-5,131,913	-4,030,842	-3,900,842
70	-201,869	-3,658,875	-7,407,247	-5,259,945	-4,158,875	-4,028,875
90	-208,934	-3,786,926	-7,535,298	-5,387,996	-4,286,926	-4,156,926
100	-212,466	-3,850,942	-7,599,314	-5,452,013	-4,350,942	-4,220,942
125	-221,297	-4,011,001	-7,759,373	-5,612,072	-4,511,001	-4,381,001
150	-230,127	-4,171,061	-7,919,432	-5,772,131	-4,671,061	-4,541,061
175	-238,957	-4,331,101	-8,079,473	-5,932,172	-4,831,101	-4,701,101
200	-247,788	-4,491,161	-8,239,532	-6,092,231	-4,991,161	-4,861,161
225	-256,619	-4,651,220	-8,399,591	-6,252,290	-5,151,220	-5,021,220
250	-265,449	-4,811,261	-8,559,632	-6,412,331	-5,311,261	-5,181,261
275	-274,280	-4,971,320	-8,719,691	-6,572,390	-5,471,320	-5,341,320
300	-283,111	-5,131,379	-8,879,750	-6,732,449	-5,631,379	-5,501,379
325	-291,941	-5,291,438	-9,039,809	-6,892,508	-5,791,438	-5,661,438

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-252,836	-4,582,655	-8,331,026	-6,183,725	-5,082,655	-4,952,655
20	-259,900	-4,710,687	-8,459,059	-6,311,758	-5,210,687	-5,080,687
30	-263,433	-4,774,722	-8,523,094	-6,375,792	-5,274,722	-5,144,722
50	-270,497	-4,902,755	-8,651,126	-6,503,825	-5,402,755	-5,272,755
70	-277,562	-5,030,805	-8,779,177	-6,631,876	-5,530,805	-5,400,805
90	-284,626	-5,158,838	-8,907,240	-6,759,909	-5,658,838	-5,528,838
100	-288,158	-5,222,873	-8,971,245	-6,823,943	-5,722,873	-5,592,873
125	-298,988	-5,382,914	-9,131,285	-6,983,984	-5,882,914	-5,752,914
150	-305,819	-5,542,973	-9,291,345	-7,144,043	-6,042,973	-5,912,973
175	-314,650	-5,703,032	-9,451,404	-7,304,102	-6,203,032	-6,073,032
200	-323,480	-5,863,073	-9,611,445	-7,464,143	-6,363,073	-6,233,073
225	-332,311	-6,023,132	-9,771,504	-7,624,202	-6,523,132	-6,393,132
250	-341,142	-6,183,191	-9,931,563	-7,784,261	-6,683,191	-6,553,191
275	-349,972	-6,343,250	-10,091,622	-7,944,320	-6,843,250	-6,713,250
300	-358,802	-6,503,291	-10,251,663	-8,104,361	-7,003,291	-6,873,291
325	-367,633	-6,663,350	-10,411,722	-8,264,420	-7,163,350	-7,033,350

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-128,949	-1,096,070	-4,844,442	-2,697,140	-1,596,070	-1,466,070
20	-138,217	-1,174,846	-4,923,218	-2,775,917	-1,674,846	-1,544,846
30	-142,852	-1,214,239	-4,962,610	-2,815,309	-1,714,239	-1,584,239
50	-152,120	-1,293,023	-5,041,395	-2,894,094	-1,793,023	-1,663,023
70	-161,389	-1,371,808	-5,120,180	-2,972,879	-1,871,808	-1,741,808
90	-170,658	-1,450,593	-5,198,965	-3,051,663	-1,950,593	-1,820,593
100	-175,291	-1,489,977	-5,238,349	-3,091,047	-1,989,977	-1,859,977
125	-186,877	-1,588,458	-5,336,830	-3,189,528	-2,088,458	-1,958,458
150	-198,463	-1,686,939	-5,435,311	-3,288,009	-2,186,939	-2,056,939
175	-210,049	-1,785,420	-5,533,792	-3,386,490	-2,285,420	-2,155,420
200	-221,634	-1,883,892	-5,632,264	-3,484,963	-2,383,892	-2,253,892
225	-233,220	-1,982,373	-5,730,745	-3,583,444	-2,482,373	-2,352,373
250	-244,806	-2,080,854	-5,829,226	-3,681,925	-2,580,854	-2,450,854
275	-256,391	-2,179,327	-5,927,699	-3,780,397	-2,679,327	-2,549,327
300	-267,977	-2,277,808	-6,026,179	-3,878,878	-2,777,808	-2,647,808
325	-279,563	-2,376,289	-6,124,660	-3,977,359	-2,876,289	-2,746,289

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-228,125	-1,939,058	-5,687,430	-3,540,129	-2,439,058	-2,309,058
20	-237,392	-2,017,835	-5,766,206	-3,618,905	-2,517,835	-2,387,835
30	-242,027	-2,057,227	-5,805,599	-3,658,297	-2,557,227	-2,427,227
50	-251,296	-2,136,012	-5,884,384	-3,737,082	-2,636,012	-2,506,012
70	-260,564	-2,214,797	-5,963,168	-3,815,867	-2,714,797	-2,584,797
90	-269,833	-2,293,581	-6,041,953	-3,894,652	-2,793,581	-2,663,581
100	-274,468	-2,332,974	-6,081,346	-3,934,044	-2,832,974	-2,702,974
125	-286,052	-2,431,446	-6,179,818	-4,032,517	-2,931,446	-2,801,446
150	-297,638	-2,529,927	-6,278,299	-4,130,998	-3,029,927	-2,899,927
175	-309,224	-2,628,408	-6,376,780	-4,229,479	-3,128,408	-2,998,408
200	-320,809	-2,726,881	-6,475,252	-4,327,951	-3,226,881	-3,096,881
225	-332,395	-2,825,362	-6,573,733	-4,426,432	-3,325,362	-3,195,362
250	-343,981	-2,923,843	-6,672,214	-4,524,913	-3,423,843	-3,293,843
275	-355,566	-3,022,315	-6,770,687	-4,623,385	-3,522,315	-3,392,315
300	-367,152	-3,120,796	-6,869,168	-4,721,866	-3,620,796	-3,490,796
325	-378,738	-3,219,277	-6,967,649	-4,820,347	-3,719,277	-3,589,277

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-327,432	-2,783,174	-6,531,546	-4,384,244	-3,283,174	-3,153,174
20	-336,701	-2,861,959	-6,610,330	-4,463,029	-3,361,959	-3,231,959
30	-341,335	-2,901,351	-6,649,723	-4,502,421	-3,401,351	-3,271,351
50	-350,603	-2,980,127	-6,728,499	-4,581,198	-3,480,127	-3,350,127
70	-359,872	-3,058,912	-6,807,284	-4,659,982	-3,558,912	-3,428,912
90	-369,141	-3,137,697	-6,886,069	-4,738,767	-3,637,697	-3,507,697
100	-373,775	-3,177,089	-6,925,461	-4,778,160	-3,677,089	-3,547,089
125	-385,361	-3,275,570	-7,023,942	-4,876,641	-3,775,570	-3,645,570
150	-396,946	-3,374,043	-7,122,414	-4,975,113	-3,874,043	-3,744,043
175	-408,532	-3,472,524	-7,220,895	-5,073,594	-3,972,524	-3,842,524
200	-420,118	-3,571,005	-7,319,376	-5,172,075	-4,071,005	-3,941,005
225	-431,703	-3,669,477	-7,417,849	-5,270,547	-4,169,477	-4,039,477
250	-443,289	-3,767,958	-7,516,330	-5,369,028	-4,267,958	-4,137,958
275	-454,875	-3,866,439	-7,614,811	-5,467,509	-4,366,439	-4,236,439
300	-466,460	-3,964,911	-7,713,283	-5,565,982	-4,464,911	-4,334,911
325	-478,046	-4,063,392	-7,811,764	-5,664,463	-4,563,392	-4,433,392

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	971,279	2,428,198	-1,320,174	827,128	1,928,198	2,058,198
20	961,160	2,402,899	-1,345,473	801,829	1,902,899	2,032,899
30	956,099	2,390,248	-1,358,124	789,178	1,890,248	2,020,248
50	945,979	2,364,946	-1,383,425	763,876	1,864,946	1,994,946
70	935,858	2,339,645	-1,408,727	738,574	1,839,645	1,969,645
90	925,738	2,314,345	-1,434,026	713,275	1,814,345	1,944,345
100	920,678	2,301,694	-1,446,677	700,624	1,801,694	1,931,694
125	908,027	2,270,069	-1,478,303	668,998	1,770,069	1,900,069
150	895,377	2,238,443	-1,509,929	637,372	1,738,443	1,868,443
175	882,727	2,206,817	-1,541,555	605,746	1,706,817	1,836,817
200	870,076	2,175,191	-1,573,181	574,120	1,675,191	1,805,191
225	857,426	2,143,565	-1,604,807	542,494	1,643,565	1,773,565
250	844,776	2,111,939	-1,636,433	510,868	1,611,939	1,741,939
275	832,125	2,080,313	-1,668,059	479,242	1,580,313	1,710,313
300	819,475	2,048,687	-1,699,685	447,616	1,548,687	1,678,687
325	806,824	2,017,061	-1,731,311	415,991	1,517,061	1,647,061

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	835,918	2,089,794	-1,658,577	488,724	1,589,794	1,719,794
20	825,798	2,064,495	-1,683,877	463,425	1,564,495	1,694,495
30	820,738	2,051,844	-1,696,528	450,774	1,551,844	1,681,844
50	810,617	2,026,542	-1,721,829	425,472	1,526,542	1,656,542
70	800,497	2,001,243	-1,747,129	400,173	1,501,243	1,631,243
90	790,377	1,975,941	-1,772,430	374,871	1,475,941	1,605,941
100	785,316	1,963,291	-1,785,081	362,220	1,463,291	1,593,291
125	772,666	1,931,665	-1,816,707	330,594	1,431,665	1,561,665
150	760,015	1,900,039	-1,848,333	298,968	1,400,039	1,530,039
175	747,365	1,868,413	-1,879,959	267,342	1,368,413	1,498,413
200	734,715	1,836,787	-1,911,585	235,716	1,336,787	1,466,787
225	722,064	1,805,161	-1,943,211	204,090	1,305,161	1,435,161
250	709,414	1,773,535	-1,974,837	172,464	1,273,535	1,403,535
275	696,764	1,741,909	-2,006,463	140,838	1,241,909	1,371,909
300	684,113	1,710,283	-2,038,089	109,213	1,210,283	1,340,283
325	671,463	1,678,657	-2,069,715	77,587	1,178,657	1,308,657

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	700,376	1,750,939	-1,997,433	149,868	1,250,939	1,380,939
20	690,255	1,725,637	-2,022,735	124,567	1,225,637	1,355,637
30	685,194	1,712,986	-2,035,386	111,916	1,212,986	1,342,986
50	675,075	1,687,687	-2,060,685	86,617	1,187,687	1,317,687
70	664,954	1,662,385	-2,085,987	61,315	1,162,385	1,292,385
90	654,833	1,637,083	-2,111,288	36,013	1,137,083	1,267,083
100	649,774	1,624,435	-2,123,937	23,365	1,124,435	1,254,435
125	637,124	1,592,809	-2,155,563	-8,261	1,092,809	1,222,809
150	624,473	1,561,183	-2,187,189	-39,887	1,061,183	1,191,183
175	611,823	1,529,557	-2,218,815	-71,513	1,029,557	1,159,557
200	599,172	1,497,931	-2,250,441	-103,139	997,931	1,127,931
225	586,522	1,466,305	-2,282,067	-134,765	966,305	1,096,305
250	573,872	1,434,679	-2,313,692	-166,391	934,679	1,064,679
275	561,221	1,403,053	-2,345,318	-198,017	903,053	1,033,053
300	548,571	1,371,427	-2,376,944	-229,643	871,427	1,001,427
325	535,921	1,339,801	-2,408,570	-261,269	839,801	969,801

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-83,409	-644,528	-4,392,900	-2,245,598	-1,144,528	-1,014,528
20	-93,385	-721,613	-4,469,985	-2,322,684	-1,221,613	-1,091,613
30	-98,373	-760,152	-4,508,524	-2,361,223	-1,260,152	-1,130,152
50	-108,347	-837,230	-4,585,602	-2,438,301	-1,337,230	-1,207,230
70	-118,322	-914,308	-4,662,680	-2,515,379	-1,414,308	-1,284,308
90	-128,297	-991,386	-4,739,758	-2,592,456	-1,491,386	-1,361,386
100	-133,284	-1,029,925	-4,778,297	-2,630,995	-1,529,925	-1,399,925
125	-143,254	-1,126,280	-4,874,652	-2,727,350	-1,626,280	-1,496,280
150	-153,222	-1,222,627	-4,970,999	-2,823,698	-1,722,627	-1,592,627
175	-170,691	-1,318,975	-5,067,347	-2,920,045	-1,818,975	-1,688,975
200	-183,159	-1,415,322	-5,163,694	-3,016,392	-1,915,322	-1,785,322
225	-195,629	-1,511,677	-5,260,049	-3,112,748	-2,011,677	-1,881,677
250	-208,097	-1,608,025	-5,356,396	-3,209,095	-2,108,025	-1,978,025
275	-220,566	-1,704,372	-5,452,744	-3,305,442	-2,204,372	-2,074,372
300	-233,034	-1,800,719	-5,549,091	-3,401,790	-2,300,719	-2,170,719
325	-245,504	-1,897,074	-5,645,446	-3,498,145	-2,397,074	-2,267,074

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-193,470	-1,494,999	-5,243,371	-3,096,070	-1,994,999	-1,864,999
20	-203,445	-1,572,077	-5,320,449	-3,173,147	-2,072,077	-1,942,077
30	-208,433	-1,610,616	-5,358,988	-3,211,686	-2,110,616	-1,980,616
50	-218,408	-1,687,702	-5,436,073	-3,288,772	-2,187,702	-2,057,702
70	-228,383	-1,764,779	-5,513,151	-3,365,850	-2,264,779	-2,134,779
90	-238,358	-1,841,857	-5,590,229	-3,442,928	-2,341,857	-2,211,857
100	-243,345	-1,880,396	-5,628,768	-3,481,467	-2,380,396	-2,250,396
125	-255,814	-1,976,744	-5,725,115	-3,577,814	-2,476,744	-2,346,744
150	-268,283	-2,073,099	-5,821,470	-3,674,169	-2,573,099	-2,443,099
175	-280,752	-2,169,446	-5,917,818	-3,770,516	-2,669,446	-2,539,446
200	-293,220	-2,265,793	-6,014,165	-3,866,864	-2,765,793	-2,635,793
225	-305,689	-2,362,141	-6,110,513	-3,963,211	-2,862,141	-2,732,141
250	-318,158	-2,458,496	-6,206,868	-4,059,566	-2,958,496	-2,828,496
275	-330,627	-2,554,843	-6,303,215	-4,155,914	-3,054,843	-2,924,843
300	-343,095	-2,651,191	-6,399,562	-4,252,261	-3,151,191	-3,021,191
325	-355,565	-2,747,546	-6,495,917	-4,348,616	-3,247,546	-3,117,546

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-303,674	-2,346,571	-6,094,943	-3,947,642	-2,846,571	-2,716,571
20	-313,650	-2,423,657	-6,172,029	-4,024,727	-2,923,657	-2,793,657
30	-318,637	-2,462,196	-6,210,568	-4,063,266	-2,962,196	-2,832,196
50	-328,612	-2,539,274	-6,287,646	-4,140,344	-3,039,274	-2,909,274
70	-338,587	-2,616,352	-6,364,723	-4,217,422	-3,116,352	-2,986,352
90	-348,561	-2,693,430	-6,441,801	-4,294,500	-3,193,430	-3,063,430
100	-353,550	-2,731,976	-6,480,348	-4,333,047	-3,231,976	-3,101,976
125	-368,018	-2,828,324	-6,576,695	-4,429,394	-3,328,324	-3,198,324
150	-378,487	-2,924,671	-6,673,043	-4,525,741	-3,424,671	-3,294,671
175	-390,955	-3,021,018	-6,769,390	-4,622,088	-3,521,018	-3,391,018
200	-403,425	-3,117,373	-6,865,745	-4,718,444	-3,617,373	-3,487,373
225	-415,893	-3,213,721	-6,962,093	-4,814,791	-3,713,721	-3,583,721
250	-428,362	-3,310,068	-7,058,440	-4,911,138	-3,810,068	-3,680,068
275	-440,830	-3,406,415	-7,154,787	-5,007,486	-3,906,415	-3,776,415
300	-453,300	-3,502,771	-7,251,142	-5,103,841	-4,002,771	-3,872,771
325	-465,768	-3,599,118	-7,347,490	-5,200,188	-4,099,118	-3,969,118

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,053,835	2,395,079	-1,353,293	794,008	1,895,079	2,025,079
20	1,042,835	2,370,080	-1,378,292	769,010	1,870,080	2,000,080
30	1,037,337	2,357,583	-1,390,789	756,513	1,857,583	1,987,583
50	1,026,337	2,332,585	-1,415,787	731,514	1,832,585	1,962,585
70	1,015,339	2,307,588	-1,440,784	706,518	1,807,588	1,937,588
90	1,004,339	2,282,590	-1,465,782	681,519	1,782,590	1,912,590
100	998,840	2,270,090	-1,478,281	669,020	1,770,090	1,900,090
125	985,091	2,238,843	-1,509,529	637,773	1,738,843	1,868,843
150	971,342	2,207,596	-1,540,776	606,526	1,707,596	1,837,596
175	957,595	2,176,351	-1,572,020	575,281	1,676,351	1,806,351
200	943,846	2,145,104	-1,603,268	544,034	1,645,104	1,775,104
225	930,097	2,113,857	-1,634,515	512,787	1,613,857	1,743,857
250	916,348	2,082,610	-1,665,762	481,540	1,582,610	1,712,610
275	902,600	2,051,363	-1,697,009	450,292	1,551,363	1,681,363
300	888,851	2,020,116	-1,728,256	419,045	1,520,116	1,650,116
325	875,102	1,988,869	-1,759,503	387,798	1,488,869	1,618,869

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	906,722	2,060,731	-1,687,641	459,660	1,560,731	1,690,731
20	895,723	2,035,734	-1,712,637	434,664	1,535,734	1,665,734
30	890,223	2,023,235	-1,725,137	422,165	1,523,235	1,653,235
50	879,225	1,998,239	-1,750,133	397,168	1,498,239	1,628,239
70	868,226	1,973,240	-1,775,132	372,170	1,473,240	1,603,240
90	857,227	1,948,244	-1,800,128	347,174	1,448,244	1,578,244
100	851,728	1,935,745	-1,812,627	334,674	1,435,745	1,565,745
125	837,979	1,904,498	-1,843,874	303,427	1,404,498	1,534,498
150	824,230	1,873,250	-1,875,121	272,180	1,373,250	1,503,250
175	810,481	1,842,003	-1,906,368	240,933	1,342,003	1,472,003
200	796,733	1,810,756	-1,937,616	209,686	1,310,756	1,440,756
225	782,984	1,779,509	-1,968,863	178,439	1,279,509	1,409,509
250	769,236	1,748,264	-2,000,108	147,194	1,248,264	1,378,264
275	755,488	1,717,017	-2,031,355	115,947	1,217,017	1,347,017
300	741,739	1,685,770	-2,062,602	84,700	1,185,770	1,315,770
325	727,990	1,654,523	-2,093,849	53,453	1,154,523	1,284,523

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	759,412	1,725,936	-2,022,436	124,866	1,225,936	1,355,936
20	748,414	1,700,940	-2,047,432	99,869	1,200,940	1,330,940
30	742,914	1,688,441	-2,059,931	87,370	1,188,441	1,318,441
50	731,914	1,663,442	-2,084,930	62,372	1,163,442	1,293,442
70	720,916	1,638,446	-2,109,926	37,375	1,138,446	1,268,446
90	709,917	1,613,447	-2,134,925	12,377	1,113,447	1,243,447
100	704,418	1,600,950	-2,147,422	120	1,100,950	1,230,950
125	690,669	1,569,703	-2,178,669	-31,367	1,069,703	1,199,703
150	676,921	1,538,456	-2,209,916	-62,615	1,038,456	1,168,456
175	663,172	1,507,209	-2,241,163	-93,862	1,007,209	1,137,209
200	649,423	1,475,962	-2,272,410	-125,109	975,962	1,105,962
225	635,674	1,444,714	-2,303,657	-156,356	944,714	1,074,714
250	621,926	1,413,467	-2,334,904	-187,603	913,467	1,043,467
275	608,178	1,382,223	-2,366,149	-218,848	882,223	1,012,223
300	594,429	1,350,975	-2,397,396	-250,095	850,975	980,975
325	580,680	1,319,728	-2,428,643	-281,342	819,728	949,728

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-168,595	-1,067,769	-4,816,140	-2,668,839	-1,567,769	-1,437,769
20	-181,901	-1,152,038	-4,900,410	-2,753,108	-1,652,038	-1,522,038
30	-188,554	-1,194,176	-4,942,547	-2,795,246	-1,694,176	-1,564,176
50	-201,860	-1,278,445	-5,026,816	-2,879,515	-1,778,445	-1,648,445
70	-215,165	-1,362,714	-5,111,086	-2,963,784	-1,862,714	-1,732,714
90	-228,471	-1,446,983	-5,195,355	-3,048,053	-1,946,983	-1,816,983
100	-235,124	-1,489,121	-5,237,492	-3,090,191	-1,989,121	-1,859,121
125	-251,756	-1,594,455	-5,342,827	-3,195,526	-2,094,455	-1,964,455
150	-268,389	-1,699,797	-5,448,168	-3,300,867	-2,199,797	-2,069,797
175	-285,021	-1,805,131	-5,553,503	-3,406,202	-2,305,131	-2,175,131
200	-301,654	-1,910,473	-5,658,844	-3,511,543	-2,410,473	-2,280,473
225	-318,285	-2,015,807	-5,764,179	-3,616,878	-2,515,807	-2,385,807
250	-334,918	-2,121,149	-5,869,520	-3,722,219	-2,621,149	-2,491,149
275	-351,550	-2,226,483	-5,974,855	-3,827,554	-2,726,483	-2,596,483
300	-368,183	-2,331,825	-6,080,196	-3,932,895	-2,831,825	-2,701,825
325	-384,815	-2,437,159	-6,185,531	-4,038,230	-2,937,159	-2,807,159

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£313,301	-1,984,242	-5,732,614	-3,585,313	-2,484,242	-2,354,242
20	-326,607	-2,068,511	-5,816,883	-3,669,582	-2,568,511	-2,438,511
30	-333,260	-2,110,649	-5,859,021	-3,711,719	-2,610,649	-2,480,649
50	-346,566	-2,194,918	-5,943,290	-3,795,989	-2,694,918	-2,564,918
70	-359,872	-2,279,187	-6,027,559	-3,880,258	-2,779,187	-2,649,187
90	-373,177	-2,363,456	-6,111,828	-3,964,527	-2,863,456	-2,733,456
100	-379,831	-2,405,594	-6,153,966	-4,006,665	-2,905,594	-2,775,594
125	-396,463	-2,510,935	-6,259,307	-4,112,006	-3,010,935	-2,880,935
150	-413,095	-2,616,270	-6,364,642	-4,217,341	-3,116,270	-2,986,270
175	-429,727	-2,721,605	-6,469,977	-4,322,675	-3,221,605	-3,091,605
200	-446,360	-2,826,946	-6,575,318	-4,428,017	-3,326,946	-3,196,946
225	-462,992	-2,932,281	-6,680,653	-4,533,351	-3,432,281	-3,302,281
250	-479,625	-3,037,622	-6,785,994	-4,638,693	-3,537,622	-3,407,622
275	-496,256	-3,142,957	-6,891,329	-4,744,027	-3,642,957	-3,512,957
300	-512,889	-3,248,298	-6,996,670	-4,849,368	-3,748,298	-3,618,298
325	-529,521	-3,353,633	-7,102,005	-4,954,703	-3,853,633	-3,723,633

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-458,200	-2,901,934	-6,650,306	-4,503,005	-3,401,934	-3,271,934
20	-471,506	-2,986,203	-6,734,575	-4,587,274	-3,486,203	-3,356,203
30	-478,159	-3,028,341	-6,776,713	-4,629,411	-3,528,341	-3,398,341
50	-491,465	-3,112,610	-6,860,982	-4,713,681	-3,612,610	-3,482,610
70	-504,770	-3,196,879	-6,945,251	-4,797,950	-3,696,879	-3,566,879
90	-518,076	-3,281,148	-7,029,520	-4,882,219	-3,781,148	-3,651,148
100	-524,729	-3,323,286	-7,071,658	-4,924,357	-3,823,286	-3,693,286
125	-541,362	-3,428,627	-7,176,999	-5,029,698	-3,928,627	-3,798,627
150	-557,994	-3,533,962	-7,282,334	-5,135,033	-4,033,962	-3,903,962
175	-574,626	-3,639,297	-7,387,669	-5,240,367	-4,139,297	-4,009,297
200	-591,259	-3,744,638	-7,493,010	-5,345,709	-4,244,638	-4,114,638
225	-607,890	-3,849,973	-7,598,345	-5,451,043	-4,349,973	-4,219,973
250	-624,523	-3,955,314	-7,703,686	-5,556,384	-4,455,314	-4,325,314
275	-641,155	-4,060,649	-7,809,021	-5,661,719	-4,560,649	-4,430,649
300	-657,788	-4,165,990	-7,914,362	-5,767,060	-4,665,990	-4,535,990
325	-674,420	-4,271,325	-8,019,697	-5,872,395	-4,771,325	-4,641,325

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,978,314	2,472,893	-1,275,479	871,822	1,972,893	2,102,893
20	1,959,981	2,449,976	-1,298,396	848,905	1,949,976	2,079,976
30	1,950,814	2,438,517	-1,309,854	837,447	1,938,517	2,068,517
50	1,932,480	2,415,600	-1,332,771	814,530	1,915,600	2,045,600
70	1,914,146	2,392,682	-1,355,689	791,612	1,892,682	2,022,682
90	1,895,812	2,369,765	-1,378,606	768,695	1,869,765	1,999,765
100	1,886,646	2,358,307	-1,390,065	757,237	1,858,307	1,988,307
125	1,868,728	2,329,660	-1,418,711	728,590	1,829,660	1,959,660
150	1,840,811	2,301,014	-1,447,358	699,943	1,801,014	1,931,014
175	1,812,894	2,272,367	-1,476,005	671,297	1,772,367	1,902,367
200	1,794,976	2,243,720	-1,504,652	642,650	1,743,720	1,873,720
225	1,777,059	2,215,073	-1,533,298	614,003	1,715,073	1,845,073
250	1,749,141	2,186,427	-1,561,945	585,356	1,686,427	1,816,427
275	1,728,224	2,157,780	-1,590,592	556,710	1,657,780	1,787,780
300	1,703,307	2,129,133	-1,619,238	528,063	1,629,133	1,759,133
325	1,680,389	2,100,487	-1,647,885	499,416	1,600,487	1,730,487

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,710,651	2,138,314	-1,610,058	537,244	1,638,314	1,768,314
20	1,692,317	2,115,396	-1,632,976	514,325	1,615,396	1,745,396
30	1,683,150	2,103,937	-1,644,434	502,867	1,603,937	1,733,937
50	1,664,816	2,081,021	-1,667,351	479,950	1,581,021	1,711,021
70	1,646,482	2,058,102	-1,690,269	457,032	1,558,102	1,688,102
90	1,628,148	2,035,186	-1,713,186	434,115	1,535,186	1,665,186
100	1,618,982	2,023,727	-1,724,645	422,657	1,523,727	1,653,727
125	1,598,064	1,995,080	-1,753,291	394,010	1,495,080	1,625,080
150	1,573,147	1,966,434	-1,781,938	365,363	1,466,434	1,596,434
175	1,550,230	1,937,787	-1,810,585	336,717	1,437,787	1,567,787
200	1,527,312	1,909,140	-1,839,231	308,070	1,409,140	1,539,140
225	1,504,395	1,880,494	-1,867,878	279,423	1,380,494	1,510,494
250	1,481,478	1,851,847	-1,896,525	250,777	1,351,847	1,481,847
275	1,458,560	1,823,200	-1,925,172	222,130	1,323,200	1,453,200
300	1,435,643	1,794,553	-1,953,818	193,483	1,294,553	1,424,553
325	1,412,726	1,765,908	-1,982,464	164,838	1,265,908	1,395,908

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,442,634	1,803,292	-1,945,080	202,222	1,303,292	1,433,292
20	1,424,300	1,780,375	-1,967,997	179,305	1,280,375	1,410,375
30	1,415,133	1,768,917	-1,979,455	167,846	1,268,917	1,398,917
50	1,396,800	1,746,000	-2,002,372	144,929	1,246,000	1,376,000
70	1,378,466	1,723,082	-2,025,290	122,011	1,223,082	1,353,082
90	1,360,132	1,700,165	-2,048,207	99,094	1,200,165	1,330,165
100	1,350,965	1,688,706	-2,059,665	87,636	1,188,706	1,318,706
125	1,328,048	1,660,060	-2,088,312	58,989	1,160,060	1,290,060
150	1,305,130	1,631,413	-2,116,959	30,343	1,131,413	1,261,413
175	1,282,213	1,602,766	-2,145,606	1,696	1,102,766	1,232,766
200	1,259,296	1,574,120	-2,174,252	-26,951	1,074,120	1,204,120
225	1,236,378	1,545,473	-2,202,899	-55,598	1,045,473	1,175,473
250	1,213,461	1,516,826	-2,231,546	-84,244	1,016,826	1,146,826
275	1,190,544	1,488,179	-2,260,192	-112,891	988,179	1,118,179
300	1,167,626	1,459,533	-2,288,839	-141,538	959,533	1,089,533
325	1,144,709	1,430,886	-2,317,486	-170,184	930,886	1,060,886

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-294,614	-736,536	-4,484,908	-2,337,606	-1,236,536	-1,106,536
20	-321,121	-802,802	-4,551,173	-2,403,872	-1,302,802	-1,172,802
30	-334,373	-835,933	-4,584,305	-2,437,004	-1,335,933	-1,205,933
50	-360,879	-902,197	-4,650,569	-2,503,267	-1,402,197	-1,272,197
70	-387,384	-968,460	-4,716,832	-2,569,531	-1,468,460	-1,338,460
90	-413,889	-1,034,724	-4,783,095	-2,635,794	-1,534,724	-1,404,724
100	-427,142	-1,067,855	-4,816,227	-2,668,926	-1,567,855	-1,437,855
125	-460,274	-1,150,686	-4,899,058	-2,751,756	-1,650,686	-1,520,686
150	-493,406	-1,233,514	-4,981,886	-2,834,584	-1,733,514	-1,603,514
175	-526,538	-1,316,344	-5,064,716	-2,917,415	-1,816,344	-1,686,344
200	-559,670	-1,399,175	-5,147,547	-3,000,245	-1,899,175	-1,769,175
225	-592,801	-1,482,003	-5,230,375	-3,083,073	-1,982,003	-1,852,003
250	-625,933	-1,564,833	-5,313,205	-3,165,904	-2,064,833	-1,934,833
275	-659,066	-1,647,664	-5,396,036	-3,248,734	-2,147,664	-2,017,664
300	-692,197	-1,730,492	-5,478,864	-3,331,562	-2,230,492	-2,100,492
325	-725,329	-1,813,322	-5,561,694	-3,414,393	-2,313,322	-2,183,322

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-584,033	-1,460,083	-5,208,455	-3,061,154	-1,960,083	-1,830,083
20	-610,539	-1,526,347	-5,274,718	-3,127,417	-2,026,347	-1,896,347
30	-623,791	-1,559,478	-5,307,850	-3,160,549	-2,059,478	-1,929,478
50	-650,297	-1,625,742	-5,374,113	-3,226,812	-2,125,742	-1,995,742
70	-676,803	-1,692,008	-5,440,379	-3,293,078	-2,192,008	-2,062,008
90	-703,308	-1,758,271	-5,506,643	-3,359,341	-2,258,271	-2,128,271
100	-716,561	-1,791,403	-5,539,774	-3,392,473	-2,291,403	-2,161,403
125	-749,692	-1,874,231	-5,622,602	-3,475,301	-2,374,231	-2,244,231
150	-782,824	-1,957,061	-5,705,433	-3,558,132	-2,457,061	-2,327,061
175	-815,957	-2,039,892	-5,788,264	-3,640,962	-2,539,892	-2,409,892
200	-849,088	-2,122,720	-5,871,092	-3,723,790	-2,622,720	-2,492,720
225	-882,220	-2,205,550	-5,953,922	-3,806,621	-2,705,550	-2,575,550
250	-915,352	-2,288,381	-6,036,753	-3,889,451	-2,788,381	-2,658,381
275	-948,484	-2,371,209	-6,119,581	-3,972,279	-2,871,209	-2,741,209
300	-981,616	-2,454,039	-6,202,411	-4,055,110	-2,954,039	-2,824,039
325	-1,014,748	-2,536,870	-6,285,242	-4,137,940	-3,036,870	-2,906,870

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-873,834	-2,184,584	-5,932,956	-3,785,655	-2,684,584	-2,554,584
20	-900,339	-2,250,848	-5,999,219	-3,851,918	-2,750,848	-2,620,848
30	-913,592	-2,283,979	-6,032,351	-3,885,050	-2,783,979	-2,653,979
50	-940,097	-2,350,243	-6,098,614	-3,951,313	-2,850,243	-2,720,243
70	-966,602	-2,416,506	-6,164,878	-4,017,576	-2,916,506	-2,786,506
90	-993,108	-2,482,770	-6,231,141	-4,083,840	-2,982,770	-2,852,770
100	-1,006,361	-2,515,904	-6,264,275	-4,116,974	-3,015,904	-2,885,904
125	-1,039,493	-2,598,732	-6,347,104	-4,199,802	-3,098,732	-2,968,732
150	-1,072,625	-2,681,562	-6,429,934	-4,282,633	-3,181,562	-3,051,562
175	-1,105,756	-2,764,390	-6,512,762	-4,365,461	-3,264,390	-3,134,390
200	-1,138,888	-2,847,221	-6,595,593	-4,448,291	-3,347,221	-3,217,221
225	-1,172,021	-2,930,051	-6,678,423	-4,531,122	-3,430,051	-3,300,051
250	-1,205,152	-3,012,879	-6,761,251	-4,613,950	-3,512,879	-3,382,879
275	-1,238,284	-3,095,710	-6,844,082	-4,696,780	-3,595,710	-3,465,710
300	-1,271,416	-3,178,540	-6,926,912	-4,779,611	-3,678,540	-3,548,540
325	-1,304,547	-3,261,368	-7,009,740	-4,862,439	-3,761,368	-3,631,368

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	531,324	1,222,045	-2,526,327	-379,026	722,045	852,045
20	487,348	1,120,901	-2,627,470	-480,169	620,901	750,901
30	465,362	1,070,332	-2,678,040	-530,738	570,332	700,332
50	421,386	969,189	-2,779,183	-631,882	469,189	599,189
70	377,412	868,048	-2,880,324	-733,023	368,048	498,048
90	333,437	766,904	-2,981,467	-834,166	266,904	396,904
100	311,449	716,333	-3,032,039	-884,738	216,333	346,333
125	256,481	589,906	-3,158,466	-1,011,164	89,906	219,906
150	201,512	463,477	-3,284,895	-1,137,594	-36,523	93,477
175	146,543	337,050	-3,411,322	-1,264,020	-162,950	-32,950
200	91,575	210,623	-3,537,749	-1,390,447	-289,377	-159,377
225	36,606	84,194	-3,664,178	-1,516,876	-415,806	-285,806
250	-18,662	-42,923	-3,791,295	-1,643,994	-542,923	-412,923
275	-74,530	-171,419	-3,919,791	-1,772,490	-671,419	-541,419
300	-130,398	-299,915	-4,048,287	-1,900,986	-799,915	-669,915
325	-186,266	-428,411	-4,176,783	-2,029,482	-928,411	-798,411

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£150

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,698	84,406	-3,663,966	-1,516,664	-415,594	-285,594
20	-7,395	-17,008	-3,765,380	-1,618,078	-517,008	-387,008
30	-29,742	-68,407	-3,816,779	-1,669,478	-568,407	-438,407
50	-74,436	-171,203	-3,919,575	-1,772,274	-671,203	-541,203
70	-119,130	-274,000	-4,022,372	-1,875,070	-774,000	-644,000
90	-163,824	-376,796	-4,125,168	-1,977,866	-876,796	-746,796
100	-186,172	-428,195	-4,176,567	-2,029,266	-928,195	-798,195
125	-242,039	-556,689	-4,305,061	-2,157,759	-1,056,689	-926,689
150	-297,907	-685,185	-4,433,557	-2,286,255	-1,185,185	-1,055,185
175	-353,774	-813,681	-4,562,053	-2,414,751	-1,313,681	-1,183,681
200	-409,642	-942,177	-4,690,549	-2,543,247	-1,442,177	-1,312,177
225	-465,510	-1,070,673	-4,819,045	-2,671,743	-1,570,673	-1,440,673
250	-521,378	-1,199,169	-4,947,541	-2,800,239	-1,699,169	-1,569,169
275	-577,245	-1,327,663	-5,076,034	-2,928,733	-1,827,663	-1,697,663
300	-633,112	-1,456,158	-5,204,530	-3,057,229	-1,956,158	-1,826,158
325	-688,980	-1,584,654	-5,333,026	-3,185,725	-2,084,654	-1,954,654

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-466,095	-1,072,018	-4,820,390	-2,673,088	-1,572,018	-1,442,018
20	-510,789	-1,174,814	-4,923,186	-2,775,885	-1,674,814	-1,544,814
30	-533,136	-1,226,214	-4,974,586	-2,827,284	-1,726,214	-1,596,214
50	-577,830	-1,329,010	-5,077,382	-2,930,080	-1,829,010	-1,699,010
70	-622,525	-1,431,806	-5,180,178	-3,032,877	-1,931,806	-1,801,806
90	-667,219	-1,534,603	-5,282,974	-3,135,673	-2,034,603	-1,904,603
100	-689,565	-1,586,000	-5,334,371	-3,187,070	-2,086,000	-1,956,000
125	-745,433	-1,714,496	-5,462,867	-3,315,566	-2,214,496	-2,084,496
150	-801,301	-1,842,992	-5,591,363	-3,444,062	-2,342,992	-2,212,992
175	-857,169	-1,971,488	-5,719,859	-3,572,558	-2,471,488	-2,341,488
200	-913,036	-2,099,984	-5,848,355	-3,701,054	-2,599,984	-2,469,984
225	-968,903	-2,228,477	-5,976,849	-3,829,548	-2,728,477	-2,598,477
250	-1,024,771	-2,356,973	-6,105,345	-3,958,044	-2,856,973	-2,726,973
275	-1,080,639	-2,485,469	-6,233,841	-4,086,539	-2,985,469	-2,855,469
300	-1,136,507	-2,613,965	-6,362,337	-4,215,035	-3,113,965	-2,983,965
325	-1,192,374	-2,742,461	-6,490,833	-4,343,531	-3,242,461	-3,112,461

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,538,860	3,631,088	-117,284	2,030,017	3,131,088	3,261,088
20	4,493,792	3,595,034	-153,338	1,993,963	3,095,034	3,225,034
30	4,471,258	3,577,007	-171,365	1,975,936	3,077,007	3,207,007
50	4,426,191	3,540,953	-207,419	1,939,882	3,040,953	3,170,953
70	4,381,123	3,504,899	-243,473	1,903,828	3,004,899	3,134,899
90	4,336,056	3,468,844	-279,527	1,867,774	2,968,844	3,098,844
100	4,313,522	3,450,817	-297,554	1,849,747	2,950,817	3,080,817
125	4,257,188	3,405,751	-342,621	1,804,680	2,905,751	3,035,751
150	4,200,854	3,360,683	-387,689	1,759,613	2,860,683	2,990,683
175	4,144,519	3,315,615	-432,756	1,714,545	2,815,615	2,945,615
200	4,088,185	3,270,548	-477,824	1,669,478	2,770,548	2,900,548
225	4,031,851	3,225,481	-522,891	1,624,411	2,725,481	2,855,481
250	3,975,517	3,180,414	-567,958	1,579,343	2,680,414	2,810,414
275	3,919,182	3,135,346	-613,026	1,534,276	2,635,346	2,765,346
300	3,862,848	3,090,278	-658,093	1,489,208	2,590,278	2,720,278
325	3,806,514	3,045,212	-703,160	1,444,141	2,545,212	2,675,212

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,905,827	3,124,662	-623,710	1,523,592	2,624,662	2,754,662
20	3,860,760	3,088,608	-659,764	1,487,537	2,588,608	2,718,608
30	3,838,226	3,070,581	-677,791	1,469,510	2,570,581	2,700,581
50	3,793,158	3,034,527	-713,845	1,433,456	2,534,527	2,664,527
70	3,748,091	2,998,473	-749,899	1,397,402	2,498,473	2,628,473
90	3,703,023	2,962,419	-785,953	1,361,348	2,462,419	2,592,419
100	3,680,490	2,944,392	-803,980	1,343,321	2,444,392	2,574,392
125	3,624,156	2,899,325	-849,047	1,298,254	2,399,325	2,529,325
150	3,567,822	2,854,257	-894,115	1,253,187	2,354,257	2,484,257
175	3,511,487	2,809,190	-939,182	1,208,119	2,309,190	2,439,190
200	3,455,153	2,764,122	-984,250	1,163,052	2,264,122	2,394,122
225	3,398,819	2,719,055	-1,029,316	1,117,985	2,219,055	2,349,055
250	3,342,485	2,673,988	-1,074,384	1,072,917	2,173,988	2,303,988
275	3,286,150	2,628,920	-1,119,452	1,027,850	2,128,920	2,258,920
300	3,229,816	2,583,853	-1,164,519	982,782	2,083,853	2,213,853
325	3,173,481	2,538,785	-1,209,587	937,715	2,038,785	2,168,785

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,271,943	2,617,555	-1,130,817	1,016,484	2,117,555	2,247,555
20	3,226,876	2,581,500	-1,166,871	980,430	2,081,500	2,211,500
30	3,204,342	2,563,473	-1,184,898	962,403	2,063,473	2,193,473
50	3,159,274	2,527,419	-1,220,952	926,349	2,027,419	2,157,419
70	3,114,207	2,491,365	-1,257,007	890,295	1,991,365	2,121,365
90	3,069,139	2,455,311	-1,293,061	854,241	1,955,311	2,085,311
100	3,046,605	2,437,284	-1,311,088	836,214	1,937,284	2,067,284
125	2,990,272	2,392,217	-1,356,154	791,147	1,892,217	2,022,217
150	2,933,937	2,347,150	-1,401,222	746,079	1,847,150	1,977,150
175	2,877,603	2,302,082	-1,446,290	701,012	1,802,082	1,932,082
200	2,821,268	2,257,015	-1,491,357	655,944	1,757,015	1,887,015
225	2,764,933	2,211,948	-1,536,424	610,878	1,711,948	1,841,948
250	2,708,600	2,166,880	-1,581,491	565,810	1,666,880	1,796,880
275	2,652,266	2,121,813	-1,626,559	520,742	1,621,813	1,751,813
300	2,595,931	2,076,745	-1,671,627	475,675	1,576,745	1,706,745
325	2,539,597	2,031,678	-1,716,694	430,607	1,531,678	1,661,678

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,138,866	4,080,525	332,154	2,479,455	3,580,525	3,710,525
20	3,094,057	4,022,275	273,903	2,421,204	3,522,275	3,652,275
30	3,071,654	3,993,150	244,778	2,392,080	3,493,150	3,623,150
50	3,026,846	3,934,899	186,528	2,333,829	3,434,899	3,564,899
70	2,982,037	3,876,649	128,277	2,275,578	3,376,649	3,506,649
90	2,937,230	3,818,399	70,027	2,217,329	3,318,399	3,448,399
100	2,914,826	3,789,273	40,901	2,188,203	3,289,273	3,419,273
125	2,858,816	3,716,461	-31,911	2,115,390	3,216,461	3,346,461
150	2,802,806	3,643,647	-104,725	2,042,577	3,143,647	3,273,647
175	2,746,796	3,570,835	-177,537	1,969,764	3,070,835	3,200,835
200	2,690,786	3,498,022	-250,349	1,896,952	2,998,022	3,128,022
225	2,634,776	3,425,209	-323,163	1,824,138	2,925,209	3,055,209
250	2,578,766	3,352,396	-395,975	1,751,326	2,852,396	2,982,396
275	2,522,756	3,279,583	-468,789	1,678,513	2,779,583	2,909,583
300	2,466,746	3,206,544	-541,828	1,605,573	2,706,544	2,836,544
325	2,409,647	3,132,541	-615,831	1,531,470	2,632,541	2,762,541

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,556,549	3,323,514	-424,858	1,722,444	2,823,514	2,953,514
20	2,511,741	3,265,263	-483,108	1,664,193	2,765,263	2,895,263
30	2,489,338	3,236,139	-512,233	1,635,068	2,736,139	2,866,139
50	2,444,529	3,177,888	-570,484	1,576,818	2,677,888	2,807,888
70	2,399,721	3,119,637	-628,734	1,518,567	2,619,637	2,749,637
90	2,354,913	3,061,387	-686,985	1,460,316	2,561,387	2,691,387
100	2,332,498	3,032,248	-716,124	1,431,177	2,532,248	2,662,248
125	2,275,572	2,958,243	-790,128	1,357,173	2,458,243	2,588,243
150	2,218,646	2,884,240	-864,131	1,283,170	2,384,240	2,514,240
175	2,161,720	2,810,236	-938,136	1,209,166	2,310,236	2,440,236
200	2,104,794	2,736,232	-1,012,140	1,135,161	2,236,232	2,366,232
225	2,047,868	2,662,229	-1,086,143	1,061,158	2,162,229	2,292,229
250	1,990,942	2,588,224	-1,160,148	987,154	2,088,224	2,218,224
275	1,934,016	2,514,221	-1,234,151	913,151	2,014,221	2,144,221
300	1,877,090	2,440,217	-1,308,155	839,147	1,940,217	2,070,217
325	1,820,164	2,366,213	-1,382,159	765,142	1,866,213	1,996,213

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,969,923	2,560,900	-1,187,472	959,830	2,060,900	2,190,900
20	1,924,382	2,501,696	-1,246,676	900,626	2,001,696	2,131,696
30	1,901,612	2,472,095	-1,276,276	871,025	1,972,095	2,102,095
50	1,856,071	2,412,893	-1,335,479	811,822	1,912,893	2,042,893
70	1,810,530	2,353,689	-1,394,683	752,618	1,853,689	1,983,689
90	1,764,989	2,294,486	-1,453,886	693,416	1,794,486	1,924,486
100	1,742,219	2,264,884	-1,483,488	663,814	1,764,884	1,894,884
125	1,685,293	2,190,881	-1,557,491	589,811	1,690,881	1,820,881
150	1,628,367	2,116,877	-1,631,495	515,806	1,616,877	1,746,877
175	1,571,441	2,042,874	-1,705,498	441,803	1,542,874	1,672,874
200	1,514,515	1,968,869	-1,779,502	367,799	1,468,869	1,598,869
225	1,457,589	1,894,865	-1,853,507	293,795	1,394,865	1,524,865
250	1,400,663	1,820,862	-1,927,510	219,792	1,320,862	1,450,862
275	1,343,737	1,746,858	-2,001,514	145,787	1,246,858	1,376,858
300	1,286,811	1,672,855	-2,075,517	71,784	1,172,855	1,302,855
325	1,229,885	1,598,850	-2,149,521	-2,220	1,098,850	1,228,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,965,902	3,877,837	129,465	2,276,766	3,377,837	3,507,837
20	5,879,473	3,821,658	73,286	2,220,587	3,321,658	3,451,658
30	5,836,259	3,793,568	45,196	2,192,498	3,293,568	3,423,568
50	5,749,830	3,737,389	-10,982	2,136,319	3,237,389	3,367,389
70	5,663,401	3,681,210	-67,161	2,080,140	3,181,210	3,311,210
90	5,576,971	3,625,031	-123,340	2,023,961	3,125,031	3,255,031
100	5,533,757	3,596,942	-151,430	1,995,872	3,096,942	3,226,942
125	5,425,720	3,526,718	-221,654	1,925,648	3,026,718	3,156,718
150	5,317,683	3,456,494	-291,878	1,855,424	2,956,494	3,086,494
175	5,209,647	3,386,271	-362,101	1,785,200	2,886,271	3,016,271
200	5,101,610	3,316,047	-432,325	1,714,976	2,816,047	2,946,047
225	4,993,574	3,245,823	-502,548	1,644,753	2,745,823	2,875,823
250	4,885,538	3,175,599	-572,772	1,574,529	2,675,599	2,805,599
275	4,777,502	3,105,376	-642,996	1,504,306	2,605,376	2,735,376
300	4,669,465	3,035,152	-713,220	1,434,082	2,535,152	2,665,152
325	4,559,933	2,963,957	-784,415	1,362,886	2,463,957	2,593,957

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,851,641	3,153,566	-594,805	1,552,496	2,653,566	2,783,566
20	4,765,212	3,097,388	-650,984	1,496,317	2,597,388	2,727,388
30	4,721,997	3,069,298	-679,074	1,468,228	2,569,298	2,699,298
50	4,635,568	3,013,119	-735,253	1,412,049	2,513,119	2,643,119
70	4,549,139	2,956,940	-791,432	1,355,870	2,456,940	2,586,940
90	4,462,710	2,900,761	-847,610	1,299,691	2,400,761	2,530,761
100	4,419,495	2,872,672	-875,700	1,271,602	2,372,672	2,502,672
125	4,310,303	2,801,697	-946,675	1,200,627	2,301,697	2,431,697
150	4,200,500	2,730,325	-1,018,047	1,129,255	2,230,325	2,360,325
175	4,090,697	2,658,953	-1,089,419	1,057,882	2,158,953	2,288,953
200	3,980,894	2,587,581	-1,160,791	986,511	2,087,581	2,217,581
225	3,871,090	2,516,209	-1,232,163	915,138	2,016,209	2,146,209
250	3,761,286	2,444,836	-1,303,536	843,766	1,944,836	2,074,836
275	3,651,484	2,373,464	-1,374,907	772,394	1,873,464	2,003,464
300	3,541,680	2,302,092	-1,446,280	701,022	1,802,092	1,932,092
325	3,431,877	2,230,720	-1,517,652	629,650	1,730,720	1,860,720

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,729,718	2,424,317	-1,324,055	823,246	1,924,317	2,054,317
20	3,641,875	2,367,219	-1,381,153	766,149	1,867,219	1,997,219
30	3,597,953	2,338,670	-1,409,702	737,599	1,838,670	1,968,670
50	3,510,111	2,281,572	-1,466,800	680,502	1,781,572	1,911,572
70	3,422,269	2,224,475	-1,523,897	623,404	1,724,475	1,854,475
90	3,334,426	2,167,377	-1,580,995	566,307	1,667,377	1,797,377
100	3,290,504	2,138,828	-1,609,544	537,757	1,638,828	1,768,828
125	3,180,701	2,067,456	-1,680,916	466,386	1,567,456	1,697,456
150	3,070,898	1,996,083	-1,752,288	395,013	1,496,083	1,626,083
175	2,961,094	1,924,711	-1,823,661	323,641	1,424,711	1,554,711
200	2,851,291	1,853,339	-1,895,033	252,269	1,353,339	1,483,339
225	2,741,487	1,781,967	-1,966,405	180,896	1,281,967	1,411,967
250	2,631,685	1,710,595	-2,037,777	109,525	1,210,595	1,340,595
275	2,521,881	1,639,223	-2,109,149	38,152	1,139,223	1,269,223
300	2,412,078	1,567,851	-2,180,521	-33,220	1,067,851	1,197,851
325	2,302,274	1,496,478	-2,251,893	-104,592	996,478	1,126,478

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	200	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	200	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	175	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	0	30
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	225	325	325
2 - £6,082 per sq m	#N/A	0	200	225
3 - £5,705 per sq m	#N/A	#N/A	#N/A	0

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	300	325	325	325
2 - £6,082 per sq m	20	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	122,514	2,450,276	-1,298,095	849,206	1,950,276	2,080,276
20	121,392	2,427,845	-1,320,527	826,775	1,927,845	2,057,845
30	120,831	2,416,629	-1,331,742	815,559	1,916,629	2,046,629
50	119,710	2,394,198	-1,354,174	793,128	1,894,198	2,024,198
70	118,588	2,371,767	-1,376,605	770,696	1,871,767	2,001,767
90	117,467	2,349,335	-1,399,037	748,265	1,849,335	1,979,335
100	116,905	2,338,100	-1,410,272	737,029	1,838,100	1,968,100
125	115,504	2,310,070	-1,438,301	709,000	1,810,070	1,940,070
150	114,101	2,282,021	-1,466,351	680,951	1,782,021	1,912,021
175	112,699	2,253,972	-1,494,400	652,902	1,753,972	1,883,972
200	111,297	2,225,943	-1,522,429	624,872	1,725,943	1,855,943
225	109,895	2,197,894	-1,550,478	596,823	1,697,894	1,827,894
250	108,492	2,169,844	-1,578,527	568,774	1,669,844	1,799,844
275	107,091	2,141,815	-1,606,557	540,745	1,641,815	1,771,815
300	105,688	2,113,766	-1,634,606	512,696	1,613,766	1,743,766
325	104,286	2,085,717	-1,662,655	484,646	1,585,717	1,715,717

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£107,257	2,145,146	-1,603,226	544,075	1,645,146	1,775,146
20	106,136	2,122,714	-1,625,657	521,644	1,622,714	1,752,714
30	105,575	2,111,499	-1,636,873	510,428	1,611,499	1,741,499
50	104,453	2,089,067	-1,659,304	487,997	1,589,067	1,719,067
70	103,332	2,066,636	-1,681,736	465,566	1,566,636	1,696,636
90	102,210	2,044,205	-1,704,167	443,134	1,544,205	1,674,205
100	101,649	2,032,989	-1,715,383	431,919	1,532,989	1,662,989
125	100,247	2,004,940	-1,743,432	403,869	1,504,940	1,634,940
150	98,845	1,976,891	-1,771,481	375,820	1,476,891	1,606,891
175	97,442	1,948,841	-1,799,530	347,771	1,448,841	1,578,841
200	96,041	1,920,812	-1,827,560	319,742	1,420,812	1,550,812
225	94,638	1,892,763	-1,855,609	291,693	1,392,763	1,522,763
250	93,236	1,864,714	-1,883,658	263,643	1,364,714	1,494,714
275	91,834	1,836,665	-1,911,687	235,614	1,336,665	1,466,665
300	90,432	1,808,635	-1,939,736	207,565	1,308,635	1,438,635
325	89,029	1,780,586	-1,967,786	179,516	1,280,586	1,410,586

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	91,985	1,839,704	-1,908,668	238,634	1,339,704	1,469,704
20	90,864	1,817,273	-1,931,099	216,202	1,317,273	1,447,273
30	90,302	1,806,037	-1,942,335	204,966	1,306,037	1,436,037
50	89,180	1,783,606	-1,964,766	182,535	1,283,606	1,413,606
70	88,059	1,761,174	-1,987,198	160,104	1,261,174	1,391,174
90	86,937	1,738,743	-2,009,629	137,672	1,238,743	1,368,743
100	86,376	1,727,527	-2,020,845	126,457	1,227,527	1,357,527
125	84,974	1,699,478	-2,048,894	98,408	1,199,478	1,329,478
150	83,571	1,671,429	-2,076,943	70,358	1,171,429	1,301,429
175	82,170	1,643,400	-2,104,972	42,329	1,143,400	1,273,400
200	80,768	1,615,350	-2,133,021	14,280	1,115,350	1,245,350
225	79,365	1,587,301	-2,161,071	-13,769	1,087,301	1,217,301
250	77,964	1,559,272	-2,189,100	-41,798	1,059,272	1,189,272
275	76,561	1,531,223	-2,217,149	-69,848	1,031,223	1,161,223
300	75,159	1,503,174	-2,245,198	-97,897	1,003,174	1,133,174
325	73,757	1,475,144	-2,273,227	-125,926	975,144	1,105,144

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	245,028	2,450,276	-1,298,095	849,206	1,950,276	2,080,276
20	242,785	2,427,845	-1,320,527	826,775	1,927,845	2,057,845
30	241,663	2,416,629	-1,331,742	815,559	1,916,629	2,046,629
50	239,420	2,394,198	-1,354,174	793,128	1,894,198	2,024,198
70	237,176	2,371,757	-1,376,615	770,686	1,871,757	2,001,757
90	234,933	2,349,325	-1,399,047	748,255	1,849,325	1,979,325
100	233,811	2,338,110	-1,410,262	737,039	1,838,110	1,968,110
125	231,006	2,310,060	-1,438,311	708,990	1,810,060	1,940,060
150	228,202	2,282,021	-1,466,351	680,951	1,782,021	1,912,021
175	225,398	2,253,982	-1,494,390	652,912	1,753,982	1,883,982
200	222,593	2,225,933	-1,522,439	624,862	1,725,933	1,855,933
225	219,789	2,197,894	-1,550,478	596,823	1,697,894	1,827,894
250	216,984	2,169,844	-1,578,527	568,774	1,669,844	1,799,844
275	214,181	2,141,805	-1,606,567	540,735	1,641,805	1,771,805
300	211,377	2,113,766	-1,634,606	512,696	1,613,766	1,743,766
325	208,572	2,085,717	-1,662,655	484,646	1,585,717	1,715,717

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	214,516	2,145,156	-1,603,216	544,085	1,645,156	1,775,156
20	212,271	2,122,714	-1,625,657	521,644	1,622,714	1,752,714
30	211,150	2,111,499	-1,636,873	510,428	1,611,499	1,741,499
50	208,907	2,089,067	-1,659,304	487,997	1,589,067	1,719,067
70	206,664	2,066,636	-1,681,736	465,566	1,566,636	1,696,636
90	204,419	2,044,195	-1,704,177	443,124	1,544,195	1,674,195
100	203,298	2,032,979	-1,715,393	431,909	1,532,979	1,662,979
125	200,494	2,004,940	-1,743,432	403,869	1,504,940	1,634,940
150	197,689	1,976,891	-1,771,481	375,820	1,476,891	1,606,891
175	194,885	1,948,851	-1,799,520	347,781	1,448,851	1,578,851
200	192,081	1,920,812	-1,827,560	319,742	1,420,812	1,550,812
225	189,276	1,892,763	-1,855,609	291,693	1,392,763	1,522,763
250	186,472	1,864,724	-1,883,648	263,653	1,364,724	1,494,724
275	183,667	1,836,675	-1,911,697	235,604	1,336,675	1,466,675
300	180,864	1,808,635	-1,939,736	207,565	1,308,635	1,438,635
325	178,060	1,780,596	-1,967,776	179,526	1,280,596	1,410,596

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	183,969	1,839,694	-1,908,678	238,624	1,339,694	1,469,694
20	181,726	1,817,263	-1,931,109	216,192	1,317,263	1,447,263
30	180,605	1,806,047	-1,942,325	204,976	1,306,047	1,436,047
50	178,362	1,783,616	-1,964,756	182,545	1,283,616	1,413,616
70	176,117	1,761,174	-1,987,198	160,104	1,261,174	1,391,174
90	173,874	1,738,743	-2,009,639	137,672	1,238,743	1,368,743
100	172,753	1,727,527	-2,020,845	126,457	1,227,527	1,357,527
125	169,948	1,699,478	-2,048,894	98,408	1,199,478	1,329,478
150	167,144	1,671,439	-2,076,933	70,368	1,171,439	1,301,439
175	164,340	1,643,400	-2,104,972	42,329	1,143,400	1,273,400
200	161,535	1,615,350	-2,133,021	14,280	1,115,350	1,245,350
225	158,731	1,587,311	-2,161,061	-13,759	1,087,311	1,217,311
250	155,926	1,559,262	-2,189,110	-41,808	1,059,262	1,189,262
275	153,122	1,531,223	-2,217,149	-69,848	1,031,223	1,161,223
300	150,318	1,503,184	-2,245,188	-97,887	1,003,184	1,133,184
325	147,513	1,475,134	-2,273,237	-125,936	975,134	1,105,134

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	449,107	3,368,302	-380,070	1,767,232	2,868,302	2,998,302
20	444,957	3,337,178	-411,194	1,736,107	2,837,178	2,967,178
30	442,883	3,321,623	-426,749	1,720,553	2,821,623	2,951,623
50	438,733	3,290,499	-457,873	1,689,429	2,790,499	2,920,499
70	434,584	3,259,382	-488,990	1,658,312	2,759,382	2,889,382
90	430,435	3,228,265	-520,106	1,627,195	2,728,265	2,858,265
100	428,360	3,212,703	-535,669	1,611,633	2,712,703	2,842,703
125	423,175	3,173,809	-574,563	1,572,739	2,673,809	2,803,809
150	417,988	3,134,907	-613,464	1,533,837	2,634,907	2,764,907
175	412,801	3,096,006	-652,366	1,494,935	2,596,006	2,726,006
200	407,615	3,057,112	-691,260	1,456,041	2,557,112	2,687,112
225	402,428	3,018,210	-730,162	1,417,140	2,518,210	2,648,210
250	397,242	2,979,316	-769,066	1,378,246	2,479,316	2,609,316
275	392,055	2,940,414	-807,968	1,339,344	2,440,414	2,570,414
300	386,868	2,901,520	-846,852	1,300,450	2,401,520	2,531,520
325	381,682	2,862,619	-885,753	1,261,548	2,362,619	2,492,619

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	392,674	2,945,057	-803,315	1,343,987	2,445,057	2,575,057
20	388,525	2,913,940	-834,431	1,312,870	2,413,940	2,543,940
30	386,450	2,898,378	-849,993	1,297,308	2,398,378	2,528,378
50	382,302	2,867,261	-881,110	1,266,191	2,367,261	2,497,261
70	378,153	2,836,145	-912,227	1,235,074	2,336,145	2,466,145
90	374,004	2,805,020	-943,351	1,203,950	2,305,020	2,435,020
100	371,929	2,789,466	-958,906	1,188,395	2,289,466	2,419,466
125	366,742	2,750,564	-997,808	1,149,494	2,250,564	2,380,564
150	361,555	2,711,662	-1,036,709	1,110,592	2,211,662	2,341,662
175	356,368	2,672,768	-1,075,603	1,071,698	2,172,768	2,302,768
200	351,182	2,633,867	-1,114,505	1,032,796	2,133,867	2,263,867
225	345,996	2,594,973	-1,153,399	993,902	2,094,973	2,224,973
250	340,809	2,556,071	-1,192,301	955,001	2,056,071	2,186,071
275	335,623	2,517,169	-1,231,202	916,099	2,017,169	2,147,169
300	330,437	2,478,275	-1,270,097	877,205	1,978,275	2,108,275
325	325,250	2,439,374	-1,308,998	838,303	1,939,374	2,069,374

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	336,182	2,521,363	-1,227,009	920,292	2,021,363	2,151,363
20	332,032	2,490,238	-1,258,134	889,168	1,990,238	2,120,238
30	329,958	2,474,684	-1,273,688	873,613	1,974,684	2,104,684
50	325,809	2,443,567	-1,304,805	842,496	1,943,567	2,073,567
70	321,659	2,412,442	-1,335,929	811,372	1,912,442	2,042,442
90	317,510	2,381,326	-1,367,046	780,255	1,881,326	2,011,326
100	315,435	2,365,764	-1,382,608	764,693	1,865,764	1,995,764
125	310,249	2,326,869	-1,421,502	725,799	1,826,869	1,956,869
150	305,062	2,287,968	-1,460,404	686,897	1,787,968	1,917,968
175	299,876	2,249,074	-1,499,296	648,003	1,749,074	1,879,074
200	294,690	2,210,172	-1,538,200	609,102	1,710,172	1,840,172
225	289,503	2,171,270	-1,577,101	570,200	1,671,270	1,801,270
250	284,317	2,132,376	-1,615,996	531,306	1,632,376	1,762,376
275	279,130	2,093,475	-1,654,897	492,404	1,593,475	1,723,475
300	273,944	2,054,581	-1,693,791	453,510	1,554,581	1,684,581
325	268,757	2,015,679	-1,732,693	414,609	1,515,679	1,645,679

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	4
Houses	
No of units	6 units
Density:	35 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	707,062	4,124,527	376,155	2,523,456	3,624,527	3,754,527
20	700,411	4,085,731	337,359	2,484,661	3,585,731	3,715,731
30	697,086	4,066,336	317,964	2,465,266	3,566,336	3,696,336
50	690,435	4,027,540	279,168	2,426,470	3,527,540	3,657,540
70	683,785	3,988,744	240,372	2,387,674	3,488,744	3,618,744
90	677,134	3,949,948	201,577	2,348,878	3,449,948	3,579,948
100	673,809	3,930,553	182,182	2,329,483	3,430,553	3,560,553
125	666,495	3,882,057	133,685	2,280,987	3,382,057	3,512,057
150	657,183	3,833,567	85,195	2,232,496	3,333,567	3,463,567
175	648,870	3,785,076	-36,704	2,184,006	3,285,076	3,415,076
200	640,557	3,736,580	-117,992	2,135,509	3,236,580	3,366,580
225	632,244	3,688,089	-269,282	2,087,019	3,188,089	3,318,089
250	623,930	3,639,593	-420,572	2,038,523	3,139,593	3,269,593
275	615,618	3,591,103	-571,862	1,990,032	3,091,103	3,221,103
300	607,304	3,542,606	-723,152	1,941,536	3,042,606	3,172,606
325	598,991	3,494,116	-874,442	1,893,046	2,994,116	3,124,116

Maximum values (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	618,066	3,605,387	-142,985	2,004,317	3,105,387	3,235,387
20	611,416	3,566,591	-181,781	1,965,521	3,066,591	3,196,591
30	608,091	3,547,196	-201,176	1,946,126	3,047,196	3,177,196
50	601,440	3,508,400	-239,972	1,907,330	3,008,400	3,138,400
70	594,789	3,469,604	-278,767	1,868,534	2,969,604	3,099,604
90	588,140	3,430,814	-317,567	1,829,744	2,930,814	3,060,814
100	584,814	3,411,413	-336,958	1,810,343	2,911,413	3,041,413
125	576,501	3,362,923	-385,449	1,761,853	2,862,923	2,992,923
150	568,187	3,314,427	-433,945	1,713,356	2,814,427	2,944,427
175	559,875	3,265,936	-482,436	1,664,866	2,765,936	2,895,936
200	551,561	3,217,440	-530,932	1,616,370	2,717,440	2,847,440
225	543,248	3,168,950	-579,422	1,567,879	2,668,950	2,798,950
250	534,935	3,120,453	-627,919	1,519,383	2,620,453	2,750,453
275	526,622	3,071,963	-676,409	1,470,892	2,571,963	2,701,963
300	518,309	3,023,466	-724,905	1,422,396	2,523,466	2,653,466
325	509,996	2,974,976	-773,396	1,373,906	2,474,976	2,604,976

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	528,975	3,085,685	-662,686	1,484,615	2,585,685	2,715,685
20	522,324	3,046,889	-701,482	1,445,819	2,546,889	2,676,889
30	518,999	3,027,494	-720,877	1,426,424	2,527,494	2,657,494
50	512,348	2,988,699	-759,673	1,387,628	2,488,699	2,618,699
70	505,699	2,949,909	-798,463	1,348,838	2,449,909	2,579,909
90	499,048	2,911,113	-837,269	1,310,042	2,411,113	2,541,113
100	495,722	2,891,712	-856,660	1,290,641	2,391,712	2,521,712
125	487,409	2,843,221	-905,150	1,242,151	2,343,221	2,473,221
150	479,096	2,794,725	-953,647	1,193,655	2,294,725	2,424,725
175	470,783	2,746,235	-1,002,137	1,145,164	2,246,235	2,376,235
200	462,470	2,697,744	-1,050,628	1,096,674	2,197,744	2,327,744
225	454,157	2,649,248	-1,099,124	1,048,177	2,149,248	2,279,248
250	445,844	2,600,757	-1,147,614	999,687	2,100,757	2,230,757
275	437,530	2,552,261	-1,196,111	951,191	2,052,261	2,182,261
300	429,218	2,503,771	-1,244,601	902,700	2,003,771	2,133,771
325	420,904	2,455,274	-1,293,097	854,204	1,955,274	2,085,274

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,386	133,863	-3,614,508	-1,467,207	-366,137	-236,137
20	-146	-2,653	-3,751,024	-1,603,723	-502,653	-372,653
30	-3,973	-72,013	-3,820,385	-1,673,083	-572,013	-442,013
50	-11,627	-210,733	-3,959,105	-1,811,803	-710,733	-580,733
70	-19,279	-349,435	-4,097,807	-1,950,506	-849,435	-719,435
90	-26,933	-488,156	-4,236,527	-2,089,226	-988,156	-858,156
100	-30,759	-557,516	-4,305,887	-2,158,586	-1,057,516	-927,516
125	-40,326	-730,907	-4,479,279	-2,331,977	-1,230,907	-1,100,907
150	-49,892	-904,298	-4,652,670	-2,505,369	-1,404,298	-1,274,298
175	-59,459	-1,077,690	-4,826,061	-2,678,760	-1,577,690	-1,447,690
200	-69,025	-1,251,081	-4,999,453	-2,852,151	-1,751,081	-1,621,081
225	-78,592	-1,424,472	-5,172,844	-3,025,542	-1,924,472	-1,794,472
250	-88,158	-1,597,863	-5,346,235	-3,198,934	-2,097,863	-1,967,863
275	-97,724	-1,771,255	-5,519,626	-3,372,325	-2,271,255	-2,141,255
300	-107,291	-1,944,646	-5,693,018	-3,545,716	-2,444,646	-2,314,646
325	-116,857	-2,118,037	-5,866,409	-3,719,108	-2,618,037	-2,488,037

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-74,424	-1,348,927	-5,097,299	-2,949,997	-1,848,927	-1,718,927
20	-82,077	-1,487,647	-5,236,019	-3,088,718	-1,987,647	-1,857,647
30	-85,903	-1,556,989	-5,305,361	-3,158,060	-2,056,989	-1,926,989
50	-93,556	-1,695,709	-5,444,081	-3,296,780	-2,195,709	-2,065,709
70	-101,210	-1,834,430	-5,582,802	-3,435,500	-2,334,430	-2,204,430
90	-108,862	-1,973,132	-5,721,504	-3,574,222	-2,473,132	-2,343,132
100	-112,689	-2,042,492	-5,790,864	-3,643,562	-2,542,492	-2,412,492
125	-122,256	-2,215,883	-5,964,255	-3,816,954	-2,715,883	-2,585,883
150	-131,822	-2,389,275	-6,137,646	-3,990,345	-2,889,275	-2,759,275
175	-141,388	-2,562,666	-6,311,038	-4,163,736	-3,062,666	-2,932,666
200	-150,955	-2,736,057	-6,484,429	-4,337,128	-3,236,057	-3,106,057
225	-160,521	-2,909,448	-6,657,820	-4,510,519	-3,409,448	-3,279,448
250	-170,088	-3,082,840	-6,831,211	-4,683,910	-3,582,840	-3,452,840
275	-179,654	-3,256,231	-7,004,603	-4,857,301	-3,756,231	-3,626,231
300	-189,221	-3,429,622	-7,177,994	-5,030,693	-3,929,622	-3,799,622
325	-198,787	-3,603,014	-7,351,385	-5,204,084	-4,103,014	-3,973,014

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-156,442	-2,835,518	-6,583,890	-4,436,589	-3,335,518	-3,205,518
20	-164,095	-2,974,220	-6,722,592	-4,575,291	-3,474,220	-3,344,220
30	-167,922	-3,043,581	-6,791,952	-4,644,651	-3,543,581	-3,413,581
50	-175,575	-3,182,301	-6,930,673	-4,783,371	-3,682,301	-3,552,301
70	-183,228	-3,321,003	-7,069,375	-4,922,073	-3,821,003	-3,691,003
90	-190,881	-3,459,723	-7,208,095	-5,060,794	-3,959,723	-3,829,723
100	-194,708	-3,529,083	-7,277,455	-5,130,154	-4,029,083	-3,899,083
125	-204,274	-3,702,475	-7,450,846	-5,303,545	-4,202,475	-4,072,475
150	-213,841	-3,875,866	-7,624,238	-5,476,936	-4,375,866	-4,245,866
175	-223,407	-4,049,257	-7,797,629	-5,650,328	-4,549,257	-4,419,257
200	-232,974	-4,222,648	-7,971,020	-5,823,719	-4,722,648	-4,592,648
225	-242,540	-4,396,040	-8,144,412	-5,997,110	-4,896,040	-4,766,040
250	-252,107	-4,569,431	-8,317,803	-6,170,501	-5,069,431	-4,939,431
275	-261,673	-4,742,822	-8,491,194	-6,343,893	-5,242,822	-5,112,822
300	-271,239	-4,916,214	-8,664,585	-6,517,284	-5,416,214	-5,286,214
325	-280,806	-5,089,605	-8,837,977	-6,690,675	-5,589,605	-5,459,605

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,498	114,729	-3,633,643	-1,486,341	-385,271	-255,271
20	3,618	30,756	-3,717,616	-1,570,314	-469,244	-339,244
30	-1,343	-11,415	-3,759,786	-1,612,485	-511,415	-381,415
50	-11,383	-96,759	-3,845,131	-1,697,830	-596,759	-466,759
70	-21,425	-182,112	-3,930,484	-1,783,183	-682,112	-552,112
90	-31,465	-267,457	-4,015,829	-1,868,527	-767,457	-637,457
100	-36,486	-310,133	-4,058,505	-1,911,204	-810,133	-680,133
125	-49,037	-416,816	-4,165,188	-2,017,886	-916,816	-786,816
150	-61,588	-523,499	-4,271,871	-2,124,569	-1,023,499	-893,499
175	-74,140	-630,180	-4,378,562	-2,231,260	-1,130,180	-1,000,180
200	-86,691	-736,873	-4,485,245	-2,337,943	-1,236,873	-1,106,873
225	-99,242	-843,556	-4,591,927	-2,444,626	-1,343,556	-1,213,556
250	-111,793	-950,238	-4,698,610	-2,551,309	-1,450,238	-1,320,238
275	-124,345	-1,056,930	-4,805,301	-2,658,000	-1,556,930	-1,426,930
300	-136,896	-1,163,612	-4,911,984	-2,764,683	-1,663,612	-1,533,612
325	-149,446	-1,270,295	-5,018,667	-2,871,365	-1,770,295	-1,640,295

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-93,774	-797,075	-4,545,447	-2,398,146	-1,297,075	-1,167,075
20	-103,815	-882,428	-4,630,800	-2,483,499	-1,382,428	-1,252,428
30	-108,835	-925,096	-4,673,468	-2,526,167	-1,425,096	-1,295,096
50	-118,876	-1,010,449	-4,758,821	-2,611,520	-1,510,449	-1,380,449
70	-128,917	-1,095,794	-4,844,166	-2,696,864	-1,595,794	-1,465,794
90	-138,957	-1,181,138	-4,929,510	-2,782,209	-1,681,138	-1,551,138
100	-143,978	-1,223,815	-4,972,187	-2,824,885	-1,723,815	-1,593,815
125	-156,529	-1,330,498	-5,078,869	-2,931,568	-1,830,498	-1,700,498
150	-169,081	-1,437,189	-5,185,561	-3,038,259	-1,937,189	-1,807,189
175	-181,632	-1,543,872	-5,292,243	-3,144,942	-2,043,872	-1,913,872
200	-194,183	-1,650,554	-5,398,926	-3,251,625	-2,150,554	-2,020,554
225	-206,734	-1,757,237	-5,505,609	-3,358,307	-2,257,237	-2,127,237
250	-219,286	-1,863,928	-5,612,300	-3,464,999	-2,363,928	-2,233,928
275	-231,837	-1,970,611	-5,718,983	-3,571,681	-2,470,611	-2,340,611
300	-244,388	-2,077,294	-5,825,666	-3,678,364	-2,577,294	-2,447,294
325	-256,938	-2,183,977	-5,932,348	-3,785,047	-2,683,977	-2,553,977

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-201,382	-1,711,749	-5,460,121	-3,312,820	-2,211,749	-2,081,749
20	-211,423	-1,797,094	-5,545,466	-3,398,164	-2,297,094	-2,167,094
30	-216,444	-1,839,770	-5,588,142	-3,440,841	-2,339,770	-2,209,770
50	-226,484	-1,925,115	-5,673,487	-3,526,185	-2,425,115	-2,295,115
70	-236,526	-2,010,468	-5,758,840	-3,611,538	-2,510,468	-2,380,468
90	-246,566	-2,095,812	-5,844,184	-3,696,893	-2,595,812	-2,465,812
100	-251,587	-2,138,489	-5,886,861	-3,739,569	-2,638,489	-2,508,489
125	-264,138	-2,245,172	-5,993,543	-3,846,242	-2,745,172	-2,615,172
150	-276,689	-2,351,854	-6,100,226	-3,952,925	-2,851,854	-2,721,854
175	-289,241	-2,458,546	-6,206,917	-4,059,616	-2,958,546	-2,828,546
200	-301,792	-2,565,228	-6,313,600	-4,166,299	-3,065,228	-2,935,228
225	-314,342	-2,671,911	-6,420,283	-4,272,982	-3,171,911	-3,041,911
250	-326,893	-2,778,594	-6,526,966	-4,379,664	-3,278,594	-3,148,594
275	-339,445	-2,885,285	-6,633,657	-4,486,366	-3,385,285	-3,255,285
300	-351,996	-2,991,968	-6,740,340	-4,593,038	-3,491,968	-3,361,968
325	-364,547	-3,098,651	-6,847,022	-4,699,721	-3,598,651	-3,468,651

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,164,172	2,910,429	-837,942	1,309,359	2,410,429	2,540,429
20	1,153,208	2,883,020	-865,351	1,281,950	2,383,020	2,513,020
30	1,147,726	2,869,316	-879,056	1,268,245	2,369,316	2,499,316
50	1,136,763	2,841,907	-906,465	1,240,837	2,341,907	2,471,907
70	1,125,799	2,814,498	-933,874	1,213,428	2,314,498	2,444,498
90	1,114,836	2,787,089	-961,283	1,186,019	2,287,089	2,417,089
100	1,109,354	2,773,384	-974,987	1,172,314	2,273,384	2,403,384
125	1,095,649	2,739,123	-1,009,249	1,138,053	2,239,123	2,369,123
150	1,081,945	2,704,862	-1,043,510	1,103,792	2,204,862	2,334,862
175	1,068,240	2,670,601	-1,077,771	1,069,530	2,170,601	2,300,601
200	1,054,536	2,636,339	-1,112,032	1,035,269	2,136,339	2,266,339
225	1,040,831	2,602,078	-1,146,294	1,001,008	2,102,078	2,232,078
250	1,027,126	2,567,814	-1,180,557	966,744	2,067,814	2,197,814
275	1,013,421	2,533,553	-1,214,819	932,483	2,033,553	2,163,553
300	999,717	2,499,292	-1,249,080	898,222	1,999,292	2,129,292
325	986,012	2,465,031	-1,283,341	863,960	1,965,031	2,095,031

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,017,459	2,543,648	-1,204,724	942,578	2,043,648	2,173,648
20	1,006,496	2,516,239	-1,232,133	915,169	2,016,239	2,146,239
30	1,001,014	2,502,535	-1,245,837	901,464	2,002,535	2,132,535
50	990,050	2,475,126	-1,273,246	874,055	1,975,126	2,105,126
70	979,087	2,447,717	-1,300,655	846,646	1,947,717	2,077,717
90	968,122	2,420,305	-1,328,067	819,235	1,920,305	2,050,305
100	962,640	2,406,601	-1,341,771	805,530	1,906,601	2,036,601
125	948,936	2,372,339	-1,376,032	771,269	1,872,339	2,002,339
150	935,231	2,338,078	-1,410,294	737,008	1,838,078	1,968,078
175	921,527	2,303,817	-1,444,555	702,747	1,803,817	1,933,817
200	907,822	2,269,556	-1,478,816	668,485	1,769,556	1,899,556
225	894,118	2,235,295	-1,513,077	634,224	1,735,295	1,865,295
250	880,413	2,201,033	-1,547,338	599,963	1,701,033	1,831,033
275	866,709	2,166,772	-1,581,600	565,702	1,666,772	1,796,772
300	853,004	2,132,511	-1,615,861	531,440	1,632,511	1,762,511
325	839,300	2,098,250	-1,650,122	497,179	1,598,250	1,728,250

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	870,587	2,176,469	-1,571,903	575,398	1,676,469	1,806,469
20	859,624	2,149,060	-1,599,312	547,989	1,649,060	1,779,060
30	854,142	2,135,355	-1,613,017	534,285	1,635,355	1,765,355
50	843,178	2,107,946	-1,640,426	506,876	1,607,946	1,737,946
70	832,214	2,080,535	-1,667,837	479,464	1,580,535	1,710,535
90	821,250	2,053,126	-1,695,246	452,055	1,553,126	1,683,126
100	815,768	2,039,421	-1,708,951	438,351	1,539,421	1,669,421
125	802,064	2,005,160	-1,743,212	404,090	1,505,160	1,635,160
150	788,360	1,970,899	-1,777,473	369,828	1,470,899	1,600,899
175	774,655	1,936,638	-1,811,734	335,567	1,436,638	1,566,638
200	760,951	1,902,376	-1,845,995	301,306	1,402,376	1,532,376
225	747,246	1,868,115	-1,880,257	267,045	1,368,115	1,498,115
250	733,542	1,833,854	-1,914,518	232,783	1,333,854	1,463,854
275	719,837	1,799,593	-1,948,779	198,522	1,299,593	1,429,593
300	706,133	1,765,331	-1,983,040	164,261	1,265,331	1,395,331
325	692,428	1,731,070	-2,017,302	130,000	1,231,070	1,361,070

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,789	570,191	-3,178,181	-1,030,880	70,191	200,191
20	63,157	488,033	-3,260,338	-1,113,037	-11,967	118,033
30	57,841	446,955	-3,301,417	-1,154,115	-53,045	76,955
50	47,209	364,798	-3,383,574	-1,236,273	-135,202	-5,202
70	36,576	282,633	-3,465,739	-1,318,438	-217,367	-87,367
90	25,944	200,476	-3,547,896	-1,400,595	-299,524	-169,524
100	20,628	159,397	-3,588,975	-1,441,673	-340,603	-210,603
125	7,338	56,701	-3,691,671	-1,544,370	-443,299	-313,299
150	-6,051	-46,757	-3,795,128	-1,647,827	-546,757	-416,757
175	-19,558	-151,132	-3,899,503	-1,752,202	-651,132	-521,132
200	-33,066	-255,507	-4,003,878	-1,856,577	-755,507	-625,507
225	-46,574	-359,889	-4,108,261	-1,960,960	-859,889	-729,889
250	-60,081	-464,264	-4,212,636	-2,065,335	-964,264	-834,264
275	-73,590	-568,647	-4,317,019	-2,169,718	-1,068,647	-938,647
300	-87,097	-673,022	-4,421,394	-2,274,093	-1,173,022	-1,043,022
325	-100,605	-777,405	-4,525,777	-2,378,475	-1,277,405	-1,147,405

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£30

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-44,292	-342,258	-4,090,630	-1,943,328	-842,258	-712,258
20	-55,099	-425,764	-4,174,136	-2,026,834	-925,764	-795,764
30	-60,502	-467,517	-4,215,889	-2,068,587	-967,517	-837,517
50	-71,308	-551,016	-4,299,387	-2,152,086	-1,051,016	-921,016
70	-82,115	-634,522	-4,382,894	-2,235,592	-1,134,522	-1,004,522
90	-92,920	-718,020	-4,466,392	-2,319,091	-1,218,020	-1,088,020
100	-98,324	-759,773	-4,508,145	-2,360,844	-1,259,773	-1,129,773
125	-111,832	-864,156	-4,612,528	-2,465,226	-1,364,156	-1,234,156
150	-125,339	-968,531	-4,716,903	-2,569,601	-1,468,531	-1,338,531
175	-138,848	-1,072,914	-4,821,286	-2,673,984	-1,572,914	-1,442,914
200	-152,355	-1,177,289	-4,925,661	-2,778,359	-1,677,289	-1,547,289
225	-165,862	-1,281,664	-5,030,036	-2,882,734	-1,781,664	-1,651,664
250	-179,371	-1,386,047	-5,134,418	-2,987,117	-1,886,047	-1,756,047
275	-192,878	-1,490,422	-5,238,793	-3,091,492	-1,990,422	-1,860,422
300	-206,386	-1,594,804	-5,343,176	-3,195,875	-2,094,804	-1,964,804
325	-219,894	-1,699,179	-5,447,551	-3,300,250	-2,199,179	-2,069,179

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-163,707	-1,265,008	-5,013,380	-2,866,078	-1,765,008	-1,635,008
20	-174,513	-1,348,506	-5,096,878	-2,949,577	-1,848,506	-1,718,506
30	-179,916	-1,390,260	-5,138,631	-2,991,330	-1,890,260	-1,760,260
50	-190,723	-1,473,766	-5,222,138	-3,074,836	-1,973,766	-1,843,766
70	-201,528	-1,557,264	-5,305,636	-3,158,335	-2,057,264	-1,927,264
90	-212,335	-1,640,770	-5,389,142	-3,241,841	-2,140,770	-2,010,770
100	-217,738	-1,682,524	-5,430,895	-3,283,594	-2,182,524	-2,052,524
125	-231,246	-1,786,899	-5,535,270	-3,387,969	-2,286,899	-2,156,899
150	-244,753	-1,891,274	-5,639,645	-3,492,344	-2,391,274	-2,261,274
175	-258,261	-1,995,656	-5,744,026	-3,596,727	-2,495,656	-2,365,656
200	-271,769	-2,100,031	-5,848,403	-3,701,102	-2,600,031	-2,470,031
225	-285,277	-2,204,414	-5,952,786	-3,805,484	-2,704,414	-2,574,414
250	-298,784	-2,308,789	-6,057,161	-3,909,859	-2,808,789	-2,678,789
275	-312,293	-2,413,172	-6,161,544	-4,014,242	-2,913,172	-2,783,172
300	-325,800	-2,517,547	-6,265,919	-4,118,617	-3,017,547	-2,887,547
325	-339,309	-2,621,930	-6,370,301	-4,223,000	-3,121,930	-2,991,930

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,263,473	2,871,528	-876,843	1,270,458	2,371,528	2,501,528
20	1,251,558	2,844,449	-903,922	1,243,379	2,344,449	2,474,449
30	1,245,599	2,830,907	-917,464	1,229,837	2,330,907	2,460,907
50	1,233,684	2,803,828	-944,543	1,202,758	2,303,828	2,433,828
70	1,221,769	2,776,747	-971,625	1,175,676	2,276,747	2,406,747
90	1,209,853	2,749,665	-998,706	1,148,595	2,249,665	2,379,665
100	1,203,895	2,736,126	-1,012,246	1,135,055	2,236,126	2,366,126
125	1,189,001	2,702,276	-1,046,096	1,101,205	2,202,276	2,332,276
150	1,174,107	2,668,426	-1,079,946	1,067,355	2,168,426	2,298,426
175	1,159,212	2,634,573	-1,113,798	1,033,503	2,134,573	2,264,573
200	1,144,318	2,600,723	-1,147,649	999,653	2,100,723	2,230,723
225	1,129,424	2,566,873	-1,181,499	965,803	2,066,873	2,196,873
250	1,114,529	2,533,021	-1,215,351	931,953	2,033,021	2,163,021
275	1,099,635	2,499,171	-1,249,201	898,103	1,999,171	2,129,171
300	1,084,741	2,465,321	-1,283,051	864,253	1,965,321	2,095,321
325	1,069,847	2,431,470	-1,316,901	830,403	1,931,470	2,061,470

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,104,023	2,509,143	-1,239,228	908,073	2,009,143	2,139,143
20	1,092,107	2,482,062	-1,266,310	880,992	1,982,062	2,112,062
30	1,086,150	2,468,522	-1,279,849	867,452	1,968,522	2,098,522
50	1,074,234	2,441,441	-1,306,931	840,371	1,941,441	2,071,441
70	1,062,319	2,414,362	-1,334,010	813,291	1,914,362	2,044,362
90	1,050,403	2,387,280	-1,361,091	786,210	1,887,280	2,017,280
100	1,044,446	2,373,741	-1,374,631	772,670	1,873,741	2,003,741
125	1,029,552	2,339,891	-1,408,481	738,820	1,839,891	1,969,891
150	1,014,657	2,306,038	-1,442,333	704,968	1,806,038	1,936,038
175	999,763	2,272,188	-1,476,183	671,118	1,772,188	1,902,188
200	984,869	2,238,338	-1,510,034	637,268	1,738,338	1,868,338
225	969,974	2,204,486	-1,543,886	603,415	1,704,486	1,834,486
250	955,080	2,170,636	-1,577,736	569,565	1,670,636	1,800,636
275	940,186	2,136,786	-1,611,586	535,715	1,636,786	1,766,786
300	925,291	2,102,933	-1,645,438	501,863	1,602,933	1,732,933
325	910,397	2,069,083	-1,679,289	468,013	1,569,083	1,699,083

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	944,401	2,146,365	-1,602,007	545,295	1,646,365	1,776,365
20	932,486	2,119,286	-1,629,086	518,216	1,619,286	1,749,286
30	926,527	2,105,744	-1,642,628	504,674	1,605,744	1,735,744
50	914,613	2,078,665	-1,669,707	477,595	1,578,665	1,708,665
70	902,697	2,051,583	-1,696,788	450,513	1,551,583	1,681,583
90	890,781	2,024,502	-1,723,870	423,432	1,524,502	1,654,502
100	884,823	2,010,962	-1,737,409	409,892	1,510,962	1,640,962
125	869,929	1,977,112	-1,771,259	376,042	1,477,112	1,607,112
150	855,034	1,943,260	-1,805,112	342,190	1,443,260	1,573,260
175	840,140	1,909,410	-1,838,962	308,340	1,409,410	1,539,410
200	825,246	1,875,560	-1,872,812	274,489	1,375,560	1,505,560
225	810,352	1,841,710	-1,906,662	240,639	1,341,710	1,471,710
250	795,457	1,807,857	-1,940,514	206,787	1,307,857	1,437,857
275	780,563	1,774,007	-1,974,364	172,937	1,274,007	1,404,007
300	765,669	1,740,157	-2,008,215	139,087	1,240,157	1,370,157
325	750,774	1,706,305	-2,042,067	105,234	1,206,305	1,336,305

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,137	247,869	-3,500,503	-1,353,202	-252,131	-122,131
20	24,955	158,046	-3,590,325	-1,443,024	-341,954	-211,954
30	17,864	113,138	-3,635,234	-1,487,932	-386,862	-256,862
50	3,680	23,309	-3,725,062	-1,577,761	-476,691	-346,691
70	-10,673	-67,598	-3,815,970	-1,668,668	-567,598	-437,598
90	-25,089	-158,895	-3,907,267	-1,759,966	-658,895	-528,895
100	-32,296	-204,541	-3,952,912	-1,805,611	-704,541	-574,541
125	-50,314	-318,654	-4,067,026	-1,919,725	-818,654	-688,654
150	-68,332	-432,768	-4,181,140	-2,033,839	-932,768	-802,768
175	-86,351	-546,888	-4,295,260	-2,147,959	-1,046,888	-916,888
200	-104,369	-661,002	-4,409,374	-2,262,072	-1,161,002	-1,031,002
225	-122,387	-775,116	-4,523,488	-2,376,186	-1,275,116	-1,145,116
250	-140,406	-889,236	-4,637,608	-2,490,306	-1,389,236	-1,259,236
275	-158,424	-1,003,350	-4,751,722	-2,604,420	-1,503,350	-1,373,350
300	-176,443	-1,117,470	-4,865,842	-2,718,540	-1,617,470	-1,487,470
325	-194,461	-1,231,584	-4,979,955	-2,832,654	-1,731,584	-1,601,584

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£117,063	-741,402	-4,489,774	-2,342,472	-1,241,402	-1,111,402
20	-131,478	-832,693	-4,581,065	-2,433,764	-1,332,693	-1,202,693
30	-138,685	-878,339	-4,626,710	-2,479,409	-1,378,339	-1,248,339
50	-153,100	-969,636	-4,718,008	-2,570,706	-1,469,636	-1,339,636
70	-167,515	-1,060,927	-4,809,299	-2,661,997	-1,560,927	-1,430,927
90	-181,929	-1,152,218	-4,900,590	-2,753,288	-1,652,218	-1,522,218
100	-189,136	-1,197,864	-4,946,235	-2,798,934	-1,697,864	-1,567,864
125	-207,155	-1,311,984	-5,060,355	-2,913,054	-1,811,984	-1,681,984
150	-225,173	-1,426,097	-5,174,469	-3,027,168	-1,926,097	-1,796,097
175	-243,191	-1,540,211	-5,288,583	-3,141,282	-2,040,211	-1,910,211
200	-261,210	-1,654,331	-5,402,703	-3,255,402	-2,154,331	-2,024,331
225	-279,228	-1,768,445	-5,516,817	-3,369,515	-2,268,445	-2,138,445
250	-297,246	-1,882,559	-5,630,931	-3,483,629	-2,382,559	-2,252,559
275	-315,265	-1,996,679	-5,745,051	-3,597,749	-2,496,679	-2,366,679
300	-333,283	-2,110,793	-5,859,165	-3,711,863	-2,610,793	-2,480,793
325	-351,302	-2,224,913	-5,973,285	-3,825,983	-2,724,913	-2,594,913

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-274,073	-1,735,793	-5,484,164	-3,336,863	-2,235,793	-2,105,793
20	-288,488	-1,827,090	-5,575,462	-3,428,160	-2,327,090	-2,197,090
30	-295,695	-1,872,736	-5,621,107	-3,473,806	-2,372,736	-2,242,736
50	-310,109	-1,964,027	-5,712,398	-3,565,097	-2,464,027	-2,334,027
70	-324,524	-2,055,318	-5,803,689	-3,656,388	-2,555,318	-2,425,318
90	-338,939	-2,146,615	-5,894,987	-3,747,685	-2,646,615	-2,516,615
100	-348,146	-2,192,260	-5,940,632	-3,793,331	-2,692,260	-2,562,260
125	-364,164	-2,306,374	-6,054,746	-3,907,445	-2,806,374	-2,676,374
150	-382,182	-2,420,488	-6,168,860	-4,021,558	-2,920,488	-2,790,488
175	-400,201	-2,534,608	-6,282,980	-4,135,679	-3,034,608	-2,904,608
200	-418,219	-2,648,722	-6,397,094	-4,249,792	-3,148,722	-3,018,722
225	-436,237	-2,762,836	-6,511,207	-4,363,906	-3,262,836	-3,132,836
250	-454,256	-2,876,956	-6,625,328	-4,478,026	-3,376,956	-3,246,956
275	-472,274	-2,991,070	-6,739,441	-4,592,140	-3,491,070	-3,361,070
300	-490,293	-3,105,190	-6,853,562	-4,706,260	-3,605,190	-3,475,190
325	-508,311	-3,219,304	-6,967,675	-4,820,374	-3,719,304	-3,589,304

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,359,756	2,949,695	-798,677	1,348,625	2,449,695	2,579,695
20	2,339,894	2,924,868	-823,504	1,323,798	2,424,868	2,554,868
30	2,329,964	2,912,455	-835,917	1,311,385	2,412,455	2,542,455
50	2,310,102	2,887,628	-860,744	1,286,557	2,387,628	2,517,628
70	2,290,240	2,862,800	-885,571	1,261,730	2,362,800	2,492,800
90	2,270,379	2,837,973	-910,399	1,236,903	2,337,973	2,467,973
100	2,260,448	2,825,560	-922,812	1,224,490	2,325,560	2,455,560
125	2,236,621	2,794,526	-953,846	1,193,455	2,294,526	2,424,526
150	2,210,793	2,763,492	-984,880	1,162,421	2,263,492	2,393,492
175	2,185,967	2,732,458	-1,015,913	1,131,388	2,232,458	2,362,458
200	2,161,139	2,701,424	-1,046,948	1,100,354	2,201,424	2,331,424
225	2,136,313	2,670,391	-1,077,981	1,069,321	2,170,391	2,300,391
250	2,111,485	2,639,357	-1,109,015	1,038,286	2,139,357	2,269,357
275	2,086,659	2,608,324	-1,140,048	1,007,253	2,108,324	2,238,324
300	2,061,831	2,577,289	-1,171,083	976,219	2,077,289	2,207,289
325	2,037,004	2,546,255	-1,202,117	945,184	2,046,255	2,176,255

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,069,648	2,587,060	-1,161,312	985,990	2,087,060	2,217,060
20	2,049,786	2,562,233	-1,186,139	961,162	2,062,233	2,192,233
30	2,039,855	2,549,819	-1,198,553	948,748	2,049,819	2,179,819
50	2,019,993	2,524,991	-1,223,380	923,921	2,024,991	2,154,991
70	2,000,132	2,500,165	-1,248,206	899,095	2,000,165	2,130,165
90	1,980,271	2,475,338	-1,273,034	874,268	1,975,338	2,105,338
100	1,970,339	2,462,924	-1,285,448	861,854	1,962,924	2,092,924
125	1,945,513	2,431,891	-1,316,481	830,820	1,931,891	2,061,891
150	1,920,685	2,400,856	-1,347,515	799,786	1,900,856	2,030,856
175	1,895,859	2,369,823	-1,378,548	768,753	1,869,823	1,999,823
200	1,871,031	2,338,789	-1,409,583	737,719	1,838,789	1,968,789
225	1,846,204	2,307,755	-1,440,617	706,684	1,807,755	1,937,755
250	1,821,377	2,276,722	-1,471,650	675,651	1,776,722	1,906,722
275	1,796,550	2,245,687	-1,502,685	644,617	1,745,687	1,875,687
300	1,771,723	2,214,654	-1,533,718	613,584	1,714,654	1,844,654
325	1,746,896	2,183,620	-1,564,752	582,549	1,683,620	1,813,620

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,779,231	2,224,038	-1,524,333	622,968	1,724,038	1,854,038
20	1,759,369	2,199,211	-1,549,161	598,141	1,699,211	1,829,211
30	1,749,439	2,186,798	-1,561,574	585,728	1,686,798	1,816,798
50	1,729,577	2,161,971	-1,586,401	560,901	1,661,971	1,791,971
70	1,709,715	2,137,144	-1,611,228	536,073	1,637,144	1,767,144
90	1,689,853	2,112,316	-1,636,056	511,246	1,612,316	1,742,316
100	1,679,923	2,099,903	-1,648,468	498,833	1,599,903	1,729,903
125	1,655,095	2,068,869	-1,679,503	467,799	1,568,869	1,698,869
150	1,630,268	2,037,835	-1,710,537	436,764	1,537,835	1,667,835
175	1,605,441	2,006,802	-1,741,570	405,731	1,506,802	1,636,802
200	1,580,614	1,975,767	-1,772,604	374,697	1,475,767	1,605,767
225	1,555,787	1,944,734	-1,803,638	343,664	1,444,734	1,574,734
250	1,530,960	1,913,700	-1,834,672	312,629	1,413,700	1,543,700
275	1,506,132	1,882,665	-1,865,706	281,595	1,382,665	1,512,665
300	1,481,306	1,851,632	-1,896,739	250,562	1,351,632	1,481,632
325	1,456,478	1,820,598	-1,927,774	219,528	1,320,598	1,450,598

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
Flats	
No of units	30 units
Density:	75 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	120,181	300,453	-3,447,918	-1,300,617	-199,547	-69,547
20	91,930	229,825	-3,518,547	-1,371,246	-270,175	-140,175
30	77,803	194,508	-3,553,864	-1,406,563	-305,492	-175,492
50	49,552	123,879	-3,624,493	-1,477,191	-376,121	-246,121
70	21,299	53,248	-3,695,124	-1,547,823	-446,752	-316,752
90	-7,067	-17,666	-3,766,038	-1,618,737	-517,666	-387,666
100	-21,424	-53,560	-3,801,932	-1,654,631	-553,560	-423,560
125	-57,317	-143,292	-3,891,664	-1,744,362	-643,292	-513,292
150	-93,209	-233,024	-3,981,395	-1,834,094	-733,024	-603,024
175	-129,102	-322,755	-4,071,127	-1,923,826	-822,755	-692,755
200	-164,996	-412,489	-4,160,861	-2,013,560	-912,489	-782,489
225	-200,888	-502,221	-4,250,593	-2,103,291	-1,002,221	-872,221
250	-236,781	-591,953	-4,340,324	-2,193,023	-1,091,953	-961,953
275	-272,674	-681,684	-4,430,056	-2,282,755	-1,181,684	-1,051,684
300	-308,567	-771,418	-4,519,790	-2,372,488	-1,271,418	-1,141,418
325	-344,460	-861,150	-4,609,522	-2,462,220	-1,361,150	-1,231,150

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-191,540	-478,850	-4,227,222	-2,079,920	-978,850	-848,850
20	-220,254	-550,636	-4,299,008	-2,151,706	-1,050,636	-920,636
30	-234,611	-586,527	-4,334,899	-2,187,598	-1,086,527	-956,527
50	-263,325	-658,313	-4,406,685	-2,259,384	-1,158,313	-1,028,313
70	-292,040	-730,099	-4,478,471	-2,331,169	-1,230,099	-1,100,099
90	-320,754	-801,885	-4,550,257	-2,402,955	-1,301,885	-1,171,885
100	-335,112	-837,779	-4,586,151	-2,438,849	-1,337,779	-1,207,779
125	-371,004	-927,510	-4,675,882	-2,528,581	-1,427,510	-1,297,510
150	-406,897	-1,017,242	-4,765,614	-2,618,312	-1,517,242	-1,387,242
175	-442,789	-1,106,974	-4,855,345	-2,708,044	-1,606,974	-1,476,974
200	-478,683	-1,196,708	-4,945,080	-2,797,778	-1,696,708	-1,566,708
225	-514,576	-1,286,439	-5,034,811	-2,887,510	-1,786,439	-1,656,439
250	-550,468	-1,376,171	-5,124,543	-2,977,241	-1,876,171	-1,746,171
275	-586,361	-1,465,903	-5,214,274	-3,066,973	-1,965,903	-1,835,903
300	-622,254	-1,555,634	-5,304,006	-3,156,705	-2,055,634	-1,925,634
325	-658,147	-1,645,368	-5,393,740	-3,246,439	-2,145,368	-2,015,368

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-505,562	-1,263,904	-5,012,276	-2,864,975	-1,763,904	-1,633,904
20	-534,276	-1,335,690	-5,084,062	-2,936,760	-1,835,690	-1,705,690
30	-548,633	-1,371,582	-5,119,953	-2,972,652	-1,871,582	-1,741,582
50	-577,347	-1,443,367	-5,191,739	-3,044,438	-1,943,367	-1,813,367
70	-606,061	-1,515,153	-5,263,525	-3,116,223	-2,015,153	-1,885,153
90	-634,776	-1,586,939	-5,335,311	-3,188,009	-2,086,939	-1,956,939
100	-649,132	-1,622,831	-5,371,202	-3,223,901	-2,122,831	-1,992,831
125	-685,026	-1,712,565	-5,460,936	-3,313,635	-2,212,565	-2,082,565
150	-720,918	-1,802,296	-5,550,668	-3,403,367	-2,302,296	-2,172,296
175	-756,811	-1,892,028	-5,640,400	-3,493,098	-2,392,028	-2,262,028
200	-792,704	-1,981,759	-5,730,131	-3,582,830	-2,481,759	-2,351,759
225	-828,596	-2,071,491	-5,819,863	-3,672,561	-2,571,491	-2,441,491
250	-864,489	-2,161,225	-5,909,597	-3,762,295	-2,661,225	-2,531,225
275	-900,383	-2,250,957	-5,999,329	-3,852,027	-2,750,957	-2,620,957
300	-936,275	-2,340,688	-6,089,060	-3,941,759	-2,840,688	-2,710,688
325	-972,168	-2,430,420	-6,178,792	-4,031,490	-2,930,420	-2,800,420

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,241,521	2,855,499	-892,873	1,254,429	2,355,499	2,485,499
20	1,193,882	2,745,929	-1,002,443	1,144,858	2,245,929	2,375,929
30	1,170,062	2,691,143	-1,057,228	1,090,073	2,191,143	2,321,143
50	1,122,423	2,581,573	-1,166,799	980,503	2,081,573	2,211,573
70	1,074,783	2,472,000	-1,276,372	870,930	1,972,000	2,102,000
90	1,027,143	2,362,430	-1,385,942	761,359	1,862,430	1,992,430
100	1,003,324	2,307,645	-1,440,727	706,574	1,807,645	1,937,645
125	943,775	2,170,682	-1,577,690	569,611	1,670,682	1,800,682
150	884,225	2,033,719	-1,714,653	432,648	1,533,719	1,663,719
175	824,676	1,896,756	-1,851,616	295,685	1,396,756	1,526,756
200	765,126	1,759,790	-1,988,581	158,720	1,259,790	1,389,790
225	705,577	1,622,827	-2,125,544	21,757	1,122,827	1,252,827
250	646,028	1,485,864	-2,262,507	-115,206	985,864	1,115,864
275	586,479	1,348,901	-2,399,470	-252,169	848,901	978,901
300	526,930	1,211,938	-2,536,433	-389,132	711,938	841,938
325	467,380	1,074,973	-2,673,399	-526,097	574,973	704,973

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	705,414	1,622,452	-2,125,920	21,381	1,122,452	1,252,452
20	657,774	1,512,881	-2,235,490	-88,189	1,012,881	1,142,881
30	633,955	1,458,096	-2,290,276	-142,974	958,096	1,088,096
50	586,316	1,348,526	-2,399,846	-252,545	848,526	978,526
70	538,675	1,238,953	-2,509,419	-362,117	738,953	868,953
90	491,036	1,129,383	-2,618,989	-471,688	629,383	759,383
100	467,216	1,074,597	-2,673,774	-526,473	574,597	704,597
125	407,667	937,634	-2,810,737	-663,436	437,634	567,634
150	348,118	800,671	-2,947,700	-800,399	300,671	430,671
175	288,569	663,708	-3,084,663	-937,362	163,708	293,708
200	229,019	526,743	-3,221,629	-1,074,327	26,743	156,743
225	169,470	389,780	-3,358,592	-1,211,290	-110,220	19,780
250	109,921	252,817	-3,495,555	-1,348,253	-247,183	-117,183
275	50,371	115,854	-3,632,518	-1,485,216	-384,146	-254,146
300	-9,328	-21,454	-3,769,482	-1,622,524	-521,454	-391,454
325	-69,852	-160,659	-3,909,031	-1,761,730	-660,659	-530,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£200	£225

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	168,722	388,060	-3,360,311	-1,213,010	-111,940	18,060
20	121,083	278,490	-3,469,882	-1,322,580	-221,510	-91,510
30	97,263	223,705	-3,524,667	-1,377,366	-276,295	-146,295
50	49,623	114,132	-3,634,240	-1,486,938	-385,868	-255,868
70	1,983	4,562	-3,743,810	-1,596,509	-495,438	-365,438
90	-46,402	-106,725	-3,855,087	-1,707,095	-605,725	-476,725
100	-70,612	-162,407	-3,910,779	-1,763,478	-662,407	-532,407
125	-131,135	-301,610	-4,049,982	-1,902,881	-801,610	-671,610
150	-191,658	-440,814	-4,189,185	-2,041,884	-940,814	-810,814
175	-252,181	-580,017	-4,328,389	-2,181,087	-1,080,017	-950,017
200	-312,705	-719,222	-4,467,594	-2,320,293	-1,219,222	-1,089,222
225	-373,228	-858,425	-4,606,797	-2,459,496	-1,358,425	-1,228,425
250	-433,752	-997,629	-4,746,000	-2,598,699	-1,497,629	-1,367,629
275	-494,275	-1,136,832	-4,885,204	-2,737,902	-1,636,832	-1,506,832
300	-554,798	-1,276,035	-5,024,407	-2,877,105	-1,776,035	-1,646,035
325	-615,321	-1,415,238	-5,163,610	-3,016,309	-1,915,238	-1,785,238

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,440,934	4,352,747	604,375	2,751,676	3,852,747	3,982,747
20	5,392,110	4,313,688	565,316	2,712,618	3,813,688	3,943,688
30	5,367,699	4,294,159	545,787	2,693,089	3,794,159	3,924,159
50	5,318,876	4,255,101	506,729	2,654,031	3,755,101	3,885,101
70	5,270,053	4,216,043	467,671	2,614,972	3,716,043	3,846,043
90	5,221,230	4,176,984	428,612	2,575,914	3,676,984	3,806,984
100	5,196,818	4,157,455	409,083	2,556,384	3,657,455	3,787,455
125	5,136,790	4,108,632	360,260	2,507,562	3,608,632	3,738,632
150	5,074,760	4,059,808	311,437	2,458,738	3,559,808	3,689,808
175	5,013,732	4,010,986	262,614	2,409,915	3,510,986	3,640,986
200	4,952,703	3,962,163	213,791	2,361,092	3,462,163	3,592,163
225	4,891,675	3,913,340	164,968	2,312,270	3,413,340	3,543,340
250	4,830,645	3,864,516	116,144	2,263,446	3,364,516	3,494,516
275	4,769,617	3,815,693	67,322	2,214,623	3,315,693	3,445,693
300	4,708,588	3,766,871	18,499	2,165,800	3,266,871	3,396,871
325	4,647,560	3,718,048	-30,324	2,116,977	3,218,048	3,348,048

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,754,812	3,803,850	55,478	2,202,779	3,303,850	3,433,850
20	4,705,990	3,764,792	16,420	2,163,722	3,264,792	3,394,792
30	4,681,578	3,745,263	-3,109	2,144,192	3,245,263	3,375,263
50	4,632,755	3,706,204	-42,168	2,105,134	3,206,204	3,336,204
70	4,583,932	3,667,145	-81,226	2,066,075	3,167,145	3,297,145
90	4,535,109	3,628,087	-120,285	2,027,017	3,128,087	3,258,087
100	4,510,697	3,608,558	-139,814	2,007,487	3,108,558	3,238,558
125	4,449,669	3,559,735	-188,637	1,958,664	3,059,735	3,189,735
150	4,388,640	3,510,912	-237,460	1,909,842	3,010,912	3,140,912
175	4,327,611	3,462,089	-286,283	1,861,019	2,962,089	3,092,089
200	4,266,582	3,413,266	-335,106	1,812,195	2,913,266	3,043,266
225	4,205,553	3,364,443	-383,929	1,763,372	2,864,443	2,994,443
250	4,144,525	3,315,620	-432,752	1,714,550	2,815,620	2,945,620
275	4,083,496	3,266,797	-481,575	1,665,727	2,766,797	2,896,797
300	4,022,467	3,217,974	-530,398	1,616,903	2,717,974	2,847,974
325	3,961,438	3,169,151	-579,221	1,568,080	2,669,151	2,799,151

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,067,946	3,254,357	-494,015	1,653,286	2,754,357	2,884,357
20	4,019,123	3,215,298	-533,074	1,614,228	2,715,298	2,845,298
30	3,994,711	3,195,769	-552,603	1,594,698	2,695,769	2,825,769
50	3,945,889	3,156,711	-591,661	1,555,641	2,656,711	2,786,711
70	3,897,066	3,117,653	-630,719	1,516,582	2,617,653	2,747,653
90	3,848,242	3,078,594	-669,778	1,477,524	2,578,594	2,708,594
100	3,823,831	3,059,065	-689,307	1,457,994	2,559,065	2,689,065
125	3,762,802	3,010,242	-738,130	1,409,171	2,510,242	2,640,242
150	3,701,774	2,961,419	-786,953	1,360,348	2,461,419	2,591,419
175	3,640,744	2,912,595	-835,776	1,311,525	2,412,595	2,542,595
200	3,579,716	2,863,773	-884,599	1,262,702	2,363,773	2,493,773
225	3,518,687	2,814,950	-933,422	1,213,879	2,314,950	2,444,950
250	3,457,659	2,766,127	-982,245	1,165,057	2,266,127	2,396,127
275	3,396,629	2,717,303	-1,031,068	1,116,233	2,217,303	2,347,303
300	3,335,601	2,668,481	-1,079,891	1,067,410	2,168,481	2,298,481
325	3,274,572	2,619,658	-1,128,714	1,018,587	2,119,658	2,249,658

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,970,383	5,161,498	1,413,126	3,560,428	4,661,498	4,791,498
20	3,921,841	5,098,394	1,350,022	3,497,323	4,598,394	4,728,394
30	3,897,571	5,066,842	1,318,470	3,465,771	4,566,842	4,696,842
50	3,849,029	5,003,738	1,255,366	3,402,667	4,503,738	4,633,738
70	3,800,486	4,940,632	1,192,260	3,339,562	4,440,632	4,570,632
90	3,751,945	4,877,528	1,129,156	3,276,458	4,377,528	4,507,528
100	3,727,674	4,845,976	1,097,604	3,244,906	4,345,976	4,475,976
125	3,666,996	4,767,095	1,018,723	3,166,025	4,267,095	4,397,095
150	3,606,319	4,688,214	939,842	3,087,144	4,188,214	4,318,214
175	3,545,641	4,609,333	860,962	3,008,263	4,109,333	4,239,333
200	3,484,964	4,530,453	782,081	2,929,382	4,030,453	4,160,453
225	3,424,286	4,451,572	703,200	2,850,501	3,951,572	4,081,572
250	3,363,608	4,372,691	624,319	2,771,621	3,872,691	4,002,691
275	3,302,932	4,293,811	545,440	2,692,741	3,793,811	3,923,811
300	3,242,254	4,214,931	466,559	2,613,860	3,714,931	3,844,931
325	3,181,577	4,136,050	387,678	2,534,979	3,636,050	3,766,050

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,339,231	4,341,000	592,629	2,739,930	3,841,000	3,971,000
20	3,290,689	4,277,896	529,525	2,676,826	3,777,896	3,907,896
30	3,266,419	4,246,344	497,972	2,645,274	3,746,344	3,876,344
50	3,217,876	4,183,239	434,867	2,582,168	3,683,239	3,813,239
70	3,169,334	4,120,135	371,763	2,519,064	3,620,135	3,750,135
90	3,120,793	4,057,030	308,659	2,455,960	3,557,030	3,687,030
100	3,096,522	4,025,478	277,107	2,424,408	3,525,478	3,655,478
125	3,035,844	3,946,598	198,226	2,345,527	3,446,598	3,576,598
150	2,975,167	3,867,717	119,345	2,266,646	3,367,717	3,497,717
175	2,914,489	3,788,836	40,464	2,187,766	3,288,836	3,418,836
200	2,853,812	3,709,955	-38,417	2,108,885	3,209,955	3,339,955
225	2,793,134	3,631,074	-117,298	2,030,004	3,131,074	3,261,074
250	2,732,456	3,552,193	-196,178	1,951,123	3,052,193	3,182,193
275	2,671,779	3,473,313	-275,059	1,872,242	2,973,313	3,103,313
300	2,611,101	3,394,432	-353,940	1,793,361	2,894,432	3,024,432
325	2,550,425	3,315,552	-432,820	1,714,482	2,815,552	2,945,552

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,707,393	3,519,611	-228,760	1,918,541	3,019,611	3,149,611
20	2,658,852	3,456,507	-291,864	1,855,437	2,956,507	3,086,507
30	2,634,580	3,424,954	-323,418	1,823,884	2,924,954	3,054,954
50	2,586,038	3,361,850	-386,522	1,760,779	2,861,850	2,991,850
70	2,537,497	3,298,746	-449,626	1,697,675	2,798,746	2,928,746
90	2,488,954	3,235,640	-512,732	1,634,570	2,735,640	2,865,640
100	2,464,683	3,204,088	-544,284	1,603,018	2,704,088	2,834,088
125	2,404,006	3,125,207	-623,164	1,524,137	2,625,207	2,755,207
150	2,342,870	3,045,731	-702,641	1,444,660	2,545,731	2,675,731
175	2,281,200	2,965,561	-782,811	1,364,490	2,465,561	2,595,561
200	2,219,530	2,885,389	-862,953	1,284,319	2,385,389	2,515,389
225	2,157,861	2,805,219	-943,153	1,204,149	2,305,219	2,435,219
250	2,096,190	2,725,047	-1,023,324	1,123,977	2,225,047	2,355,047
275	2,034,521	2,644,877	-1,103,494	1,043,807	2,144,877	2,274,877
300	1,972,851	2,564,706	-1,183,666	963,635	2,064,706	2,194,706
325	1,911,181	2,484,536	-1,263,836	883,465	1,984,536	2,114,536

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	16
Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,557,079	4,912,101	1,163,730	3,311,031	4,412,101	4,542,101
20	7,463,448	4,851,241	1,102,869	3,250,171	4,351,241	4,481,241
30	7,416,631	4,820,810	1,072,439	3,219,740	4,320,810	4,450,810
50	7,323,000	4,759,950	1,011,578	3,158,880	4,259,950	4,389,950
70	7,229,368	4,699,089	950,718	3,098,019	4,199,089	4,329,089
90	7,135,737	4,638,229	889,857	3,037,159	4,138,229	4,268,229
100	7,088,922	4,607,799	859,427	3,006,729	4,107,799	4,237,799
125	6,971,882	4,531,723	783,351	2,930,653	4,031,723	4,161,723
150	6,854,842	4,455,647	707,276	2,854,577	3,955,647	4,085,647
175	6,737,803	4,379,572	631,200	2,778,502	3,879,572	4,009,572
200	6,620,764	4,303,496	555,125	2,702,426	3,803,496	3,933,496
225	6,503,724	4,227,420	479,049	2,626,350	3,727,420	3,857,420
250	6,386,685	4,151,345	402,973	2,550,275	3,651,345	3,781,345
275	6,269,645	4,075,269	326,898	2,474,199	3,575,269	3,705,269
300	6,152,605	3,999,194	250,822	2,398,123	3,499,194	3,629,194
325	6,035,567	3,923,118	174,747	2,322,048	3,423,118	3,553,118

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,349,362	4,127,086	378,714	2,526,015	3,627,086	3,757,086
20	6,255,730	4,066,225	317,853	2,465,154	3,566,225	3,696,225
30	6,208,915	4,035,795	287,423	2,434,724	3,535,795	3,665,795
50	6,115,284	3,974,935	226,563	2,373,864	3,474,935	3,604,935
70	6,021,652	3,914,074	165,702	2,313,003	3,414,074	3,544,074
90	5,928,020	3,853,213	104,841	2,252,143	3,353,213	3,483,213
100	5,881,204	3,822,783	74,411	2,221,712	3,322,783	3,452,783
125	5,764,166	3,746,708	-1,664	2,145,637	3,246,708	3,376,708
150	5,647,126	3,670,632	-77,740	2,069,561	3,170,632	3,300,632
175	5,530,086	3,594,556	-153,816	1,993,486	3,094,556	3,224,556
200	5,413,047	3,518,481	-229,891	1,917,410	3,018,481	3,148,481
225	5,296,007	3,442,405	-305,967	1,841,334	2,942,405	3,072,405
250	5,178,968	3,366,329	-382,043	1,765,259	2,866,329	2,996,329
275	5,061,929	3,290,254	-458,118	1,689,183	2,790,254	2,920,254
300	4,944,889	3,214,178	-534,194	1,613,107	2,714,178	2,844,178
325	4,827,849	3,138,102	-610,270	1,537,032	2,638,102	2,768,102

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,140,315	3,341,205	-407,167	1,740,134	2,841,205	2,971,205
20	5,046,683	3,280,344	-468,028	1,679,274	2,780,344	2,910,344
30	4,999,868	3,249,914	-498,458	1,648,844	2,749,914	2,879,914
50	4,906,236	3,189,053	-559,319	1,587,983	2,689,053	2,819,053
70	4,812,605	3,128,193	-620,179	1,527,123	2,628,193	2,758,193
90	4,718,973	3,067,332	-681,040	1,466,262	2,567,332	2,697,332
100	4,672,157	3,036,902	-711,470	1,435,832	2,536,902	2,666,902
125	4,555,117	2,960,826	-787,546	1,359,756	2,460,826	2,590,826
150	4,437,821	2,884,584	-863,788	1,283,513	2,384,584	2,514,584
175	4,318,867	2,807,264	-941,106	1,206,193	2,307,264	2,437,264
200	4,199,914	2,729,944	-1,018,428	1,128,874	2,229,944	2,359,944
225	4,080,960	2,652,624	-1,096,748	1,051,554	2,152,624	2,282,624
250	3,962,007	2,575,304	-1,173,068	974,234	2,075,304	2,205,304
275	3,843,053	2,497,984	-1,250,387	896,914	1,997,984	2,127,984
300	3,724,099	2,420,665	-1,327,707	819,594	1,920,665	2,050,665
325	3,605,146	2,343,345	-1,405,027	742,274	1,843,345	1,973,345

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	100	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	225	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	50	200	225
2 - £6,082 per sq m	#N/A	#N/A	0	0
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	175	200
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	30	275	300
2 - £6,082 per sq m	#N/A	#N/A	50	90
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	200	225
2 - £6,082 per sq m	#N/A	#N/A	#N/A	20
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	200	250
2 - £6,082 per sq m	#N/A	#N/A	#N/A	30
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	125	325	325	325
2 - £6,082 per sq m	#N/A	250	325	325
3 - £5,705 per sq m	#N/A	30	225	225

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	50	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	200	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	150	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	142,573	2,851,467	-896,904	1,250,397	2,351,467	2,481,467
20	141,365	2,827,304	-921,067	1,226,234	2,327,304	2,457,304
30	140,761	2,815,223	-933,149	1,214,153	2,315,223	2,445,223
50	139,553	2,791,060	-957,312	1,189,990	2,291,060	2,421,060
70	138,345	2,766,897	-981,475	1,165,827	2,266,897	2,396,897
90	137,137	2,742,734	-1,005,638	1,141,664	2,242,734	2,372,734
100	136,533	2,730,652	-1,017,719	1,129,582	2,230,652	2,360,652
125	133,023	2,700,469	-1,047,903	1,099,398	2,200,469	2,330,469
150	133,513	2,670,265	-1,078,107	1,069,195	2,170,265	2,300,265
175	132,003	2,640,061	-1,108,311	1,038,991	2,140,061	2,270,061
200	130,493	2,609,857	-1,138,514	1,008,787	2,109,857	2,239,857
225	128,983	2,579,654	-1,168,718	978,583	2,079,654	2,209,654
250	127,472	2,549,450	-1,198,922	948,380	2,049,450	2,179,450
275	125,963	2,519,246	-1,229,126	918,176	2,019,246	2,149,246
300	124,453	2,489,042	-1,259,329	887,972	1,989,042	2,119,042
325	122,943	2,458,839	-1,289,533	857,768	1,958,839	2,088,839

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£126,136	2,522,727	-1,225,645	921,656	2,022,727	2,152,727
20	124,928	2,498,564	-1,249,808	897,493	1,998,564	2,128,564
30	124,324	2,486,482	-1,261,890	885,412	1,986,482	2,116,482
50	123,116	2,462,319	-1,286,053	861,249	1,962,319	2,092,319
70	121,908	2,438,156	-1,310,216	837,086	1,938,156	2,068,156
90	120,701	2,414,013	-1,334,379	812,943	1,914,013	2,044,013
100	120,097	2,401,932	-1,346,440	800,861	1,901,932	2,031,932
125	118,586	2,371,728	-1,376,644	770,658	1,871,728	2,001,728
150	117,076	2,341,524	-1,406,848	740,454	1,841,524	1,971,524
175	115,566	2,311,320	-1,437,051	710,250	1,811,320	1,941,320
200	114,056	2,281,117	-1,467,255	680,046	1,781,117	1,911,117
225	112,546	2,250,913	-1,497,459	649,843	1,750,913	1,880,913
250	111,036	2,220,729	-1,527,643	619,659	1,720,729	1,850,729
275	109,526	2,190,525	-1,557,846	589,455	1,690,525	1,820,525
300	108,016	2,160,322	-1,588,050	559,251	1,660,322	1,790,322
325	106,506	2,130,118	-1,618,254	529,048	1,630,118	1,760,118

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	109,685	2,193,705	-1,554,667	592,635	1,693,705	1,823,705
20	108,477	2,169,542	-1,578,830	568,472	1,669,542	1,799,542
30	107,873	2,157,460	-1,590,911	556,390	1,657,460	1,787,460
50	106,666	2,133,317	-1,615,054	532,247	1,633,317	1,763,317
70	105,458	2,109,154	-1,639,217	508,084	1,609,154	1,739,154
90	104,250	2,084,991	-1,663,380	483,921	1,584,991	1,714,991
100	103,645	2,072,910	-1,675,462	471,840	1,572,910	1,702,910
125	102,135	2,042,706	-1,705,666	441,636	1,542,706	1,672,706
150	100,625	2,012,502	-1,735,869	411,432	1,512,502	1,642,502
175	99,115	1,982,299	-1,766,073	381,228	1,482,299	1,612,299
200	97,606	1,952,115	-1,796,277	351,045	1,452,115	1,582,115
225	96,096	1,921,911	-1,826,461	320,841	1,421,911	1,551,911
250	94,585	1,891,707	-1,856,664	290,637	1,391,707	1,521,707
275	93,075	1,861,504	-1,886,868	260,433	1,361,504	1,491,504
300	91,565	1,831,300	-1,917,072	230,230	1,331,300	1,461,300
325	90,055	1,801,096	-1,947,276	200,026	1,301,096	1,431,096

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban open space & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	285,146	2,851,457	-896,914	1,250,387	2,351,457	2,481,457
20	282,730	2,827,304	-921,067	1,226,234	2,327,304	2,457,304
30	281,522	2,815,223	-933,149	1,214,153	2,315,223	2,445,223
50	279,106	2,791,060	-957,312	1,189,990	2,291,060	2,421,060
70	276,690	2,766,897	-981,475	1,165,827	2,266,897	2,396,897
90	274,274	2,742,744	-1,005,628	1,141,674	2,242,744	2,372,744
100	273,066	2,730,662	-1,017,709	1,129,592	2,230,662	2,360,662
125	270,046	2,700,459	-1,047,913	1,099,388	2,200,459	2,330,459
150	267,025	2,670,255	-1,078,117	1,069,185	2,170,255	2,300,255
175	264,006	2,640,061	-1,108,311	1,038,991	2,140,061	2,270,061
200	260,986	2,609,857	-1,138,514	1,008,787	2,109,857	2,239,857
225	257,965	2,579,654	-1,168,718	978,583	2,079,654	2,209,654
250	254,946	2,549,460	-1,198,912	948,390	2,049,460	2,179,460
275	251,926	2,519,256	-1,229,116	918,186	2,019,256	2,149,256
300	248,905	2,489,052	-1,259,319	887,982	1,989,052	2,119,052
325	245,886	2,458,859	-1,289,513	857,788	1,958,859	2,088,859

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,273	2,522,727	-1,225,645	921,656	2,022,727	2,152,727
20	249,856	2,498,564	-1,249,808	897,493	1,998,564	2,128,564
30	248,648	2,486,482	-1,261,890	885,412	1,986,482	2,116,482
50	246,233	2,462,329	-1,286,043	861,259	1,962,329	2,092,329
70	243,817	2,438,166	-1,310,206	837,096	1,938,166	2,068,166
90	241,400	2,414,003	-1,334,369	812,933	1,914,003	2,044,003
100	240,192	2,401,922	-1,346,450	800,851	1,901,922	2,031,922
125	237,173	2,371,728	-1,376,644	770,658	1,871,728	2,001,728
150	234,152	2,341,524	-1,406,848	740,454	1,841,524	1,971,524
175	231,132	2,311,320	-1,437,051	710,250	1,811,320	1,941,320
200	228,113	2,281,127	-1,467,245	680,056	1,781,127	1,911,127
225	225,092	2,250,923	-1,497,449	649,853	1,750,923	1,880,923
250	222,072	2,220,719	-1,527,653	619,649	1,720,719	1,850,719
275	219,053	2,190,525	-1,557,846	589,455	1,690,525	1,820,525
300	216,032	2,160,322	-1,588,050	559,251	1,660,322	1,790,322
325	213,012	2,130,118	-1,618,254	529,048	1,630,118	1,760,118

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	219,370	2,193,705	-1,554,667	592,635	1,693,705	1,823,705
20	216,955	2,169,552	-1,578,820	568,482	1,669,552	1,799,552
30	215,747	2,157,470	-1,590,901	556,400	1,657,470	1,787,470
50	213,331	2,133,307	-1,615,064	532,237	1,633,307	1,763,307
70	210,914	2,109,144	-1,639,227	508,074	1,609,144	1,739,144
90	208,499	2,084,991	-1,663,390	483,921	1,584,991	1,714,991
100	207,291	2,072,910	-1,675,462	471,840	1,572,910	1,702,910
125	204,271	2,042,706	-1,705,666	441,636	1,542,706	1,672,706
150	201,250	2,012,502	-1,735,869	411,432	1,512,502	1,642,502
175	198,231	1,982,309	-1,766,063	381,238	1,482,309	1,612,309
200	195,210	1,952,105	-1,796,267	351,035	1,452,105	1,582,105
225	192,191	1,921,911	-1,826,461	320,841	1,421,911	1,551,911
250	189,171	1,891,707	-1,856,664	290,637	1,391,707	1,521,707
275	186,150	1,861,504	-1,886,868	260,433	1,361,504	1,491,504
300	183,131	1,831,310	-1,917,062	230,240	1,331,310	1,461,310
325	180,111	1,801,106	-1,947,266	200,036	1,301,106	1,431,106

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	523,303	3,924,774	176,403	2,323,704	3,424,774	3,554,774
20	518,835	3,891,262	142,890	2,290,191	3,391,262	3,521,262
30	516,601	3,874,505	126,134	2,273,435	3,374,505	3,504,505
50	512,132	3,840,993	92,621	2,239,922	3,340,993	3,470,993
70	507,664	3,807,480	59,108	2,206,410	3,307,480	3,437,480
90	503,196	3,773,967	25,595	2,172,897	3,273,967	3,403,967
100	500,961	3,757,211	8,839	2,156,140	3,257,211	3,387,211
125	496,376	3,715,324	-33,048	2,114,253	3,215,324	3,345,324
150	489,791	3,673,429	-74,943	2,072,359	3,173,429	3,303,429
175	484,206	3,631,542	-116,830	2,030,472	3,131,542	3,261,542
200	478,620	3,589,647	-158,724	1,988,577	3,089,647	3,219,647
225	473,035	3,547,760	-200,612	1,946,690	3,047,760	3,177,760
250	467,449	3,505,866	-242,506	1,904,795	3,005,866	3,135,866
275	461,864	3,463,978	-284,393	1,862,908	2,963,978	3,093,978
300	456,278	3,422,084	-326,288	1,821,013	2,922,084	3,052,084
325	450,693	3,380,197	-368,175	1,779,126	2,880,197	3,010,197

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	462,505	3,468,787	-279,585	1,867,716	2,968,787	3,098,787
20	458,037	3,435,274	-313,098	1,834,204	2,935,274	3,065,274
30	455,802	3,418,518	-329,854	1,817,447	2,918,518	3,048,518
50	451,334	3,385,005	-363,367	1,783,935	2,885,005	3,015,005
70	446,866	3,351,492	-396,880	1,750,422	2,851,492	2,981,492
90	442,397	3,317,979	-430,392	1,716,909	2,817,979	2,947,979
100	440,163	3,301,223	-447,149	1,700,153	2,801,223	2,931,223
125	434,578	3,259,336	-489,036	1,658,266	2,759,336	2,889,336
150	428,992	3,217,441	-530,930	1,616,371	2,717,441	2,847,441
175	423,407	3,175,554	-572,818	1,574,484	2,675,554	2,805,554
200	417,821	3,133,660	-614,712	1,532,589	2,633,660	2,763,660
225	412,236	3,091,772	-656,599	1,490,702	2,591,772	2,721,772
250	406,650	3,049,878	-698,494	1,448,807	2,549,878	2,679,878
275	401,065	3,007,991	-740,381	1,406,920	2,507,991	2,637,991
300	395,479	2,966,096	-782,276	1,365,026	2,466,096	2,596,096
325	389,895	2,924,209	-824,163	1,323,139	2,424,209	2,554,209

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	401,655	3,012,411	-735,960	1,411,341	2,512,411	2,642,411
20	397,186	2,978,899	-769,473	1,377,828	2,478,899	2,608,899
30	394,952	2,962,142	-786,230	1,361,072	2,462,142	2,592,142
50	390,484	2,928,630	-819,742	1,327,559	2,428,630	2,558,630
70	386,016	2,895,117	-853,255	1,294,046	2,395,117	2,525,117
90	381,547	2,861,604	-886,768	1,260,534	2,361,604	2,491,604
100	379,313	2,844,848	-903,524	1,243,777	2,344,848	2,474,848
125	373,727	2,802,953	-945,419	1,201,883	2,302,953	2,432,953
150	368,142	2,761,066	-987,306	1,159,996	2,261,066	2,391,066
175	362,556	2,719,171	-1,029,200	1,118,101	2,219,171	2,349,171
200	356,971	2,677,284	-1,071,088	1,076,214	2,177,284	2,307,284
225	351,385	2,635,390	-1,112,982	1,034,319	2,135,390	2,265,390
250	345,800	2,593,502	-1,154,869	992,432	2,093,502	2,223,502
275	340,214	2,551,608	-1,196,764	950,537	2,051,608	2,181,608
300	334,629	2,509,721	-1,238,651	908,650	2,009,721	2,139,721
325	329,043	2,467,826	-1,280,546	866,756	1,967,826	2,097,826

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	824,069	4,807,070	1,058,699	3,206,000	4,307,070	4,437,070
20	816,907	4,765,289	1,016,917	3,164,218	4,265,289	4,395,289
30	813,326	4,744,403	996,032	3,143,333	4,244,403	4,374,403
50	806,164	4,702,621	954,250	3,101,551	4,202,621	4,332,621
70	799,002	4,660,845	912,474	3,059,775	4,160,845	4,290,845
90	791,839	4,619,063	870,692	3,017,993	4,119,063	4,249,063
100	788,259	4,598,178	849,806	2,997,108	4,098,178	4,228,178
125	779,306	4,545,954	797,582	2,944,883	4,045,954	4,175,954
150	770,354	4,493,729	745,357	2,892,659	3,993,729	4,123,729
175	761,401	4,441,505	693,133	2,840,434	3,941,505	4,071,505
200	752,448	4,389,280	640,908	2,788,210	3,889,280	4,019,280
225	743,496	4,337,056	588,684	2,735,985	3,837,056	3,967,056
250	734,543	4,284,831	536,459	2,683,760	3,784,831	3,914,831
275	725,591	4,232,606	484,234	2,631,535	3,732,606	3,862,606
300	716,638	4,180,381	432,009	2,579,310	3,680,381	3,810,381
325	707,685	4,128,156	379,784	2,527,085	3,628,156	3,758,156

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	728,188	4,247,761	499,389	2,646,690	3,747,761	3,877,761
20	721,026	4,205,985	457,613	2,604,914	3,705,985	3,835,985
30	717,445	4,185,094	436,722	2,584,023	3,685,094	3,815,094
50	710,283	4,143,318	394,946	2,542,247	3,643,318	3,773,318
70	703,120	4,101,536	353,164	2,500,465	3,601,536	3,731,536
90	695,959	4,059,759	311,388	2,458,689	3,559,759	3,689,759
100	692,377	4,038,869	290,497	2,437,798	3,538,869	3,668,869
125	683,425	3,986,644	238,272	2,385,574	3,486,644	3,616,644
150	674,473	3,934,425	186,054	2,333,355	3,434,425	3,564,425
175	665,520	3,882,201	133,829	2,281,130	3,382,201	3,512,201
200	656,567	3,829,976	81,604	2,228,906	3,329,976	3,459,976
225	647,615	3,777,752	29,380	2,176,681	3,277,752	3,407,752
250	638,662	3,725,527	-22,845	2,124,457	3,225,527	3,355,527
275	629,710	3,673,308	-75,063	2,072,238	3,173,308	3,303,308
300	620,757	3,621,084	-127,288	2,020,014	3,121,084	3,251,084
325	611,804	3,568,859	-179,512	1,967,789	3,068,859	3,198,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	632,224	3,687,975	-60,396	2,086,905	3,187,975	3,317,975
20	625,063	3,646,199	-102,172	2,045,129	3,146,199	3,276,199
30	621,481	3,625,308	-123,063	2,024,238	3,125,308	3,255,308
50	614,319	3,583,526	-164,845	1,982,456	3,083,526	3,213,526
70	607,157	3,541,750	-206,622	1,940,680	3,041,750	3,171,750
90	599,996	3,499,974	-248,398	1,898,904	2,999,974	3,129,974
100	596,414	3,479,083	-269,289	1,878,013	2,979,083	3,109,083
125	587,461	3,426,859	-321,513	1,825,788	2,926,859	3,056,859
150	578,508	3,374,634	-373,738	1,773,564	2,874,634	3,004,634
175	569,556	3,322,410	-425,962	1,721,339	2,822,410	2,952,410
200	560,604	3,270,191	-478,181	1,669,120	2,770,191	2,900,191
225	551,651	3,217,966	-530,405	1,616,896	2,717,966	2,847,966
250	542,699	3,165,742	-582,630	1,564,671	2,665,742	2,795,742
275	533,746	3,113,517	-634,855	1,512,447	2,613,517	2,743,517
300	524,793	3,061,293	-687,079	1,460,222	2,561,293	2,691,293
325	515,841	3,009,074	-739,298	1,408,004	2,509,074	2,639,074

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	114,690	2,078,758	-1,669,614	477,688	1,578,758	1,708,758
20	106,581	1,931,785	-1,816,587	330,714	1,431,785	1,561,785
30	102,527	1,858,298	-1,890,074	257,228	1,358,298	1,488,298
50	94,417	1,711,306	-2,037,066	110,236	1,211,306	1,341,306
70	86,308	1,564,333	-2,184,039	-36,738	1,064,333	1,194,333
90	78,199	1,417,359	-2,331,013	-183,711	917,359	1,047,359
100	74,144	1,343,854	-2,404,517	-257,216	843,854	973,854
125	64,008	1,160,137	-2,588,234	-440,933	660,137	790,137
150	53,870	976,402	-2,771,969	-624,668	476,402	606,402
175	43,734	792,685	-2,955,686	-808,385	292,685	422,685
200	33,598	608,969	-3,139,403	-992,102	108,969	238,969
225	23,461	425,233	-3,323,138	-1,175,837	-74,767	55,233
250	13,325	241,517	-3,506,855	-1,359,554	-258,483	-128,483
275	3,188	57,782	-3,690,590	-1,543,289	-442,218	-312,218
300	-7,062	-128,000	-3,876,372	-1,729,071	-628,000	-498,000
325	-17,364	-314,724	-4,063,096	-1,915,794	-814,724	-684,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£200	£225

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,842	504,631	-3,243,740	-1,096,439	4,631	134,631
20	19,732	357,640	-3,390,732	-1,243,431	-142,360	-12,360
30	15,677	284,153	-3,464,219	-1,316,917	-215,847	-85,847
50	7,569	137,179	-3,611,192	-1,463,891	-362,821	-232,821
70	-550	-9,968	-3,758,338	-1,611,037	-509,966	-379,966
90	-8,792	-159,356	-3,907,228	-1,760,426	-659,356	-529,356
100	-12,913	-234,042	-3,982,413	-1,835,112	-734,042	-604,042
125	-23,215	-420,765	-4,169,137	-2,021,836	-920,765	-790,765
150	-33,518	-607,507	-4,355,879	-2,208,577	-1,107,507	-977,507
175	-43,820	-794,230	-4,542,602	-2,395,301	-1,294,230	-1,164,230
200	-54,122	-980,954	-4,729,326	-2,582,024	-1,480,954	-1,350,954
225	-64,425	-1,167,695	-4,916,067	-2,768,766	-1,667,695	-1,537,695
250	-74,727	-1,354,419	-5,102,791	-2,955,489	-1,854,419	-1,724,419
275	-85,029	-1,541,142	-5,289,514	-3,142,213	-2,041,142	-1,911,142
300	-95,332	-1,727,884	-5,476,256	-3,328,954	-2,227,884	-2,097,884
325	-105,634	-1,914,607	-5,662,979	-3,515,678	-2,414,607	-2,284,607

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-60,049	-1,088,382	-4,836,754	-2,689,452	-1,588,382	-1,458,382
20	-68,290	-1,237,753	-4,986,125	-2,838,824	-1,737,753	-1,607,753
30	-72,411	-1,312,457	-5,060,829	-2,913,528	-1,812,457	-1,682,457
50	-80,653	-1,461,829	-5,210,201	-3,062,899	-1,961,829	-1,831,829
70	-88,895	-1,611,219	-5,359,590	-3,212,289	-2,111,219	-1,981,219
90	-97,137	-1,760,608	-5,508,980	-3,361,679	-2,260,608	-2,130,608
100	-101,258	-1,835,294	-5,583,666	-3,436,364	-2,335,294	-2,205,294
125	-111,560	-2,022,017	-5,770,389	-3,623,088	-2,522,017	-2,392,017
150	-121,863	-2,208,759	-5,957,131	-3,809,829	-2,708,759	-2,578,759
175	-132,165	-2,395,483	-6,143,854	-3,996,553	-2,895,483	-2,765,483
200	-142,467	-2,582,206	-6,330,578	-4,183,276	-3,082,206	-2,952,206
225	-152,770	-2,768,948	-6,517,319	-4,370,018	-3,268,948	-3,138,948
250	-163,072	-2,955,671	-6,704,043	-4,556,742	-3,455,671	-3,325,671
275	-173,374	-3,142,395	-6,890,766	-4,743,465	-3,642,395	-3,512,395
300	-183,676	-3,329,136	-7,077,508	-4,930,207	-3,829,136	-3,699,136
325	-193,978	-3,515,860	-7,264,232	-5,116,930	-4,015,860	-3,885,860

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,869	1,307,887	-2,440,485	-293,184	807,887	937,887
20	143,230	1,217,459	-2,530,913	-383,611	717,459	847,459
30	137,911	1,172,241	-2,576,131	-428,830	672,241	802,241
50	127,271	1,081,805	-2,666,567	-519,266	581,805	711,805
70	116,632	991,368	-2,757,003	-609,702	491,368	621,368
90	105,993	900,941	-2,847,431	-700,130	400,941	530,941
100	100,673	855,722	-2,892,649	-745,348	355,722	485,722
125	87,374	742,677	-3,005,695	-858,393	242,677	372,677
150	74,074	629,632	-3,118,740	-971,439	129,632	259,632
175	60,776	516,595	-3,231,777	-1,084,475	16,595	146,595
200	47,476	403,550	-3,344,822	-1,197,521	-96,450	33,550
225	34,177	290,504	-3,457,868	-1,310,566	-209,496	-79,496
250	20,879	177,467	-3,570,904	-1,423,603	-322,533	-192,533
275	7,579	64,422	-3,683,950	-1,536,648	-435,578	-305,578
300	-5,814	-49,417	-3,797,789	-1,650,487	-549,417	-419,417
325	-19,331	-164,310	-3,912,682	-1,765,380	-664,310	-534,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,924	339,352	-3,409,019	-1,261,718	-160,648	-30,648
20	29,284	248,916	-3,499,456	-1,352,154	-251,084	-121,084
30	23,964	203,698	-3,544,674	-1,397,372	-296,302	-166,302
50	13,326	113,270	-3,635,102	-1,487,800	-386,730	-256,730
70	2,686	22,834	-3,725,538	-1,578,236	-477,166	-347,166
90	-8,083	-68,704	-3,815,975	-1,668,674	-568,704	-438,704
100	-13,490	-114,664	-3,863,036	-1,715,735	-614,664	-484,664
125	-27,007	-229,557	-3,977,929	-1,830,628	-729,557	-599,557
150	-40,523	-344,442	-4,092,814	-1,945,512	-844,442	-714,442
175	-54,039	-459,335	-4,207,707	-2,060,405	-959,335	-829,335
200	-67,556	-574,228	-4,322,600	-2,175,298	-1,074,228	-944,228
225	-81,073	-689,121	-4,437,493	-2,290,191	-1,189,121	-1,059,121
250	-94,590	-804,014	-4,552,386	-2,405,084	-1,304,014	-1,174,014
275	-108,106	-918,907	-4,667,279	-2,519,977	-1,418,907	-1,288,907
300	-121,623	-1,033,792	-4,782,163	-2,634,862	-1,533,792	-1,403,792
325	-135,139	-1,148,685	-4,897,056	-2,749,755	-1,648,685	-1,518,685

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-75,332	-640,325	-4,388,697	-2,241,395	-1,140,325	-1,010,325
20	-86,146	-732,238	-4,480,609	-2,333,308	-1,232,238	-1,102,238
30	-91,552	-778,190	-4,526,561	-2,379,260	-1,278,190	-1,148,190
50	-102,365	-870,102	-4,618,474	-2,471,173	-1,370,102	-1,240,102
70	-113,178	-962,015	-4,710,387	-2,563,085	-1,462,015	-1,332,015
90	-123,992	-1,053,928	-4,802,300	-2,654,998	-1,553,928	-1,423,928
100	-129,399	-1,099,888	-4,848,260	-2,700,959	-1,599,888	-1,469,888
125	-142,915	-1,214,782	-4,963,153	-2,815,852	-1,714,782	-1,584,782
150	-156,432	-1,329,675	-5,078,046	-2,930,745	-1,829,675	-1,699,675
175	-169,948	-1,444,559	-5,192,939	-3,045,630	-1,944,559	-1,814,559
200	-183,465	-1,559,452	-5,307,824	-3,160,523	-2,059,452	-1,929,452
225	-196,982	-1,674,345	-5,422,717	-3,275,416	-2,174,345	-2,044,345
250	-210,499	-1,789,238	-5,537,610	-3,390,309	-2,289,238	-2,159,238
275	-224,015	-1,904,131	-5,652,503	-3,505,202	-2,404,131	-2,274,131
300	-237,531	-2,019,016	-5,767,388	-3,620,086	-2,519,016	-2,389,016
325	-251,048	-2,133,909	-5,882,281	-3,734,979	-2,633,909	-2,503,909

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,357,065	3,392,663	-355,709	1,791,593	2,892,663	3,022,663
20	1,345,258	3,363,144	-385,228	1,762,074	2,863,144	2,993,144
30	1,339,354	3,348,386	-399,986	1,747,316	2,848,386	2,978,386
50	1,327,547	3,318,867	-429,504	1,717,797	2,818,867	2,948,867
70	1,315,740	3,289,351	-459,021	1,688,281	2,789,351	2,919,351
90	1,303,933	3,259,832	-488,539	1,658,762	2,759,832	2,889,832
100	1,298,030	3,245,074	-503,297	1,644,004	2,745,074	2,875,074
125	1,283,271	3,208,178	-540,194	1,607,107	2,708,178	2,838,178
150	1,268,513	3,171,281	-577,090	1,570,211	2,671,281	2,801,281
175	1,253,753	3,134,382	-613,989	1,533,312	2,634,382	2,764,382
200	1,238,994	3,097,486	-650,886	1,496,415	2,597,486	2,727,486
225	1,224,236	3,060,589	-687,783	1,459,519	2,560,589	2,690,589
250	1,209,477	3,023,693	-724,679	1,422,622	2,523,693	2,653,693
275	1,194,718	2,986,796	-761,576	1,385,726	2,486,796	2,616,796
300	1,179,960	2,949,900	-798,472	1,348,829	2,449,900	2,579,900
325	1,165,200	2,913,001	-835,371	1,311,930	2,413,001	2,543,001

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,199,000	2,997,499	-750,872	1,396,429	2,497,499	2,627,499
20	1,187,193	2,967,983	-780,389	1,366,913	2,467,983	2,597,983
30	1,181,289	2,953,223	-795,149	1,352,152	2,453,223	2,583,223
50	1,169,483	2,923,706	-824,665	1,322,636	2,423,706	2,553,706
70	1,157,675	2,894,188	-854,184	1,293,117	2,394,188	2,524,188
90	1,145,869	2,864,672	-883,700	1,263,601	2,364,672	2,494,672
100	1,139,965	2,849,913	-898,458	1,248,843	2,349,913	2,479,913
125	1,125,206	2,813,014	-935,357	1,211,944	2,313,014	2,443,014
150	1,110,447	2,776,118	-972,254	1,175,047	2,276,118	2,406,118
175	1,095,689	2,739,221	-1,009,150	1,138,151	2,239,221	2,369,221
200	1,080,930	2,702,325	-1,046,047	1,101,254	2,202,325	2,332,325
225	1,066,171	2,665,428	-1,082,944	1,064,358	2,165,428	2,295,428
250	1,051,413	2,628,532	-1,119,840	1,027,461	2,128,532	2,258,532
275	1,036,653	2,591,633	-1,156,739	990,562	2,091,633	2,221,633
300	1,021,894	2,554,736	-1,193,636	953,666	2,054,736	2,184,736
325	1,007,136	2,517,840	-1,230,532	916,769	2,017,840	2,147,840

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,040,799	2,601,999	-1,146,373	1,000,928	2,101,999	2,231,999
20	1,028,992	2,572,480	-1,175,892	971,409	2,072,480	2,202,480
30	1,023,089	2,557,722	-1,190,650	956,651	2,057,722	2,187,722
50	1,011,281	2,528,203	-1,220,169	927,133	2,028,203	2,158,203
70	999,475	2,498,687	-1,249,685	897,616	1,998,687	2,128,687
90	987,667	2,469,168	-1,279,204	868,098	1,969,168	2,099,168
100	981,764	2,454,410	-1,293,962	853,340	1,954,410	2,084,410
125	967,005	2,417,513	-1,330,858	816,443	1,917,513	2,047,513
150	952,247	2,380,617	-1,367,755	779,547	1,880,617	2,010,617
175	937,488	2,343,720	-1,404,651	742,650	1,843,720	1,973,720
200	922,729	2,306,821	-1,441,550	705,751	1,806,821	1,936,821
225	907,970	2,269,925	-1,478,447	668,854	1,769,925	1,899,925
250	893,211	2,233,028	-1,515,343	631,958	1,733,028	1,863,028
275	878,453	2,196,132	-1,552,240	595,061	1,696,132	1,826,132
300	863,694	2,159,235	-1,589,136	558,165	1,659,235	1,789,235
325	848,936	2,122,339	-1,626,033	521,268	1,622,339	1,752,339

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	229,647	1,774,546	-1,973,826	173,475	1,274,546	1,404,546
20	218,196	1,686,063	-2,062,309	84,993	1,186,063	1,316,063
30	212,472	1,641,826	-2,106,546	40,756	1,141,826	1,271,826
50	201,021	1,553,344	-2,195,028	-47,727	1,053,344	1,183,344
70	189,571	1,464,869	-2,283,503	-136,201	964,869	1,094,869
90	178,121	1,376,387	-2,371,985	-224,684	876,387	1,006,387
100	172,396	1,332,150	-2,416,222	-268,921	832,150	962,150
125	158,083	1,221,549	-2,526,823	-379,522	721,549	851,549
150	143,770	1,110,948	-2,637,424	-490,123	610,948	740,948
175	129,458	1,000,355	-2,748,017	-600,716	500,355	630,355
200	115,145	889,754	-2,858,618	-711,317	389,754	519,754
225	100,832	779,153	-2,969,219	-821,918	279,153	409,153
250	86,518	668,552	-3,079,820	-932,519	168,552	298,552
275	72,206	557,959	-3,190,413	-1,043,112	57,959	187,959
300	57,893	447,358	-3,301,014	-1,153,713	-52,642	77,358
325	43,580	336,757	-3,411,615	-1,264,314	-163,243	-33,243

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£275	£300

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	103,198	797,440	-2,950,932	-803,630	297,440	427,440
20	91,748	708,958	-3,039,414	-892,112	208,958	338,958
30	86,023	664,721	-3,083,651	-936,350	164,721	294,721
50	74,572	576,238	-3,172,133	-1,024,832	76,238	206,238
70	63,122	487,764	-3,260,608	-1,113,307	-12,236	117,764
90	51,672	399,282	-3,349,090	-1,201,789	-100,718	29,282
100	45,947	355,044	-3,393,328	-1,246,026	-144,956	-14,956
125	31,634	244,443	-3,503,928	-1,356,627	-255,557	-125,557
150	17,321	133,842	-3,614,529	-1,467,228	-366,158	-236,158
175	3,009	23,249	-3,725,123	-1,577,821	-476,751	-346,751
200	-11,490	-88,784	-3,837,156	-1,689,855	-588,784	-458,784
225	-26,036	-201,187	-3,949,559	-1,802,257	-701,187	-571,187
250	-40,583	-313,597	-4,061,969	-1,914,668	-813,597	-683,597
275	-55,130	-426,008	-4,174,379	-2,027,078	-926,008	-796,008
300	-69,677	-538,410	-4,286,782	-2,139,481	-1,038,410	-908,410
325	-84,224	-650,821	-4,399,192	-2,251,891	-1,150,821	-1,020,821

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£90

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,739	-183,437	-3,931,809	-1,784,507	-683,437	-553,437
20	-35,376	-273,364	-4,021,736	-1,874,434	-773,364	-643,364
30	-41,195	-318,323	-4,066,695	-1,919,394	-818,323	-688,323
50	-52,832	-408,250	-4,156,622	-2,009,320	-908,250	-778,250
70	-64,470	-498,177	-4,246,549	-2,099,247	-998,177	-868,177
90	-76,108	-588,104	-4,336,475	-2,189,174	-1,088,104	-958,104
100	-81,927	-633,071	-4,381,443	-2,234,141	-1,133,071	-1,003,071
125	-96,473	-745,473	-4,493,845	-2,346,544	-1,245,473	-1,115,473
150	-111,020	-857,884	-4,606,256	-2,458,954	-1,357,884	-1,227,884
175	-125,566	-970,287	-4,718,658	-2,571,357	-1,470,287	-1,340,287
200	-140,114	-1,082,697	-4,831,069	-2,683,767	-1,582,697	-1,452,697
225	-154,661	-1,195,107	-4,943,479	-2,796,178	-1,695,107	-1,565,107
250	-169,207	-1,307,519	-5,055,882	-2,908,580	-1,807,519	-1,677,519
275	-183,754	-1,419,920	-5,168,292	-3,020,991	-1,919,920	-1,789,920
300	-198,302	-1,532,331	-5,280,703	-3,133,401	-2,032,331	-1,902,331
325	-212,848	-1,644,733	-5,393,105	-3,245,804	-2,144,733	-2,014,733

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,473,111	3,347,980	-400,391	1,746,910	2,847,980	2,977,980
20	1,460,279	3,318,816	-429,556	1,717,746	2,818,816	2,948,816
30	1,453,863	3,304,234	-444,138	1,703,164	2,804,234	2,934,234
50	1,441,031	3,275,070	-473,302	1,673,999	2,775,070	2,905,070
70	1,428,199	3,245,908	-502,464	1,644,837	2,745,908	2,875,908
90	1,415,367	3,216,743	-531,628	1,615,673	2,716,743	2,846,743
100	1,408,951	3,202,161	-546,210	1,601,091	2,702,161	2,832,161
125	1,392,911	3,165,706	-582,666	1,564,636	2,665,706	2,795,706
150	1,376,871	3,129,253	-619,119	1,528,183	2,629,253	2,759,253
175	1,360,831	3,092,798	-655,574	1,491,727	2,592,798	2,722,798
200	1,344,791	3,056,342	-692,030	1,455,272	2,556,342	2,686,342
225	1,328,751	3,019,889	-728,483	1,418,819	2,519,889	2,649,889
250	1,312,711	2,983,434	-764,938	1,382,363	2,483,434	2,613,434
275	1,296,671	2,946,978	-801,393	1,345,908	2,446,978	2,576,978
300	1,280,630	2,910,523	-837,849	1,309,453	2,410,523	2,540,523
325	1,264,591	2,874,070	-874,302	1,273,000	2,374,070	2,504,070

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,301,325	2,957,556	-790,816	1,356,486	2,457,556	2,587,556
20	1,288,492	2,928,392	-819,980	1,327,321	2,428,392	2,558,392
30	1,282,076	2,913,810	-834,562	1,312,739	2,413,810	2,543,810
50	1,269,244	2,884,645	-863,726	1,283,575	2,384,645	2,514,645
70	1,256,412	2,855,481	-892,891	1,254,411	2,355,481	2,485,481
90	1,243,580	2,826,319	-922,053	1,225,249	2,326,319	2,456,319
100	1,237,164	2,811,737	-936,635	1,210,667	2,311,737	2,441,737
125	1,221,124	2,775,282	-973,090	1,174,211	2,275,282	2,405,282
150	1,205,084	2,738,826	-1,009,545	1,137,756	2,238,826	2,368,826
175	1,189,044	2,702,373	-1,045,998	1,101,303	2,202,373	2,332,373
200	1,173,004	2,665,918	-1,082,454	1,064,848	2,165,918	2,295,918
225	1,156,964	2,629,463	-1,118,909	1,028,392	2,129,463	2,259,463
250	1,140,924	2,593,010	-1,155,362	991,939	2,093,010	2,223,010
275	1,124,884	2,556,554	-1,191,818	955,484	2,056,554	2,186,554
300	1,108,844	2,520,099	-1,228,273	919,029	2,020,099	2,150,099
325	1,092,804	2,483,646	-1,264,726	882,575	1,983,646	2,113,646

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,129,389	2,566,794	-1,181,578	965,724	2,066,794	2,196,794
20	1,116,557	2,537,630	-1,210,742	936,559	2,037,630	2,167,630
30	1,110,142	2,523,050	-1,225,322	921,980	2,023,050	2,153,050
50	1,097,310	2,493,886	-1,254,486	892,815	1,993,886	2,123,886
70	1,084,477	2,464,721	-1,283,650	863,651	1,964,721	2,094,721
90	1,071,645	2,435,557	-1,312,815	834,487	1,935,557	2,065,557
100	1,065,229	2,420,975	-1,327,397	819,905	1,920,975	2,050,975
125	1,049,190	2,384,522	-1,363,850	783,452	1,884,522	2,014,522
150	1,033,149	2,348,067	-1,400,305	746,996	1,848,067	1,978,067
175	1,017,109	2,311,611	-1,436,761	710,541	1,811,611	1,941,611
200	1,001,070	2,275,158	-1,473,214	674,088	1,775,158	1,905,158
225	985,029	2,238,703	-1,509,669	637,632	1,738,703	1,868,703
250	968,989	2,202,247	-1,546,124	601,177	1,702,247	1,832,247
275	952,950	2,165,794	-1,582,577	564,724	1,665,794	1,795,794
300	936,909	2,129,339	-1,619,033	528,269	1,629,339	1,759,339
325	920,869	2,092,884	-1,655,488	491,813	1,592,884	1,722,884

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,157	1,546,330	-2,202,041	-54,740	1,046,330	1,176,330
20	228,883	1,449,595	-2,298,777	-151,476	949,595	1,079,595
30	221,247	1,401,233	-2,347,139	-199,837	901,233	1,031,233
50	205,973	1,304,497	-2,443,875	-296,573	804,497	934,497
70	190,699	1,207,762	-2,540,610	-393,309	707,762	837,762
90	175,426	1,111,032	-2,637,340	-490,038	611,032	741,032
100	167,789	1,062,664	-2,685,708	-538,406	562,664	692,664
125	148,697	941,748	-2,806,624	-659,323	441,748	571,748
150	129,605	820,831	-2,927,541	-780,239	320,831	450,831
175	110,513	699,915	-3,048,457	-901,156	199,915	329,915
200	91,421	578,998	-3,169,374	-1,022,072	78,998	208,998
225	72,329	458,082	-3,290,290	-1,142,989	-41,918	88,082
250	53,237	337,165	-3,411,207	-1,263,905	-162,835	-32,835
275	34,145	216,249	-3,532,123	-1,384,822	-283,751	-153,751
300	15,052	95,332	-3,653,040	-1,505,738	-404,668	-274,668
325	-4,106	-26,002	-3,774,373	-1,627,072	-526,002	-396,002

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£225

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£77,900	493,369	-3,255,003	-1,107,701	-6,631	123,369
20	62,627	396,640	-3,351,732	-1,204,431	-103,360	26,640
30	54,990	348,272	-3,400,100	-1,252,798	-151,728	-21,728
50	39,716	251,536	-3,496,836	-1,349,534	-248,464	-118,464
70	24,443	154,807	-3,593,565	-1,446,264	-345,193	-215,193
90	9,169	58,071	-3,690,301	-1,542,999	-441,929	-311,929
100	1,532	9,703	-3,786,669	-1,591,367	-490,297	-360,297
125	-17,847	-113,032	-3,861,404	-1,714,102	-613,032	-483,032
150	-37,251	-235,925	-3,984,296	-1,836,995	-735,925	-605,925
175	-56,655	-358,817	-4,107,189	-1,959,888	-858,817	-728,817
200	-76,061	-481,717	-4,230,088	-2,082,787	-981,717	-851,717
225	-95,465	-604,609	-4,352,981	-2,205,680	-1,104,609	-974,609
250	-114,869	-727,502	-4,475,874	-2,328,572	-1,227,502	-1,097,502
275	-134,273	-850,395	-4,598,767	-2,451,465	-1,350,395	-1,220,395
300	-153,677	-973,287	-4,721,659	-2,574,358	-1,473,287	-1,343,287
325	-173,082	-1,096,187	-4,844,558	-2,697,257	-1,596,187	-1,466,187

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,945	-569,651	-4,318,023	-2,170,722	-1,069,651	-939,651
20	-105,469	-667,970	-4,416,342	-2,269,041	-1,167,970	-1,037,970
30	-113,231	-717,130	-4,465,502	-2,318,200	-1,217,130	-1,087,130
50	-128,754	-815,443	-4,563,815	-2,416,513	-1,315,443	-1,185,443
70	-144,277	-913,756	-4,662,128	-2,514,826	-1,413,756	-1,283,756
90	-159,801	-1,012,075	-4,760,447	-2,613,146	-1,512,075	-1,382,075
100	-167,562	-1,061,228	-4,809,600	-2,662,299	-1,561,228	-1,431,228
125	-186,968	-1,184,128	-4,932,499	-2,785,198	-1,684,128	-1,554,128
150	-206,372	-1,307,020	-5,055,392	-2,908,091	-1,807,020	-1,677,020
175	-225,776	-1,429,913	-5,178,285	-3,030,983	-1,929,913	-1,799,913
200	-245,180	-1,552,806	-5,301,178	-3,153,876	-2,052,806	-1,922,806
225	-264,585	-1,675,705	-5,424,077	-3,276,775	-2,175,705	-2,045,705
250	-283,989	-1,798,598	-5,546,969	-3,399,668	-2,298,598	-2,168,598
275	-303,393	-1,921,490	-5,669,862	-3,522,561	-2,421,490	-2,291,490
300	-322,797	-2,044,383	-5,792,755	-3,645,453	-2,544,383	-2,414,383
325	-342,201	-2,167,276	-5,915,648	-3,768,346	-2,667,276	-2,537,276

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,739,916	3,424,895	-323,477	1,823,825	2,924,895	3,054,895
20	2,718,870	3,398,588	-349,784	1,797,517	2,898,588	3,028,588
30	2,708,348	3,385,435	-362,937	1,784,364	2,885,435	3,015,435
50	2,687,303	3,359,129	-389,243	1,758,058	2,859,129	2,989,129
70	2,666,257	3,332,822	-415,550	1,731,751	2,832,822	2,962,822
90	2,644,945	3,306,181	-442,191	1,705,111	2,806,181	2,936,181
100	2,634,250	3,292,812	-455,560	1,691,742	2,792,812	2,922,812
125	2,607,513	3,259,391	-488,980	1,658,321	2,759,391	2,889,391
150	2,580,777	3,225,971	-522,401	1,624,900	2,725,971	2,855,971
175	2,554,040	3,192,550	-555,822	1,591,480	2,692,550	2,822,550
200	2,527,303	3,159,129	-589,243	1,558,059	2,659,129	2,789,129
225	2,500,566	3,125,707	-622,665	1,524,637	2,625,707	2,755,707
250	2,473,829	3,092,286	-656,085	1,491,216	2,592,286	2,722,286
275	2,447,093	3,058,866	-689,506	1,457,795	2,558,866	2,688,866
300	2,420,356	3,025,445	-722,927	1,424,375	2,525,445	2,655,445
325	2,393,618	2,992,023	-756,349	1,390,953	2,492,023	2,622,023

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,428,645	3,035,806	-712,566	1,434,736	2,535,806	2,665,806
20	2,407,255	3,009,069	-739,303	1,407,998	2,509,069	2,639,069
30	2,396,561	2,995,701	-752,671	1,394,631	2,495,701	2,625,701
50	2,375,171	2,968,963	-779,408	1,367,893	2,468,963	2,598,963
70	2,353,782	2,942,227	-806,145	1,341,157	2,442,227	2,572,227
90	2,332,392	2,915,490	-832,882	1,314,419	2,415,490	2,545,490
100	2,321,698	2,902,122	-846,250	1,301,052	2,402,122	2,532,122
125	2,294,961	2,868,701	-879,671	1,267,631	2,368,701	2,498,701
150	2,268,223	2,835,279	-913,093	1,234,209	2,335,279	2,465,279
175	2,241,487	2,801,858	-946,513	1,200,788	2,301,858	2,431,858
200	2,214,750	2,768,438	-979,934	1,167,367	2,268,438	2,398,438
225	2,188,014	2,735,017	-1,013,355	1,133,947	2,235,017	2,365,017
250	2,161,276	2,701,595	-1,046,777	1,100,525	2,201,595	2,331,595
275	2,134,539	2,668,174	-1,080,198	1,067,104	2,168,174	2,298,174
300	2,107,803	2,634,754	-1,113,618	1,033,683	2,134,754	2,264,754
325	2,081,066	2,601,333	-1,147,039	1,000,262	2,101,333	2,231,333

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,115,827	2,644,783	-1,103,588	1,043,713	2,144,783	2,274,783
20	2,094,438	2,618,047	-1,130,325	1,016,977	2,118,047	2,248,047
30	2,083,743	2,604,678	-1,143,693	1,003,608	2,104,678	2,234,678
50	2,062,354	2,577,942	-1,170,430	976,872	2,077,942	2,207,942
70	2,040,964	2,551,204	-1,197,167	950,134	2,051,204	2,181,204
90	2,019,574	2,524,468	-1,223,904	923,398	2,024,468	2,154,468
100	2,008,879	2,511,099	-1,237,273	910,029	2,011,099	2,141,099
125	1,982,143	2,477,679	-1,270,693	876,608	1,977,679	2,107,679
150	1,955,406	2,444,258	-1,304,114	843,187	1,944,258	2,074,258
175	1,928,670	2,410,837	-1,337,535	809,767	1,910,837	2,040,837
200	1,901,932	2,377,415	-1,370,957	776,345	1,877,415	2,007,415
225	1,875,195	2,343,994	-1,404,377	742,924	1,843,994	1,973,994
250	1,848,459	2,310,574	-1,437,798	709,503	1,810,574	1,940,574
275	1,821,722	2,277,153	-1,471,219	676,082	1,777,153	1,907,153
300	1,794,985	2,243,731	-1,504,641	642,660	1,743,731	1,873,731
325	1,768,248	2,210,310	-1,538,062	609,240	1,710,310	1,840,310

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	530,237	1,325,593	-2,422,779	-275,477	825,593	955,593
20	499,812	1,249,530	-2,498,842	-351,541	749,530	879,530
30	484,599	1,211,498	-2,536,874	-389,572	711,498	841,498
50	454,174	1,135,435	-2,612,937	-465,636	635,435	765,435
70	423,749	1,059,371	-2,689,000	-541,699	559,371	689,371
90	393,323	983,308	-2,765,064	-617,762	483,308	613,308
100	378,111	945,276	-2,803,095	-655,794	445,276	575,276
125	340,078	850,195	-2,898,177	-750,876	350,195	480,195
150	302,046	755,115	-2,993,256	-845,955	255,115	385,115
175	264,015	660,036	-3,088,335	-941,034	160,036	290,036
200	225,983	564,957	-3,183,415	-1,036,113	64,957	194,957
225	187,951	469,878	-3,278,494	-1,131,192	-30,122	99,878
250	149,919	374,799	-3,373,573	-1,226,272	-125,201	4,799
275	111,888	279,720	-3,468,652	-1,321,351	-220,280	-90,280
300	73,855	184,638	-3,563,734	-1,416,433	-315,362	-185,362
325	35,823	89,559	-3,658,813	-1,511,512	-410,441	-280,441

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	197,720	494,299	-3,254,073	-1,106,771	-5,701	124,299
20	167,294	418,236	-3,330,136	-1,182,835	-81,764	48,236
30	152,082	380,204	-3,368,168	-1,220,866	-119,796	10,204
50	121,656	304,141	-3,444,231	-1,296,930	-195,859	-65,859
70	91,231	228,077	-3,520,295	-1,372,993	-271,923	-141,923
90	60,806	152,014	-3,596,358	-1,449,056	-347,986	-217,986
100	45,593	113,982	-3,634,390	-1,487,088	-386,018	-256,018
125	7,560	18,901	-3,729,471	-1,582,170	-481,099	-351,099
150	-30,969	-77,423	-3,825,795	-1,678,493	-577,423	-447,423
175	-69,623	-174,058	-3,922,430	-1,775,129	-674,058	-544,058
200	-108,277	-270,693	-4,019,065	-1,871,764	-770,693	-640,693
225	-146,931	-367,329	-4,115,700	-1,968,399	-867,329	-737,329
250	-185,584	-463,961	-4,212,333	-2,065,032	-963,961	-833,961
275	-224,239	-560,596	-4,308,968	-2,161,667	-1,060,596	-930,596
300	-262,893	-657,232	-4,405,603	-2,258,302	-1,157,232	-1,027,232
325	-301,547	-753,867	-4,502,239	-2,354,937	-1,253,867	-1,123,867

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£30

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-137,289	-343,222	-4,091,593	-1,944,292	-843,222	-713,222
20	-168,212	-420,530	-4,168,902	-2,041,600	-920,530	-790,530
30	-183,674	-459,184	-4,207,556	-2,090,254	-959,184	-829,184
50	-214,597	-536,492	-4,284,864	-2,137,562	-1,036,492	-906,492
70	-245,520	-613,800	-4,362,172	-2,214,871	-1,113,800	-983,800
90	-276,442	-691,106	-4,439,478	-2,292,178	-1,191,106	-1,061,106
100	-291,904	-729,760	-4,478,132	-2,330,830	-1,229,760	-1,099,760
125	-330,558	-826,395	-4,574,767	-2,427,465	-1,326,395	-1,196,395
150	-369,212	-923,030	-4,671,402	-2,524,101	-1,423,030	-1,293,030
175	-407,866	-1,019,665	-4,768,037	-2,620,736	-1,519,665	-1,389,665
200	-446,519	-1,116,298	-4,864,670	-2,717,369	-1,616,298	-1,486,298
225	-485,173	-1,212,933	-4,961,305	-2,814,004	-1,712,933	-1,582,933
250	-523,827	-1,309,568	-5,057,940	-2,910,639	-1,809,568	-1,679,568
275	-562,481	-1,406,204	-5,154,575	-3,007,274	-1,906,204	-1,776,204
300	-601,135	-1,502,836	-5,251,208	-3,103,907	-2,002,836	-1,872,836
325	-639,789	-1,599,472	-5,347,843	-3,200,542	-2,099,472	-1,969,472

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,951,719	4,488,953	740,581	2,887,883	3,988,953	4,118,953
20	1,900,414	4,370,953	622,582	2,769,883	3,870,953	4,000,953
30	1,874,763	4,311,955	563,583	2,710,884	3,811,955	3,941,955
50	1,823,459	4,193,955	445,583	2,592,884	3,693,955	3,823,955
70	1,772,154	4,075,955	327,583	2,474,885	3,575,955	3,705,955
90	1,720,850	3,957,955	209,583	2,356,885	3,457,955	3,587,955
100	1,695,198	3,898,957	150,585	2,297,886	3,398,957	3,528,957
125	1,631,068	3,751,457	3,086	2,150,387	3,251,457	3,381,457
150	1,566,938	3,603,958	-144,414	2,002,888	3,103,958	3,233,958
175	1,502,808	3,456,459	-291,913	1,855,389	2,956,459	3,086,459
200	1,438,678	3,308,960	-439,412	1,707,890	2,808,960	2,938,960
225	1,374,548	3,161,461	-586,911	1,560,390	2,661,461	2,791,461
250	1,310,418	3,013,962	-734,410	1,412,891	2,513,962	2,643,962
275	1,246,288	2,866,463	-881,909	1,265,392	2,366,463	2,496,463
300	1,182,158	2,718,963	-1,029,408	1,117,893	2,218,963	2,348,963
325	1,118,028	2,571,464	-1,176,908	970,394	2,071,464	2,201,464

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,374,129	3,160,497	-587,874	1,559,427	2,660,497	2,790,497
20	1,322,825	3,042,498	-705,874	1,441,427	2,542,498	2,672,498
30	1,297,172	2,983,497	-764,875	1,382,426	2,483,497	2,613,497
50	1,245,869	2,865,499	-882,873	1,264,429	2,365,499	2,495,499
70	1,194,565	2,747,499	-1,000,873	1,146,429	2,247,499	2,377,499
90	1,143,261	2,629,499	-1,118,872	1,028,429	2,129,499	2,259,499
100	1,117,609	2,570,501	-1,177,871	969,430	2,070,501	2,200,501
125	1,053,479	2,423,002	-1,325,370	821,931	1,923,002	2,053,002
150	989,349	2,275,502	-1,472,869	674,432	1,775,502	1,905,502
175	925,219	2,128,003	-1,620,368	526,933	1,628,003	1,758,003
200	861,089	1,980,504	-1,767,868	379,434	1,480,504	1,610,504
225	796,959	1,833,005	-1,915,367	231,935	1,333,005	1,463,005
250	732,829	1,685,506	-2,062,866	84,436	1,185,506	1,315,506
275	668,699	1,538,007	-2,210,365	-63,064	1,038,007	1,168,007
300	604,569	1,390,508	-2,357,864	-210,563	890,508	1,020,508
325	540,438	1,243,008	-2,505,363	-358,062	743,008	873,008

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	796,038	1,830,887	-1,917,484	229,817	1,330,887	1,460,887
20	744,734	1,712,888	-2,035,484	111,817	1,212,888	1,342,888
30	719,082	1,653,889	-2,094,483	52,819	1,153,889	1,283,889
50	667,778	1,535,889	-2,212,483	-85,181	1,035,889	1,165,889
70	616,474	1,417,889	-2,330,482	-183,181	917,889	1,047,889
90	565,169	1,299,890	-2,448,482	-301,181	799,890	929,890
100	539,518	1,240,891	-2,507,481	-360,179	740,891	870,891
125	475,388	1,093,392	-2,654,980	-507,679	593,392	723,392
150	411,258	945,893	-2,802,479	-655,178	445,893	575,893
175	347,128	798,393	-2,949,978	-802,677	298,393	428,393
200	282,998	650,894	-3,097,477	-950,176	150,894	280,894
225	218,867	503,395	-3,244,977	-1,097,675	3,395	133,395
250	154,737	355,896	-3,392,476	-1,245,174	-144,104	-14,104
275	90,607	208,397	-3,539,975	-1,392,674	-291,603	-161,603
300	26,477	60,898	-3,687,474	-1,540,173	-439,102	-309,102
325	-38,269	-88,018	-3,836,389	-1,689,088	-588,018	-458,018

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£225	£225

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,341,819	5,073,455	1,325,083	3,472,385	4,573,455	4,703,455
20	6,290,087	5,032,069	1,283,698	3,430,999	4,532,069	4,662,069
30	6,264,140	5,011,312	1,262,940	3,410,242	4,511,312	4,641,312
50	6,211,561	4,969,249	1,220,877	3,368,179	4,469,249	4,599,249
70	6,158,982	4,927,186	1,178,814	3,326,116	4,427,186	4,557,186
90	6,106,404	4,885,123	1,136,751	3,284,052	4,385,123	4,515,123
100	6,080,114	4,864,091	1,115,720	3,263,021	4,364,091	4,494,091
125	6,014,392	4,811,513	1,063,141	3,210,443	4,311,513	4,441,513
150	5,948,668	4,758,934	1,010,563	3,157,864	4,258,934	4,388,934
175	5,882,944	4,706,356	957,984	3,105,285	4,206,356	4,336,356
200	5,817,222	4,653,778	905,406	3,052,707	4,153,778	4,283,778
225	5,751,498	4,601,199	852,827	3,000,128	4,101,199	4,231,199
250	5,685,775	4,548,620	800,248	2,947,549	4,048,620	4,178,620
275	5,620,051	4,496,041	747,669	2,894,971	3,996,041	4,126,041
300	5,554,329	4,443,463	695,091	2,842,393	3,943,463	4,073,463
325	5,488,605	4,390,884	642,512	2,789,814	3,890,884	4,020,884

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,603,798	4,483,038	734,666	2,881,968	3,983,038	4,113,038
20	5,551,219	4,440,975	692,603	2,839,905	3,940,975	4,070,975
30	5,524,930	4,419,944	671,573	2,818,874	3,919,944	4,049,944
50	5,472,352	4,377,881	629,510	2,776,811	3,877,881	4,007,881
70	5,419,773	4,335,818	587,446	2,734,748	3,835,818	3,965,818
90	5,367,194	4,293,755	545,383	2,692,685	3,793,755	3,923,755
100	5,340,905	4,272,724	524,352	2,671,653	3,772,724	3,902,724
125	5,275,182	4,220,146	471,774	2,619,075	3,720,146	3,850,146
150	5,209,458	4,167,567	419,195	2,566,496	3,667,567	3,797,567
175	5,143,735	4,114,988	366,616	2,513,918	3,614,988	3,744,988
200	5,078,011	4,062,409	314,037	2,461,339	3,562,409	3,692,409
225	5,012,289	4,009,831	261,459	2,408,761	3,509,831	3,639,831
250	4,946,565	3,957,252	208,880	2,356,182	3,457,252	3,587,252
275	4,880,842	3,904,673	156,302	2,303,603	3,404,673	3,534,673
300	4,815,118	3,852,094	103,723	2,251,024	3,352,094	3,482,094
325	4,749,396	3,799,516	51,145	2,198,446	3,299,516	3,429,516

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,863,950	3,891,160	142,788	2,290,089	3,391,160	3,521,160
20	4,811,371	3,849,097	100,725	2,248,026	3,349,097	3,479,097
30	4,785,081	3,828,065	79,693	2,226,995	3,328,065	3,458,065
50	4,732,503	3,786,002	37,630	2,184,932	3,286,002	3,416,002
70	4,679,924	3,743,939	-4,433	2,142,869	3,243,939	3,373,939
90	4,627,346	3,701,877	-46,495	2,100,806	3,201,877	3,331,877
100	4,601,056	3,680,845	-67,527	2,079,775	3,180,845	3,310,845
125	4,535,333	3,628,266	-120,105	2,027,196	3,128,266	3,258,266
150	4,469,609	3,575,687	-172,684	1,974,617	3,075,687	3,205,687
175	4,403,886	3,523,109	-225,263	1,922,038	3,023,109	3,153,109
200	4,338,163	3,470,531	-277,841	1,869,460	2,970,531	3,100,531
225	4,272,440	3,417,952	-330,420	1,816,881	2,917,952	3,047,952
250	4,206,716	3,365,373	-382,999	1,764,302	2,865,373	2,995,373
275	4,140,993	3,312,794	-435,578	1,711,724	2,812,794	2,942,794
300	4,075,270	3,260,216	-488,156	1,659,146	2,760,216	2,890,216
325	4,009,546	3,207,637	-540,735	1,606,567	2,707,637	2,837,637

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,801,901	6,242,472	2,494,100	4,641,401	5,742,472	5,872,472
20	4,749,625	6,174,513	2,426,141	4,573,443	5,674,513	5,804,513
30	4,723,487	6,140,533	2,392,162	4,539,463	5,640,533	5,770,533
50	4,671,211	6,072,575	2,324,203	4,471,504	5,572,575	5,702,575
70	4,618,935	6,004,616	2,256,244	4,403,545	5,504,616	5,634,616
90	4,566,659	5,936,657	2,188,285	4,335,586	5,436,657	5,566,657
100	4,540,521	5,902,677	2,154,305	4,301,607	5,402,677	5,532,677
125	4,475,176	5,817,729	2,069,358	4,216,659	5,317,729	5,447,729
150	4,408,832	5,732,781	1,984,410	4,131,711	5,232,781	5,362,781
175	4,344,486	5,647,832	1,899,460	4,046,762	5,147,832	5,277,832
200	4,279,142	5,562,884	1,814,512	3,961,814	5,062,884	5,192,884
225	4,213,797	5,477,936	1,729,564	3,876,866	4,977,936	5,107,936
250	4,148,451	5,392,987	1,644,615	3,791,916	4,892,987	5,022,987
275	4,083,107	5,308,039	1,559,667	3,706,968	4,808,039	4,938,039
300	4,017,762	5,223,091	1,474,719	3,622,020	4,723,091	4,853,091
325	3,952,416	5,138,141	1,389,770	3,537,071	4,638,141	4,768,141

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,121,914	5,358,488	1,610,116	3,757,418	4,858,488	4,988,488
20	4,069,638	5,290,529	1,542,157	3,689,459	4,790,529	4,920,529
30	4,043,500	5,256,550	1,508,178	3,655,479	4,756,550	4,886,550
50	3,991,224	5,188,591	1,440,219	3,587,520	4,688,591	4,818,591
70	3,938,948	5,120,632	1,372,260	3,519,561	4,620,632	4,750,632
90	3,886,671	5,052,673	1,304,301	3,451,603	4,552,673	4,682,673
100	3,860,533	5,018,693	1,270,322	3,417,623	4,518,693	4,648,693
125	3,795,189	4,933,745	1,185,374	3,332,675	4,433,745	4,563,745
150	3,729,843	4,848,796	1,100,424	3,247,726	4,348,796	4,478,796
175	3,664,499	4,763,848	1,015,476	3,162,778	4,263,848	4,393,848
200	3,599,154	4,678,900	930,528	3,077,830	4,178,900	4,308,900
225	3,533,808	4,593,951	845,579	2,992,881	4,093,951	4,223,951
250	3,468,464	4,509,003	760,631	2,907,933	4,009,003	4,139,003
275	3,403,119	4,424,055	675,683	2,822,985	3,924,055	4,054,055
300	3,337,774	4,339,106	590,734	2,738,037	3,839,106	3,969,106
325	3,272,429	4,254,158	505,786	2,653,087	3,754,158	3,884,158

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,441,338	4,473,739	725,367	2,872,669	3,973,739	4,103,739
20	3,389,062	4,405,780	657,408	2,804,710	3,905,780	4,035,780
30	3,362,924	4,371,801	623,429	2,770,730	3,871,801	4,001,801
50	3,310,648	4,303,843	555,471	2,702,773	3,803,843	3,933,843
70	3,258,372	4,235,884	487,512	2,634,814	3,735,884	3,865,884
90	3,206,096	4,167,925	419,553	2,566,855	3,667,925	3,797,925
100	3,179,958	4,133,946	385,574	2,532,875	3,633,946	3,763,946
125	3,114,614	4,048,998	300,626	2,447,927	3,548,998	3,678,998
150	3,049,268	3,964,048	215,677	2,362,978	3,464,048	3,594,048
175	2,983,923	3,879,100	130,729	2,278,030	3,379,100	3,509,100
200	2,918,579	3,794,152	45,781	2,193,082	3,294,152	3,424,152
225	2,853,233	3,709,203	-39,169	2,108,133	3,209,203	3,339,203
250	2,787,889	3,624,255	-124,117	2,023,185	3,124,255	3,254,255
275	2,722,543	3,539,306	-209,066	1,938,235	3,039,306	3,169,306
300	2,657,198	3,454,358	-294,014	1,853,287	2,954,358	3,084,358
325	2,591,854	3,369,410	-378,962	1,768,339	2,869,410	2,999,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,132,069	5,935,845	2,187,473	4,334,775	5,435,845	5,565,845
20	9,032,857	5,871,357	2,122,985	4,270,287	5,371,357	5,501,357
30	8,983,252	5,839,114	2,090,742	4,238,044	5,339,114	5,469,114
50	8,884,040	5,774,626	2,026,254	4,173,556	5,274,626	5,404,626
70	8,784,829	5,710,139	1,961,767	4,109,069	5,210,139	5,340,139
90	8,685,617	5,645,651	1,897,280	4,044,581	5,145,651	5,275,651
100	8,636,013	5,613,408	1,865,036	4,012,338	5,113,408	5,243,408
125	8,511,998	5,532,799	1,784,427	3,931,728	5,032,799	5,162,799
150	8,387,984	5,452,189	1,703,818	3,851,119	4,952,189	5,082,189
175	8,263,969	5,371,580	1,623,208	3,770,510	4,871,580	5,001,580
200	8,139,917	5,290,946	1,542,574	3,689,876	4,790,946	4,920,946
225	8,013,874	5,209,018	1,460,646	3,607,948	4,709,018	4,839,018
250	7,887,831	5,127,090	1,378,719	3,526,020	4,627,090	4,757,090
275	7,761,789	5,045,163	1,296,791	3,444,092	4,545,163	4,675,163
300	7,635,746	4,963,235	1,214,863	3,362,165	4,463,235	4,593,235
325	7,509,704	4,881,308	1,132,936	3,280,237	4,381,308	4,511,308

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,844,210	5,098,736	1,350,365	3,497,666	4,598,736	4,728,736
20	7,744,998	5,034,249	1,285,877	3,433,178	4,534,249	4,664,249
30	7,695,393	5,002,005	1,253,634	3,400,935	4,502,005	4,632,005
50	7,594,999	4,936,749	1,188,377	3,335,679	4,436,749	4,566,749
70	7,494,165	4,871,207	1,122,835	3,270,137	4,371,207	4,501,207
90	7,393,331	4,805,665	1,057,293	3,204,595	4,305,665	4,435,665
100	7,342,914	4,772,894	1,024,523	3,171,824	4,272,894	4,402,894
125	7,216,872	4,690,967	942,595	3,089,896	4,190,967	4,320,967
150	7,090,829	4,609,039	860,667	3,007,969	4,109,039	4,239,039
175	6,964,787	4,527,112	778,740	2,926,041	4,027,112	4,157,112
200	6,838,745	4,445,184	696,812	2,844,114	3,945,184	4,075,184
225	6,712,702	4,363,256	614,885	2,762,186	3,863,256	3,993,256
250	6,586,659	4,281,329	532,957	2,680,258	3,781,329	3,911,329
275	6,460,618	4,199,401	451,030	2,598,331	3,699,401	3,829,401
300	6,334,575	4,117,474	369,102	2,516,403	3,617,474	3,747,474
325	6,208,532	4,035,546	287,174	2,434,476	3,535,546	3,665,546

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,544,771	4,254,101	505,729	2,653,031	3,754,101	3,884,101
20	6,443,937	4,188,559	440,187	2,587,489	3,688,559	3,818,559
30	6,393,521	4,155,788	407,417	2,554,718	3,655,788	3,785,788
50	6,292,687	4,090,246	341,875	2,489,176	3,590,246	3,720,246
70	6,191,853	4,024,704	276,333	2,423,634	3,524,704	3,654,704
90	6,091,019	3,959,162	210,790	2,358,092	3,459,162	3,589,162
100	6,040,601	3,926,391	178,019	2,325,321	3,426,391	3,556,391
125	5,914,560	3,844,464	96,092	2,243,393	3,344,464	3,474,464
150	5,788,517	3,762,536	14,164	2,161,466	3,262,536	3,392,536
175	5,662,474	3,680,608	-67,763	2,079,538	3,180,608	3,310,608
200	5,536,432	3,598,681	-149,691	1,997,610	3,098,681	3,228,681
225	5,410,390	3,516,753	-231,618	1,915,683	3,016,753	3,146,753
250	5,284,347	3,434,826	-313,546	1,833,755	2,934,826	3,064,826
275	5,158,305	3,352,898	-395,474	1,751,828	2,852,898	2,982,898
300	5,032,262	3,270,970	-477,402	1,669,900	2,770,970	2,900,970
325	4,906,219	3,189,042	-559,329	1,587,972	2,689,042	2,819,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	125	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	225	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	30	300	325	325
2 - £6,082 per sq m	#N/A	90	225	225
3 - £5,705 per sq m	#N/A	#N/A	0	30

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	175	325	325
2 - £6,082 per sq m	#N/A	#N/A	175	225
3 - £5,705 per sq m	#N/A	#N/A	#N/A	0

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	70	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	275	325	325
2 - £6,082 per sq m	#N/A	50	300	325
3 - £5,705 per sq m	#N/A	#N/A	70	100

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	30	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	225	325	325
2 - £6,082 per sq m	#N/A	20	225	250
3 - £5,705 per sq m	#N/A	#N/A	0	30

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	100	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	175	325	325
2 - £6,082 per sq m	#N/A	#N/A	225	250
3 - £5,705 per sq m	#N/A	#N/A	0	30

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	150	325	325	325
3 - £5,705 per sq m	#N/A	250	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	162,632	3,252,638	-495,733	1,651,568	2,752,638	2,882,638
20	161,338	3,226,764	-521,608	1,625,693	2,726,764	2,856,764
30	160,691	3,213,816	-534,555	1,612,746	2,713,816	2,843,816
50	159,396	3,187,922	-560,450	1,586,851	2,687,922	2,817,922
70	158,102	3,162,047	-586,325	1,560,977	2,662,047	2,792,047
90	156,808	3,136,153	-612,219	1,535,082	2,636,153	2,766,153
100	156,160	3,123,205	-625,167	1,522,135	2,623,205	2,753,205
125	154,542	3,090,847	-657,525	1,489,777	2,590,847	2,720,847
150	152,924	3,058,489	-689,883	1,457,418	2,558,489	2,688,489
175	151,307	3,026,130	-722,241	1,425,060	2,526,130	2,656,130
200	149,689	2,993,772	-754,600	1,392,702	2,493,772	2,623,772
225	148,072	2,961,434	-786,938	1,360,363	2,461,434	2,591,434
250	146,454	2,929,075	-819,296	1,328,005	2,429,075	2,559,075
275	144,836	2,896,717	-851,655	1,295,647	2,396,717	2,526,717
300	143,218	2,864,359	-884,013	1,263,288	2,364,359	2,494,359
325	141,600	2,832,000	-916,371	1,230,930	2,332,000	2,462,000

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£145,015	2,900,308	-848,064	1,299,237	2,400,308	2,530,308
20	143,721	2,874,413	-873,959	1,273,343	2,374,413	2,504,413
30	143,073	2,861,466	-886,906	1,260,395	2,361,466	2,491,466
50	141,780	2,835,591	-912,781	1,234,521	2,335,591	2,465,591
70	140,485	2,809,696	-938,675	1,208,626	2,309,696	2,439,696
90	139,190	2,783,802	-964,570	1,182,731	2,283,802	2,413,802
100	138,544	2,770,874	-977,497	1,169,804	2,270,874	2,400,874
125	136,926	2,738,516	-1,009,856	1,137,446	2,238,516	2,368,516
150	135,308	2,706,158	-1,042,214	1,105,087	2,206,158	2,336,158
175	133,690	2,673,800	-1,074,572	1,072,729	2,173,800	2,303,800
200	132,072	2,641,441	-1,106,931	1,040,371	2,141,441	2,271,441
225	130,454	2,609,083	-1,139,289	1,008,013	2,109,083	2,239,083
250	128,836	2,576,725	-1,171,647	975,654	2,076,725	2,206,725
275	127,218	2,544,366	-1,204,005	943,296	2,044,366	2,174,366
300	125,600	2,512,008	-1,236,364	910,938	2,012,008	2,142,008
325	123,982	2,479,650	-1,268,722	878,579	1,979,650	2,109,650

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	127,386	2,547,726	-1,200,646	946,656	2,047,726	2,177,726
20	126,092	2,521,831	-1,226,540	920,761	2,021,831	2,151,831
30	125,444	2,508,884	-1,239,488	907,814	2,008,884	2,138,884
50	124,150	2,483,009	-1,265,362	881,939	1,983,009	2,113,009
70	122,856	2,457,115	-1,291,257	856,044	1,957,115	2,087,115
90	121,562	2,431,240	-1,317,192	830,170	1,931,240	2,061,240
100	120,915	2,418,293	-1,330,079	817,222	1,918,293	2,048,293
125	119,297	2,385,934	-1,362,437	784,864	1,885,934	2,015,934
150	117,679	2,353,576	-1,394,796	752,506	1,853,576	1,983,576
175	116,061	2,321,218	-1,427,154	720,147	1,821,218	1,951,218
200	114,443	2,288,860	-1,459,512	687,789	1,788,860	1,918,860
225	112,825	2,256,501	-1,491,871	655,431	1,756,501	1,886,501
250	111,207	2,224,143	-1,524,229	623,073	1,724,143	1,854,143
275	109,589	2,191,785	-1,556,587	590,714	1,691,785	1,821,785
300	107,971	2,159,426	-1,588,945	558,356	1,659,426	1,789,426
325	106,353	2,127,068	-1,621,304	525,998	1,627,068	1,757,068

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	325,264	3,252,638	-495,733	1,651,568	2,752,638	2,882,638
20	322,675	3,226,754	-521,618	1,625,683	2,726,754	2,856,754
30	321,382	3,213,816	-534,555	1,612,746	2,713,816	2,843,816
50	318,792	3,187,922	-560,450	1,586,851	2,687,922	2,817,922
70	316,204	3,162,037	-586,335	1,560,967	2,662,037	2,792,037
90	313,615	3,136,153	-612,219	1,535,082	2,636,153	2,766,153
100	312,322	3,123,215	-625,157	1,522,145	2,623,215	2,753,215
125	309,086	3,090,857	-657,515	1,489,787	2,590,857	2,720,857
150	305,850	3,058,499	-689,873	1,457,428	2,558,499	2,688,499
175	302,614	3,026,140	-722,231	1,425,070	2,526,140	2,656,140
200	299,378	2,993,782	-754,590	1,392,712	2,493,782	2,623,782
225	296,142	2,961,424	-786,948	1,360,353	2,461,424	2,591,424
250	292,907	2,929,065	-819,306	1,327,995	2,429,065	2,559,065
275	289,671	2,896,707	-851,665	1,295,637	2,396,707	2,526,707
300	286,435	2,864,349	-884,023	1,263,278	2,364,349	2,494,349
325	283,199	2,831,990	-916,381	1,230,920	2,331,990	2,461,990

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	290,030	2,900,298	-848,074	1,299,227	2,400,298	2,530,298
20	287,441	2,874,413	-873,959	1,273,343	2,374,413	2,504,413
30	286,147	2,861,466	-886,906	1,260,395	2,361,466	2,491,466
50	283,558	2,835,581	-912,791	1,234,511	2,335,581	2,465,581
70	280,970	2,809,696	-938,675	1,208,626	2,309,696	2,439,696
90	278,381	2,783,812	-964,560	1,182,741	2,283,812	2,413,812
100	277,086	2,770,864	-977,507	1,169,794	2,270,864	2,400,864
125	273,851	2,738,506	-1,009,866	1,137,436	2,238,506	2,368,506
150	270,616	2,706,158	-1,042,214	1,105,087	2,206,158	2,336,158
175	267,380	2,673,800	-1,074,572	1,072,729	2,173,800	2,303,800
200	264,144	2,641,441	-1,106,931	1,040,371	2,141,441	2,271,441
225	260,908	2,609,083	-1,139,289	1,008,013	2,109,083	2,239,083
250	257,672	2,576,725	-1,171,647	975,654	2,076,725	2,206,725
275	254,437	2,544,366	-1,204,005	943,296	2,044,366	2,174,366
300	251,201	2,512,008	-1,236,364	910,938	2,012,008	2,142,008
325	247,965	2,479,650	-1,268,722	878,579	1,979,650	2,109,650

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	254,772	2,547,716	-1,200,656	946,646	2,047,716	2,177,716
20	252,183	2,521,831	-1,226,540	920,761	2,021,831	2,151,831
30	250,889	2,508,894	-1,239,478	907,824	2,008,894	2,138,894
50	248,301	2,483,009	-1,265,362	881,939	1,983,009	2,113,009
70	245,712	2,457,125	-1,291,247	856,054	1,957,125	2,087,125
90	243,123	2,431,230	-1,317,142	830,169	1,931,230	2,061,230
100	241,829	2,418,293	-1,330,079	817,222	1,918,293	2,048,293
125	238,593	2,385,934	-1,362,437	784,864	1,885,934	2,015,934
150	235,358	2,353,576	-1,394,796	752,506	1,853,576	1,983,576
175	232,122	2,321,218	-1,427,154	720,147	1,821,218	1,951,218
200	228,886	2,288,860	-1,459,512	687,789	1,788,860	1,918,860
225	225,650	2,256,501	-1,491,871	655,431	1,756,501	1,886,501
250	222,414	2,224,143	-1,524,229	623,073	1,724,143	1,854,143
275	219,178	2,191,785	-1,556,587	590,714	1,691,785	1,821,785
300	215,943	2,159,426	-1,588,945	558,356	1,659,426	1,789,426
325	212,708	2,127,078	-1,621,294	526,008	1,627,078	1,757,078

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	597,501	4,481,254	732,882	2,880,184	3,981,254	4,111,254
20	592,713	4,445,345	696,974	2,844,275	3,945,345	4,075,345
30	590,319	4,427,395	679,023	2,826,325	3,927,395	4,057,395
50	585,532	4,391,486	643,115	2,790,416	3,891,486	4,021,486
70	580,744	4,355,578	607,206	2,754,507	3,855,578	3,985,578
90	575,956	4,319,669	571,297	2,718,599	3,819,669	3,949,669
100	573,562	4,301,719	553,347	2,700,648	3,801,719	3,931,719
125	567,578	4,256,838	508,467	2,655,768	3,756,838	3,886,838
150	561,593	4,211,951	463,579	2,610,880	3,711,951	3,841,951
175	555,609	4,167,071	418,699	2,566,000	3,667,071	3,797,071
200	549,625	4,122,190	373,819	2,521,120	3,622,190	3,752,190
225	543,640	4,077,303	328,931	2,476,232	3,577,303	3,707,303
250	537,656	4,032,423	284,051	2,431,352	3,532,423	3,662,423
275	531,671	3,987,535	239,163	2,386,465	3,487,535	3,617,535
300	525,687	3,942,655	194,283	2,341,584	3,442,655	3,572,655
325	519,703	3,897,775	149,403	2,296,704	3,397,775	3,527,775

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	532,335	3,992,516	244,144	2,391,446	3,492,516	3,622,516
20	527,548	3,956,608	208,236	2,355,537	3,456,608	3,586,608
30	525,154	3,938,657	190,285	2,337,587	3,438,657	3,568,657
50	520,366	3,902,748	154,377	2,301,678	3,402,748	3,532,748
70	515,580	3,866,847	118,475	2,265,777	3,366,847	3,496,847
90	510,792	3,830,939	82,567	2,229,868	3,330,939	3,460,939
100	508,398	3,812,988	64,616	2,211,918	3,312,988	3,442,988
125	502,413	3,768,100	19,729	2,167,030	3,268,100	3,398,100
150	496,429	3,723,220	-25,152	2,122,150	3,223,220	3,353,220
175	490,444	3,678,333	-70,039	2,077,262	3,178,333	3,308,333
200	484,460	3,633,452	-114,919	2,032,382	3,133,452	3,263,452
225	478,476	3,588,572	-159,799	1,987,502	3,088,572	3,218,572
250	472,491	3,543,685	-204,687	1,942,614	3,043,685	3,173,685
275	466,507	3,498,805	-249,567	1,897,734	2,998,805	3,128,805
300	460,523	3,453,924	-294,447	1,852,854	2,953,924	3,083,924
325	454,538	3,409,037	-339,336	1,807,966	2,909,037	3,039,037

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	467,128	3,503,460	-244,912	1,902,390	3,003,460	3,133,460
20	462,340	3,467,551	-280,820	1,866,481	2,967,551	3,097,551
30	459,947	3,449,601	-298,771	1,848,531	2,949,601	3,079,601
50	455,159	3,413,692	-334,679	1,812,622	2,913,692	3,043,692
70	450,371	3,377,784	-370,588	1,776,713	2,877,784	3,007,784
90	445,584	3,341,883	-406,489	1,740,812	2,841,883	2,971,883
100	443,190	3,323,925	-424,447	1,722,854	2,823,925	2,953,925
125	437,206	3,279,044	-469,327	1,677,974	2,779,044	2,909,044
150	431,221	3,234,157	-514,215	1,633,086	2,734,157	2,864,157
175	425,237	3,189,277	-559,095	1,588,206	2,689,277	2,819,277
200	419,253	3,144,396	-603,975	1,543,326	2,644,396	2,774,396
225	413,268	3,099,509	-648,863	1,498,438	2,599,509	2,729,509
250	407,284	3,054,629	-693,743	1,453,558	2,554,629	2,684,629
275	401,300	3,009,748	-738,623	1,408,678	2,509,748	2,639,748
300	395,315	2,964,861	-783,511	1,363,790	2,464,861	2,594,861
325	389,331	2,919,981	-828,391	1,318,910	2,419,981	2,549,981

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4

Houses	
No of units	6 units
Density:	35 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	941,077	5,489,614	1,741,242	3,888,544	4,989,614	5,119,614
20	933,403	5,444,852	1,696,480	3,843,782	4,944,852	5,074,852
30	929,566	5,422,471	1,674,099	3,821,400	4,922,471	5,052,471
50	921,892	5,377,703	1,629,331	3,776,632	4,877,703	5,007,703
70	914,218	5,332,941	1,584,569	3,731,870	4,832,941	4,962,941
90	906,545	5,288,178	1,539,807	3,687,108	4,788,178	4,918,178
100	902,708	5,265,797	1,517,425	3,664,727	4,765,797	4,895,797
125	893,116	5,209,844	1,461,473	3,608,774	4,709,844	4,839,844
150	883,524	5,153,892	1,405,520	3,552,821	4,653,892	4,783,892
175	873,932	5,097,939	1,349,567	3,496,869	4,597,939	4,727,939
200	864,340	5,041,986	1,293,614	3,440,916	4,541,986	4,671,986
225	854,748	4,986,028	1,237,656	3,384,957	4,486,028	4,616,028
250	845,156	4,930,075	1,181,703	3,329,004	4,430,075	4,560,075
275	835,564	4,874,122	1,125,750	3,273,052	4,374,122	4,504,122
300	825,972	4,818,169	1,069,797	3,217,099	4,318,169	4,448,169
325	816,380	4,762,216	1,013,845	3,161,146	4,262,216	4,392,216

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	838,310	4,890,140	1,141,769	3,289,070	4,390,140	4,520,140
20	830,636	4,845,378	1,097,006	3,244,308	4,345,378	4,475,378
30	826,800	4,822,997	1,074,625	3,221,927	4,322,997	4,452,997
50	819,125	4,778,229	1,029,857	3,177,159	4,278,229	4,408,229
70	811,451	4,733,467	985,095	3,132,396	4,233,467	4,363,467
90	803,778	4,688,705	940,333	3,087,634	4,188,705	4,318,705
100	799,941	4,666,324	917,952	3,065,253	4,166,324	4,296,324
125	790,349	4,610,371	861,999	3,009,300	4,110,371	4,240,371
150	780,757	4,554,418	806,046	2,953,348	4,054,418	4,184,418
175	771,165	4,498,465	750,093	2,897,395	3,998,465	4,128,465
200	761,574	4,442,512	694,141	2,841,442	3,942,512	4,072,512
225	751,981	4,386,554	638,182	2,785,483	3,886,554	4,016,554
250	742,389	4,330,601	582,229	2,729,531	3,830,601	3,960,601
275	732,797	4,274,648	526,277	2,673,578	3,774,648	3,904,648
300	723,205	4,218,696	470,324	2,617,625	3,718,696	3,848,696
325	713,613	4,162,743	414,371	2,561,672	3,662,743	3,792,743

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	735,474	4,290,266	541,894	2,689,195	3,790,266	3,920,266
20	727,801	4,245,503	497,132	2,644,433	3,745,503	3,875,503
30	723,964	4,223,122	474,750	2,622,052	3,723,122	3,853,122
50	716,290	4,178,360	429,988	2,577,290	3,678,360	3,808,360
70	708,616	4,133,592	385,220	2,532,522	3,633,592	3,763,592
90	700,942	4,088,830	340,458	2,487,759	3,588,830	3,718,830
100	697,105	4,066,449	318,077	2,465,378	3,566,449	3,696,449
125	687,514	4,010,496	262,124	2,409,425	3,510,496	3,640,496
150	677,922	3,954,543	206,171	2,353,473	3,454,543	3,584,543
175	668,330	3,898,590	150,219	2,297,520	3,398,590	3,528,590
200	658,738	3,842,638	94,266	2,241,567	3,342,638	3,472,638
225	649,145	3,786,679	38,307	2,185,609	3,286,679	3,416,679
250	639,553	3,730,726	-17,646	2,129,656	3,230,726	3,360,726
275	629,961	3,674,773	-73,598	2,073,703	3,174,773	3,304,773
300	620,369	3,618,821	-129,551	2,017,750	3,118,821	3,248,821
325	610,777	3,562,868	-185,504	1,961,797	3,062,868	3,192,868

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
	Flats
No of units	8 units
Density:	145 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,995	4,023,653	275,281	2,422,583	3,523,653	3,653,653
20	213,306	3,866,176	117,804	2,265,106	3,366,176	3,496,176
30	208,962	3,787,438	39,066	2,186,367	3,287,438	3,417,438
50	200,274	3,629,961	-118,411	2,028,891	3,129,961	3,259,961
70	191,585	3,472,484	-275,888	1,871,414	2,972,484	3,102,484
90	182,897	3,315,007	-433,364	1,713,937	2,815,007	2,945,007
100	178,553	3,236,269	-512,103	1,635,199	2,736,269	2,866,269
125	167,692	3,039,414	-708,958	1,438,343	2,539,414	2,669,414
150	156,831	2,842,559	-905,813	1,241,488	2,342,559	2,472,559
175	145,971	2,645,722	-1,102,650	1,044,651	2,145,722	2,275,722
200	135,110	2,448,867	-1,299,505	847,796	1,948,867	2,078,867
225	124,250	2,252,030	-1,496,342	650,959	1,752,030	1,882,030
250	113,389	2,055,175	-1,693,197	454,104	1,555,175	1,685,175
275	102,528	1,858,320	-1,890,052	257,249	1,358,320	1,488,320
300	91,668	1,661,465	-2,086,899	60,412	1,161,465	1,291,465
325	80,807	1,464,627	-2,283,744	-136,443	964,627	1,094,627

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£300	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	128,909	2,336,476	-1,411,896	735,405	1,836,476	1,966,476
20	120,221	2,178,999	-1,569,373	577,929	1,678,999	1,808,999
30	115,876	2,100,261	-1,648,111	499,190	1,600,261	1,730,261
50	107,187	1,942,766	-1,805,606	341,695	1,442,766	1,572,766
70	98,499	1,785,289	-1,963,083	184,218	1,285,289	1,415,289
90	89,810	1,627,812	-2,120,560	26,742	1,127,812	1,257,812
100	85,466	1,549,074	-2,199,298	-51,997	1,049,074	1,179,074
125	74,606	1,352,237	-2,396,135	-248,834	852,237	982,237
150	63,745	1,155,382	-2,592,990	-445,689	655,382	785,382
175	52,884	958,526	-2,789,845	-642,544	458,526	588,526
200	42,024	761,689	-2,986,682	-839,381	261,689	391,689
225	31,163	564,834	-3,183,537	-1,036,236	64,834	194,834
250	20,303	367,997	-3,380,374	-1,233,073	-132,003	-2,003
275	9,442	171,142	-3,577,229	-1,429,928	-328,858	-198,858
300	-1,442	-26,128	-3,774,499	-1,627,198	-526,128	-396,128
325	-12,479	-226,183	-3,974,556	-1,827,254	-726,183	-596,183

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£225	£225

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,761	648,160	-3,100,212	-952,911	148,160	278,160
20	27,072	490,683	-3,257,689	-1,110,388	-9,317	120,683
30	22,728	411,944	-3,336,427	-1,199,126	-88,056	41,944
50	14,040	254,468	-3,493,904	-1,346,603	-245,532	-115,532
70	5,351	96,991	-3,651,381	-1,504,080	-403,009	-273,009
90	-3,392	-61,475	-3,809,847	-1,662,545	-561,475	-431,475
100	-7,807	-141,505	-3,889,876	-1,742,575	-641,505	-511,505
125	-18,846	-341,578	-4,089,950	-1,942,649	-841,578	-711,578
150	-29,884	-541,652	-4,290,024	-2,142,723	-1,041,652	-911,652
175	-40,922	-741,708	-4,490,098	-2,342,778	-1,241,708	-1,111,708
200	-51,960	-941,762	-4,690,154	-2,542,852	-1,441,762	-1,311,762
225	-62,999	-1,141,866	-4,890,227	-2,742,926	-1,641,866	-1,511,866
250	-74,036	-1,341,911	-5,090,283	-2,942,982	-1,841,911	-1,711,911
275	-85,075	-1,541,985	-5,290,357	-3,143,056	-2,041,985	-1,911,985
300	-96,113	-1,742,041	-5,490,413	-3,343,111	-2,242,041	-2,112,041
325	-107,151	-1,942,115	-5,690,487	-3,543,185	-2,442,115	-2,312,115

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£30

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban open space & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	294,242	2,501,053	-1,247,319	899,983	2,001,053	2,131,053
20	282,842	2,404,153	-1,344,218	803,083	1,904,153	2,034,153
30	277,142	2,355,708	-1,392,664	754,637	1,855,708	1,985,708
50	265,743	2,258,817	-1,489,555	657,746	1,758,817	1,888,817
70	254,344	2,161,925	-1,586,446	560,855	1,661,925	1,791,925
90	242,944	2,065,026	-1,683,346	463,955	1,565,026	1,695,026
100	237,245	2,016,580	-1,731,792	415,510	1,516,580	1,646,580
125	222,996	1,895,466	-1,852,905	294,396	1,395,466	1,525,466
150	208,747	1,774,352	-1,974,019	173,282	1,274,352	1,404,352
175	194,498	1,653,230	-2,095,142	52,160	1,153,230	1,283,230
200	180,249	1,532,116	-2,216,256	-68,954	1,032,116	1,162,116
225	165,999	1,410,994	-2,337,378	-190,077	910,994	1,040,994
250	151,751	1,289,880	-2,458,492	-311,191	789,880	919,880
275	137,502	1,168,766	-2,579,606	-432,305	668,766	798,766
300	123,252	1,047,643	-2,700,728	-553,427	547,643	677,643
325	109,003	926,529	-2,821,842	-674,541	426,529	556,529

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	172,112	1,462,953	-2,285,419	-138,118	962,953	1,092,953
20	160,713	1,366,061	-2,382,310	-235,009	866,061	996,061
30	155,014	1,317,616	-2,430,756	-283,455	817,616	947,616
50	143,615	1,220,725	-2,527,647	-380,346	720,725	850,725
70	132,215	1,123,825	-2,624,547	-477,245	623,825	753,825
90	120,816	1,026,934	-2,721,438	-574,136	526,934	656,934
100	115,116	978,488	-2,769,883	-622,582	478,488	608,488
125	100,868	857,374	-2,890,997	-743,696	357,374	487,374
150	86,618	736,252	-3,012,120	-864,818	236,252	366,252
175	72,369	615,138	-3,133,234	-985,932	115,138	245,138
200	58,119	494,016	-3,254,356	-1,107,055	-5,984	124,016
225	43,871	372,902	-3,375,470	-1,228,169	-127,098	2,902
250	29,622	251,788	-3,496,584	-1,349,283	-248,212	-118,212
275	15,372	130,665	-3,617,696	-1,470,405	-369,335	-239,335
300	1,124	9,551	-3,738,820	-1,591,519	-490,449	-360,449
325	-13,340	-113,393	-3,861,765	-1,714,463	-613,393	-483,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£225

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	49,902	424,166	-3,324,206	-1,176,904	-75,834	54,166
20	38,503	327,275	-3,421,097	-1,273,795	-172,725	-42,725
30	32,803	278,830	-3,469,542	-1,322,241	-221,170	-91,170
50	21,404	181,930	-3,566,442	-1,419,140	-318,070	-188,070
70	10,005	85,039	-3,663,333	-1,516,032	-414,961	-284,961
90	-1,418	-12,052	-3,760,484	-1,613,122	-512,052	-382,052
100	-7,210	-61,288	-3,809,660	-1,662,358	-611,288	-431,288
125	-21,692	-184,383	-3,932,755	-1,785,453	-684,383	-554,383
150	-36,175	-307,486	-4,055,858	-1,908,557	-807,486	-677,486
175	-50,657	-430,581	-4,178,953	-2,031,652	-930,581	-800,581
200	-65,138	-553,676	-4,302,048	-2,154,746	-1,053,676	-923,676
225	-79,621	-676,779	-4,425,151	-2,277,850	-1,176,779	-1,046,779
250	-94,103	-799,874	-4,548,246	-2,400,945	-1,299,874	-1,169,874
275	-108,585	-922,969	-4,671,341	-2,524,039	-1,422,969	-1,292,969
300	-123,067	-1,046,072	-4,794,444	-2,647,143	-1,546,072	-1,416,072
325	-137,549	-1,169,167	-4,917,539	-2,770,238	-1,669,167	-1,539,167

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,549,958	3,874,894	126,522	2,273,824	3,374,894	3,504,894
20	1,537,307	3,843,268	94,896	2,242,198	3,343,268	3,473,268
30	1,530,982	3,827,454	79,082	2,226,384	3,327,454	3,457,454
50	1,518,331	3,795,828	47,456	2,194,758	3,295,828	3,425,828
70	1,505,681	3,764,202	15,830	2,163,132	3,264,202	3,394,202
90	1,493,030	3,732,576	-15,796	2,131,506	3,232,576	3,362,576
100	1,486,706	3,716,764	-31,607	2,115,694	3,216,764	3,346,764
125	1,470,893	3,677,233	-71,139	2,076,162	3,177,233	3,307,233
150	1,455,079	3,637,698	-110,674	2,036,628	3,137,698	3,267,698
175	1,439,267	3,598,166	-150,205	1,997,096	3,098,166	3,228,166
200	1,423,454	3,558,635	-189,737	1,957,564	3,058,635	3,188,635
225	1,407,641	3,519,103	-229,269	1,918,032	3,019,103	3,149,103
250	1,391,827	3,479,568	-268,803	1,878,498	2,979,568	3,109,568
275	1,376,015	3,440,037	-308,335	1,838,966	2,940,037	3,070,037
300	1,360,202	3,400,505	-347,867	1,799,434	2,900,505	3,030,505
325	1,344,389	3,360,973	-387,399	1,759,903	2,860,973	2,990,973

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,380,541	3,451,353	-297,018	1,850,283	2,951,353	3,081,353
20	1,367,891	3,419,727	-328,644	1,818,657	2,919,727	3,049,727
30	1,361,565	3,403,913	-344,459	1,802,843	2,903,913	3,033,913
50	1,348,915	3,372,287	-376,085	1,771,217	2,872,287	3,002,287
70	1,336,265	3,340,661	-407,711	1,739,591	2,840,661	2,970,661
90	1,323,614	3,309,035	-439,336	1,707,965	2,809,035	2,939,035
100	1,317,289	3,293,224	-455,148	1,692,153	2,793,224	2,923,224
125	1,301,477	3,253,692	-494,680	1,652,621	2,753,692	2,883,692
150	1,285,663	3,214,157	-534,214	1,613,087	2,714,157	2,844,157
175	1,269,850	3,174,626	-573,746	1,573,555	2,674,626	2,804,626
200	1,254,038	3,135,094	-613,278	1,534,023	2,635,094	2,765,094
225	1,238,224	3,095,560	-652,812	1,494,489	2,595,560	2,725,560
250	1,222,411	3,056,028	-692,344	1,454,957	2,556,028	2,686,028
275	1,206,598	3,016,496	-731,876	1,415,426	2,516,496	2,646,496
300	1,190,786	2,976,964	-771,408	1,375,894	2,476,964	2,606,964
325	1,174,972	2,937,430	-810,942	1,336,359	2,437,430	2,567,430

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,211,011	3,027,528	-720,843	1,426,458	2,527,528	2,657,528
20	1,198,361	2,995,903	-752,469	1,394,832	2,495,903	2,625,903
30	1,192,035	2,980,088	-768,283	1,379,018	2,480,088	2,610,088
50	1,178,385	2,948,462	-799,909	1,347,392	2,448,462	2,578,462
70	1,166,735	2,916,836	-831,535	1,315,766	2,416,836	2,546,836
90	1,154,084	2,885,210	-863,161	1,284,140	2,385,210	2,515,210
100	1,147,759	2,869,399	-878,973	1,268,328	2,369,399	2,499,399
125	1,131,947	2,829,867	-918,505	1,228,797	2,329,867	2,459,867
150	1,116,133	2,790,333	-958,039	1,189,262	2,290,333	2,420,333
175	1,100,320	2,750,801	-997,571	1,149,730	2,250,801	2,380,801
200	1,084,508	2,711,269	-1,037,103	1,110,199	2,211,269	2,341,269
225	1,068,695	2,671,737	-1,076,635	1,070,667	2,171,737	2,301,737
250	1,052,881	2,632,203	-1,116,169	1,031,132	2,132,203	2,262,203
275	1,037,068	2,592,671	-1,155,701	991,601	2,092,671	2,222,671
300	1,021,256	2,553,139	-1,195,233	952,069	2,053,139	2,183,139
325	1,005,443	2,513,607	-1,234,764	912,537	2,013,607	2,143,607

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	385,504	2,978,893	-769,479	1,377,822	2,478,893	2,608,893
20	373,236	2,884,093	-864,279	1,283,023	2,384,093	2,514,093
30	367,102	2,836,697	-911,675	1,235,627	2,336,697	2,466,697
50	354,834	2,741,897	-1,006,474	1,140,827	2,241,897	2,371,897
70	342,566	2,647,098	-1,101,274	1,046,027	2,147,098	2,277,098
90	330,297	2,552,298	-1,196,074	951,228	2,052,298	2,182,298
100	324,164	2,504,902	-1,243,470	903,832	2,004,902	2,134,902
125	308,828	2,386,397	-1,361,975	785,326	1,886,397	2,016,397
150	293,493	2,267,899	-1,480,473	666,829	1,767,899	1,897,899
175	278,158	2,149,401	-1,598,970	548,331	1,649,401	1,779,401
200	262,823	2,030,904	-1,717,468	429,833	1,530,904	1,660,904
225	247,488	1,912,406	-1,835,966	311,336	1,412,406	1,542,406
250	232,153	1,793,908	-1,954,464	192,838	1,293,908	1,423,908
275	216,818	1,675,411	-2,072,961	74,340	1,175,411	1,305,411
300	201,483	1,556,913	-2,191,459	-44,157	1,056,913	1,186,913
325	186,147	1,438,407	-2,309,954	-162,663	938,407	1,068,407

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	249,975	1,931,623	-1,816,749	330,553	1,431,623	1,561,623
20	237,708	1,836,831	-1,911,541	235,761	1,336,831	1,466,831
30	231,573	1,789,427	-1,958,945	188,357	1,289,427	1,419,427
50	219,305	1,694,628	-2,053,744	93,557	1,194,628	1,324,628
70	207,037	1,599,828	-2,148,544	-1,243	1,099,828	1,229,828
90	194,768	1,505,028	-2,243,344	-96,042	1,005,028	1,135,028
100	188,635	1,457,632	-2,290,740	-143,438	957,632	1,087,632
125	173,300	1,339,134	-2,409,237	-261,936	839,134	969,134
150	157,965	1,220,637	-2,527,735	-380,434	720,637	850,637
175	142,630	1,102,139	-2,646,233	-498,931	602,139	732,139
200	127,294	983,634	-2,764,738	-617,437	483,634	613,634
225	111,959	865,136	-2,883,236	-735,934	365,136	495,136
250	96,624	746,638	-3,001,733	-854,432	246,638	376,638
275	81,289	628,141	-3,120,231	-972,930	128,141	258,141
300	65,954	509,643	-3,238,729	-1,091,427	9,643	139,643
325	50,619	391,145	-3,357,226	-1,209,925	-108,856	21,145

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£300	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	114,358	883,678	-2,864,694	-717,393	383,678	513,678
20	102,090	788,878	-2,959,494	-812,192	288,878	418,878
30	96,957	741,482	-3,006,890	-859,588	241,482	371,482
50	83,688	646,682	-3,101,689	-954,388	146,682	276,682
70	71,420	551,883	-3,196,489	-1,049,188	51,883	181,883
90	59,152	457,083	-3,291,289	-1,143,987	-42,917	87,083
100	53,018	409,687	-3,338,685	-1,191,383	-90,313	39,687
125	37,683	291,189	-3,457,182	-1,309,881	-208,811	-78,811
150	22,347	172,684	-3,575,688	-1,428,386	-327,316	-197,316
175	7,012	54,186	-3,694,185	-1,546,884	-445,814	-315,814
200	-8,459	-65,363	-3,813,734	-1,666,433	-565,363	-435,363
225	-24,045	-185,901	-3,934,172	-1,786,871	-685,801	-555,801
250	-39,631	-306,239	-4,054,611	-1,907,309	-806,239	-676,239
275	-55,216	-426,669	-4,175,041	-2,027,739	-926,669	-796,669
300	-70,802	-547,107	-4,295,479	-2,148,177	-1,047,107	-917,107
325	-86,388	-667,545	-4,415,917	-2,268,616	-1,167,545	-1,037,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£70	£100

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,682,749	3,824,430	76,058	2,223,360	3,324,430	3,454,430
20	1,669,001	3,793,183	44,811	2,192,113	3,293,183	3,423,183
30	1,662,127	3,777,561	29,189	2,176,490	3,277,561	3,407,561
50	1,648,378	3,746,313	-2,058	2,145,243	3,246,313	3,376,313
70	1,634,629	3,715,066	-33,305	2,113,996	3,215,066	3,345,066
90	1,620,880	3,683,819	-64,553	2,082,749	3,183,819	3,313,819
100	1,614,007	3,668,197	-80,175	2,067,126	3,168,197	3,298,197
125	1,598,821	3,629,139	-119,233	2,028,068	3,129,139	3,259,139
150	1,579,635	3,590,080	-158,292	1,989,010	3,090,080	3,220,080
175	1,562,450	3,551,022	-197,350	1,949,951	3,051,022	3,181,022
200	1,545,263	3,511,961	-236,411	1,910,891	3,011,961	3,141,961
225	1,528,077	3,472,903	-275,469	1,871,833	2,972,903	3,102,903
250	1,510,892	3,433,845	-314,527	1,832,774	2,933,845	3,063,845
275	1,493,706	3,394,786	-353,585	1,793,716	2,894,786	3,024,786
300	1,476,520	3,355,728	-392,644	1,754,658	2,855,728	2,985,728
325	1,459,335	3,316,670	-431,702	1,715,599	2,816,670	2,946,670

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,498,625	3,405,967	-342,405	1,804,896	2,905,967	3,035,967
20	1,484,877	3,374,719	-373,652	1,773,649	2,874,719	3,004,719
30	1,478,003	3,359,097	-389,275	1,758,027	2,859,097	2,989,097
50	1,464,254	3,327,850	-420,522	1,726,780	2,827,850	2,957,850
70	1,450,505	3,296,603	-451,769	1,695,532	2,796,603	2,926,603
90	1,436,756	3,265,356	-483,016	1,664,285	2,765,356	2,895,356
100	1,429,883	3,249,733	-498,639	1,648,663	2,749,733	2,879,733
125	1,412,697	3,210,675	-537,697	1,609,605	2,710,675	2,840,675
150	1,395,511	3,171,617	-576,755	1,570,546	2,671,617	2,801,617
175	1,378,326	3,132,558	-615,813	1,531,488	2,632,558	2,762,558
200	1,361,139	3,093,498	-654,874	1,492,427	2,593,498	2,723,498
225	1,343,953	3,054,439	-693,932	1,453,369	2,554,439	2,684,439
250	1,326,768	3,015,381	-732,991	1,414,311	2,515,381	2,645,381
275	1,309,582	2,976,323	-772,049	1,375,252	2,476,323	2,606,323
300	1,292,396	2,937,264	-811,107	1,336,194	2,437,264	2,567,264
325	1,275,211	2,898,206	-850,166	1,297,136	2,398,206	2,528,206

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,314,378	2,987,223	-761,149	1,386,153	2,487,223	2,617,223
20	1,300,629	2,955,976	-792,396	1,354,905	2,455,976	2,585,976
30	1,293,756	2,940,353	-808,018	1,339,283	2,440,353	2,570,353
50	1,280,007	2,909,106	-839,265	1,308,036	2,409,106	2,539,106
70	1,266,258	2,877,859	-870,513	1,276,789	2,377,859	2,507,859
90	1,252,509	2,846,612	-901,760	1,245,542	2,346,612	2,476,612
100	1,245,635	2,830,990	-917,382	1,229,919	2,330,990	2,460,990
125	1,228,450	2,791,931	-956,440	1,190,861	2,291,931	2,421,931
150	1,211,264	2,752,873	-995,499	1,151,803	2,252,873	2,382,873
175	1,194,077	2,713,812	-1,034,559	1,112,742	2,213,812	2,343,812
200	1,176,892	2,674,754	-1,073,618	1,073,684	2,174,754	2,304,754
225	1,159,706	2,635,696	-1,112,676	1,034,625	2,135,696	2,265,696
250	1,142,521	2,596,638	-1,151,734	995,567	2,096,638	2,226,638
275	1,125,335	2,557,579	-1,190,793	956,509	2,057,579	2,187,579
300	1,108,149	2,518,521	-1,229,851	917,450	2,018,521	2,148,521
325	1,090,964	2,479,463	-1,268,909	878,392	1,979,463	2,109,463

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	449,177	2,844,786	-903,586	1,243,715	2,344,786	2,474,786
20	432,812	2,741,143	-1,007,229	1,140,072	2,241,143	2,371,143
30	424,630	2,689,321	-1,059,050	1,088,251	2,189,321	2,319,321
50	408,265	2,585,679	-1,162,693	984,608	2,085,679	2,215,679
70	391,900	2,482,036	-1,266,336	880,966	1,982,036	2,112,036
90	375,536	2,378,393	-1,369,978	777,323	1,878,393	2,008,393
100	367,353	2,326,572	-1,421,800	725,502	1,826,572	1,956,572
125	348,898	2,197,022	-1,551,350	595,951	1,697,022	1,827,022
150	326,442	2,067,465	-1,680,907	466,395	1,567,465	1,697,465
175	305,987	1,937,915	-1,810,457	336,845	1,437,915	1,567,915
200	285,530	1,808,358	-1,940,013	207,288	1,308,358	1,438,358
225	265,075	1,678,808	-2,069,564	77,738	1,178,808	1,308,808
250	244,619	1,549,252	-2,199,120	-51,819	1,049,252	1,179,252
275	224,163	1,419,701	-2,328,670	-181,369	919,701	1,049,701
300	203,707	1,290,145	-2,458,227	-310,926	790,145	920,145
325	183,252	1,160,595	-2,587,777	-440,476	660,595	790,595

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£270,981	1,716,213	-2,032,158	115,143	1,216,213	1,346,213
20	254,616	1,612,571	-2,135,801	11,500	1,112,571	1,242,571
30	246,434	1,560,749	-2,187,623	-40,321	1,060,749	1,190,749
50	230,069	1,457,107	-2,291,265	-143,964	957,107	1,087,107
70	213,705	1,353,464	-2,394,908	-247,607	853,464	983,464
90	197,340	1,249,821	-2,498,551	-351,249	749,821	879,821
100	189,158	1,198,000	-2,550,372	-403,071	698,000	828,000
125	168,702	1,068,443	-2,679,929	-532,627	568,443	698,443
150	148,246	938,893	-2,809,479	-662,177	438,893	568,893
175	127,790	809,336	-2,939,035	-791,734	309,336	439,336
200	107,335	679,786	-3,068,586	-921,284	179,786	309,786
225	86,878	550,230	-3,198,142	-1,050,841	50,230	180,230
250	66,423	420,679	-3,327,692	-1,180,391	-79,321	50,679
275	45,967	291,123	-3,457,249	-1,309,948	-208,877	-78,877
300	25,511	161,573	-3,586,799	-1,439,498	-338,427	-208,427
325	5,055	32,016	-3,716,356	-1,569,054	-467,984	-337,984

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£225	£250

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	92,667	586,888	-3,161,484	-1,014,182	86,888	216,888
20	76,302	483,245	-3,265,126	-1,117,825	-16,755	113,245
30	68,120	431,424	-3,316,948	-1,169,646	-68,576	61,424
50	51,755	327,781	-3,420,591	-1,273,289	-172,219	-42,219
70	35,390	224,139	-3,524,233	-1,376,932	-275,861	-145,861
90	19,026	120,496	-3,627,876	-1,480,575	-379,504	-249,504
100	10,843	68,674	-3,679,697	-1,532,396	-431,326	-301,326
125	-9,770	-61,874	-3,810,246	-1,662,945	-561,874	-431,874
150	-30,560	-193,546	-3,941,918	-1,794,617	-693,546	-563,546
175	-51,350	-325,218	-4,073,590	-1,926,288	-825,218	-695,218
200	-72,140	-456,890	-4,205,261	-2,057,960	-956,890	-826,890
225	-92,932	-588,568	-4,336,939	-2,189,638	-1,088,568	-958,568
250	-113,722	-720,239	-4,468,611	-2,321,310	-1,220,239	-1,090,239
275	-134,512	-851,911	-4,600,283	-2,452,981	-1,351,911	-1,221,911
300	-155,303	-983,583	-4,731,954	-2,584,653	-1,483,583	-1,353,583
325	-176,093	-1,115,254	-4,863,626	-2,716,325	-1,615,254	-1,485,254

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£30

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,118,279	3,897,848	149,476	2,296,778	3,397,848	3,527,848
20	3,095,730	3,869,662	121,291	2,268,592	3,369,662	3,499,662
30	3,084,456	3,855,570	107,198	2,254,500	3,355,570	3,485,570
50	3,061,907	3,827,384	79,012	2,226,314	3,327,384	3,457,384
70	3,039,359	3,799,198	50,827	2,198,128	3,299,198	3,429,198
90	3,016,810	3,771,012	22,641	2,169,942	3,271,012	3,401,012
100	3,005,536	3,756,920	8,548	2,155,850	3,256,920	3,386,920
125	2,977,350	3,721,688	-26,694	2,120,617	3,221,688	3,351,688
150	2,949,165	3,686,456	-61,916	2,085,386	3,186,456	3,316,456
175	2,920,979	3,651,224	-97,148	2,050,153	3,151,224	3,281,224
200	2,892,794	3,615,992	-132,380	2,014,922	3,115,992	3,245,992
225	2,864,608	3,580,760	-167,612	1,979,689	3,080,760	3,210,760
250	2,836,423	3,545,528	-202,844	1,944,456	3,045,528	3,175,528
275	2,808,237	3,510,296	-238,076	1,909,224	3,010,296	3,140,296
300	2,779,052	3,475,064	-273,308	1,873,992	2,975,064	3,105,064
325	2,750,866	3,439,832	-308,540	1,838,760	2,939,832	3,069,832

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,785,995	3,482,494	-265,878	1,881,424	2,982,494	3,112,494
20	2,763,446	3,454,308	-294,064	1,853,238	2,954,308	3,084,308
30	2,752,173	3,440,216	-308,156	1,839,146	2,940,216	3,070,216
50	2,729,624	3,412,030	-336,342	1,810,960	2,912,030	3,042,030
70	2,707,075	3,383,844	-364,528	1,782,774	2,883,844	3,013,844
90	2,684,526	3,355,658	-392,714	1,754,588	2,855,658	2,985,658
100	2,673,253	3,341,566	-407,053	1,740,496	2,841,566	2,971,566
125	2,644,068	3,305,334	-442,861	1,704,264	2,805,334	2,935,334
150	2,615,882	3,269,102	-478,670	1,668,032	2,769,102	2,899,102
175	2,587,696	3,232,870	-514,478	1,631,800	2,732,870	2,862,870
200	2,559,510	3,196,638	-550,286	1,595,568	2,696,638	2,826,638
225	2,529,324	3,160,406	-586,094	1,559,336	2,660,406	2,790,406
250	2,500,138	3,124,174	-621,902	1,523,104	2,624,174	2,754,174
275	2,470,952	3,087,942	-657,710	1,486,872	2,587,942	2,717,942
300	2,441,766	3,051,710	-693,518	1,450,640	2,551,710	2,681,710
325	2,412,580	3,015,478	-729,326	1,414,408	2,515,478	2,645,478

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,452,424	3,065,530	-682,842	1,464,459	2,565,530	2,695,530
20	2,429,875	3,037,344	-711,028	1,436,273	2,537,344	2,667,344
30	2,418,602	3,023,252	-725,120	1,422,181	2,523,252	2,653,252
50	2,395,053	2,995,066	-754,306	1,394,000	2,495,066	2,625,066
70	2,372,504	2,966,880	-783,492	1,365,814	2,466,880	2,596,880
90	2,349,955	2,938,694	-812,678	1,337,628	2,438,694	2,568,694
100	2,338,682	2,924,602	-826,916	1,323,536	2,424,602	2,554,602
125	2,309,496	2,888,370	-862,724	1,287,304	2,388,370	2,518,370
150	2,281,310	2,852,138	-898,532	1,251,072	2,352,138	2,482,138
175	2,253,124	2,815,906	-934,340	1,214,840	2,315,906	2,445,906
200	2,224,938	2,779,674	-970,148	1,178,608	2,279,674	2,409,674
225	2,196,752	2,743,442	-1,005,956	1,142,376	2,243,442	2,373,442
250	2,168,566	2,707,210	-1,041,764	1,106,144	2,207,210	2,337,210
275	2,139,380	2,670,978	-1,077,572	1,069,912	2,170,978	2,300,978
300	2,110,194	2,634,746	-1,113,380	1,033,680	2,134,746	2,264,746
325	2,081,008	2,598,514	-1,149,188	997,448	2,098,514	2,228,514

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
Flats	
No of units	30 units
Density:	75 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	940,293	2,350,733	-1,397,639	749,662	1,850,733	1,980,733
20	907,694	2,269,235	-1,479,137	668,164	1,769,235	1,899,235
30	891,395	2,228,488	-1,519,883	627,418	1,728,488	1,858,488
50	858,796	2,146,991	-1,601,381	545,920	1,646,991	1,776,991
70	826,197	2,065,493	-1,682,879	464,422	1,565,493	1,695,493
90	793,599	1,983,997	-1,764,374	382,927	1,483,997	1,613,997
100	777,299	1,943,248	-1,805,123	342,178	1,443,248	1,573,248
125	736,551	1,841,377	-1,906,995	240,307	1,341,377	1,471,377
150	695,802	1,739,506	-2,008,866	138,436	1,239,506	1,369,506
175	655,054	1,637,635	-2,110,737	36,565	1,137,635	1,267,635
200	614,306	1,535,764	-2,212,608	-65,306	1,035,764	1,165,764
225	573,557	1,433,893	-2,314,479	-167,177	933,893	1,063,893
250	532,810	1,332,024	-2,416,347	-269,046	832,024	962,024
275	492,061	1,230,153	-2,518,219	-370,917	730,153	860,153
300	451,313	1,128,282	-2,620,090	-472,788	628,282	758,282
325	410,564	1,026,411	-2,721,961	-574,659	526,411	656,411

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	583,897	1,459,743	-2,288,629	-141,328	959,743	1,089,743
20	551,299	1,378,247	-2,370,125	-222,823	878,247	1,008,247
30	534,999	1,337,498	-2,410,874	-263,572	837,498	967,498
50	502,400	1,256,000	-2,492,371	-345,070	756,000	886,000
70	469,802	1,174,505	-2,573,867	-426,565	674,505	804,505
90	437,203	1,093,007	-2,655,365	-508,063	593,007	723,007
100	420,903	1,052,258	-2,696,114	-548,812	552,258	682,258
125	380,155	950,387	-2,797,985	-650,683	450,387	580,387
150	339,406	848,516	-2,899,856	-752,554	348,516	478,516
175	298,658	746,645	-3,001,727	-854,425	246,645	376,645
200	257,911	644,776	-3,103,595	-956,294	144,776	274,776
225	217,162	542,905	-3,205,467	-1,058,165	42,905	172,905
250	176,414	441,034	-3,307,338	-1,160,036	-58,966	71,034
275	135,665	339,163	-3,409,209	-1,261,907	-160,837	-30,837
300	94,917	237,292	-3,511,080	-1,363,778	-262,708	-132,708
325	54,168	135,421	-3,612,951	-1,465,649	-364,579	-234,579

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£225	£250

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	227,266	568,165	-3,180,206	-1,032,905	68,165	198,165
20	194,668	486,670	-3,261,702	-1,114,400	-13,330	116,670
30	178,368	445,921	-3,302,451	-1,155,149	-54,079	75,921
50	145,769	364,423	-3,383,949	-1,236,647	-135,577	-5,577
70	113,171	282,928	-3,465,444	-1,318,142	-217,072	-87,072
90	80,572	201,430	-3,546,942	-1,399,640	-298,570	-168,570
100	64,273	160,684	-3,587,688	-1,440,387	-339,316	-209,316
125	23,525	58,812	-3,689,559	-1,542,258	-441,188	-311,188
150	-17,506	-43,764	-3,792,136	-1,644,835	-543,764	-413,764
175	-58,920	-147,300	-3,895,672	-1,748,371	-647,300	-517,300
200	-100,335	-250,837	-3,999,209	-1,851,907	-750,837	-620,837
225	-141,750	-354,376	-4,102,747	-1,955,446	-854,376	-724,376
250	-183,165	-457,912	-4,206,284	-2,058,982	-957,912	-827,912
275	-224,579	-561,448	-4,309,820	-2,162,518	-1,061,448	-931,448
300	-265,995	-664,987	-4,413,359	-2,266,057	-1,164,987	-1,034,987
325	-307,409	-768,523	-4,516,895	-2,369,593	-1,268,523	-1,138,523

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£30

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,661,136	6,120,613	2,372,241	4,519,542	5,620,613	5,750,613
20	2,606,948	5,995,980	2,247,609	4,394,910	5,495,980	5,625,980
30	2,579,463	5,932,766	2,184,394	4,331,695	5,432,766	5,562,766
50	2,524,494	5,806,337	2,057,965	4,205,266	5,306,337	5,436,337
70	2,469,526	5,679,910	1,931,538	4,078,839	5,179,910	5,309,910
90	2,414,558	5,553,483	1,805,111	3,952,413	5,053,483	5,183,483
100	2,387,073	5,490,268	1,741,897	3,889,198	4,990,268	5,120,268
125	2,318,362	5,332,233	1,583,861	3,731,163	4,832,233	4,962,233
150	2,246,651	5,174,198	1,425,826	3,573,127	4,674,198	4,804,198
175	2,180,941	5,016,165	1,267,793	3,415,094	4,516,165	4,646,165
200	2,112,230	4,858,130	1,109,758	3,257,059	4,358,130	4,488,130
225	2,043,519	4,700,094	951,722	3,099,024	4,200,094	4,330,094
250	1,974,808	4,542,059	793,687	2,940,989	4,042,059	4,172,059
275	1,906,097	4,384,024	635,652	2,782,953	3,884,024	4,014,024
300	1,837,387	4,225,991	477,619	2,624,920	3,725,991	3,856,991
325	1,768,676	4,067,955	319,584	2,466,885	3,567,955	3,697,955

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,042,844	4,698,541	950,169	3,097,470	4,198,541	4,328,541
20	1,987,876	4,572,114	823,742	2,971,043	4,072,114	4,202,114
30	1,960,391	4,508,899	760,527	2,907,829	4,008,899	4,138,899
50	1,905,423	4,382,472	634,101	2,781,402	3,882,472	4,012,472
70	1,850,454	4,256,043	507,671	2,654,973	3,756,043	3,886,043
90	1,795,485	4,129,616	381,245	2,528,546	3,629,616	3,759,616
100	1,768,001	4,066,402	318,030	2,465,331	3,566,402	3,696,402
125	1,699,290	3,908,366	159,995	2,307,296	3,408,366	3,538,366
150	1,630,580	3,750,333	1,962	2,149,263	3,250,333	3,380,333
175	1,561,869	3,592,298	-156,074	1,991,228	3,092,298	3,222,298
200	1,493,158	3,434,263	-314,109	1,833,193	2,934,263	3,064,263
225	1,424,447	3,276,228	-472,144	1,675,157	2,776,228	2,906,228
250	1,355,737	3,118,195	-630,177	1,517,124	2,618,195	2,748,195
275	1,287,026	2,960,159	-788,212	1,359,089	2,460,159	2,590,159
300	1,218,315	2,802,124	-946,248	1,201,054	2,302,124	2,432,124
325	1,149,604	2,644,089	-1,104,283	1,043,018	2,144,089	2,274,089

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,423,354	3,273,715	-474,657	1,672,644	2,773,715	2,903,715
20	1,368,386	3,147,288	-601,084	1,546,217	2,647,288	2,777,288
30	1,340,901	3,084,073	-664,299	1,493,003	2,584,073	2,714,073
50	1,285,933	2,957,646	-790,726	1,356,576	2,457,646	2,587,646
70	1,230,964	2,831,217	-917,155	1,230,147	2,331,217	2,461,217
90	1,175,996	2,704,790	-1,043,582	1,103,720	2,204,790	2,334,790
100	1,148,511	2,641,576	-1,106,796	1,040,505	2,141,576	2,271,576
125	1,079,800	2,483,540	-1,264,831	882,470	1,983,540	2,113,540
150	1,011,090	2,325,507	-1,422,864	724,437	1,825,507	1,955,507
175	942,379	2,167,472	-1,580,900	566,402	1,667,472	1,797,472
200	873,668	2,009,437	-1,738,935	408,366	1,509,437	1,639,437
225	804,957	1,851,402	-1,896,970	250,331	1,351,402	1,481,402
250	736,246	1,693,366	-2,055,006	92,296	1,193,366	1,323,366
275	667,536	1,535,333	-2,213,039	-65,737	1,035,333	1,165,333
300	598,825	1,377,298	-2,371,074	-223,772	877,298	1,007,298
325	530,114	1,219,263	-2,529,109	-381,808	719,263	849,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,236,583	5,789,266	2,040,895	4,188,196	5,289,266	5,419,266
20	7,181,155	5,744,924	1,996,552	4,143,854	5,244,924	5,374,924
30	7,153,441	5,722,753	1,974,381	4,121,683	5,222,753	5,352,753
50	7,098,014	5,678,411	1,930,039	4,077,340	5,178,411	5,308,411
70	7,042,586	5,634,069	1,885,697	4,032,998	5,134,069	5,264,069
90	6,987,158	5,589,726	1,841,355	3,988,656	5,089,726	5,219,726
100	6,959,444	5,567,555	1,819,183	3,966,485	5,067,555	5,197,555
125	6,890,159	5,512,127	1,763,756	3,911,057	5,012,127	5,142,127
150	6,820,876	5,456,700	1,708,329	3,855,630	4,956,700	5,086,700
175	6,751,591	5,401,273	1,652,901	3,800,202	4,901,273	5,031,273
200	6,681,739	5,345,392	1,597,020	3,744,321	4,845,392	4,975,392
225	6,611,322	5,289,057	1,540,686	3,687,987	4,789,057	4,919,057
250	6,540,904	5,232,723	1,484,352	3,631,653	4,732,723	4,862,723
275	6,470,486	5,176,389	1,428,017	3,575,318	4,676,389	4,806,389
300	6,400,068	5,120,054	1,371,683	3,518,984	4,620,054	4,750,054
325	6,329,650	5,063,720	1,315,349	3,462,650	4,563,720	4,693,720

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,450,729	5,160,583	1,412,211	3,559,513	4,660,583	4,790,583
20	6,395,301	5,116,241	1,367,869	3,515,171	4,616,241	4,746,241
30	6,367,587	5,094,070	1,345,698	3,492,999	4,594,070	4,724,070
50	6,311,948	5,049,559	1,301,187	3,448,488	4,549,559	4,679,559
70	6,255,614	5,004,491	1,256,119	3,403,421	4,504,491	4,634,491
90	6,199,279	4,959,423	1,211,052	3,358,353	4,459,423	4,589,423
100	6,171,112	4,936,890	1,188,518	3,335,819	4,436,890	4,566,890
125	6,100,694	4,880,556	1,132,184	3,279,485	4,380,556	4,510,556
150	6,030,277	4,824,221	1,075,850	3,223,151	4,324,221	4,454,221
175	5,959,859	4,767,887	1,019,516	3,166,817	4,267,887	4,397,887
200	5,889,441	4,711,553	963,181	3,110,482	4,211,553	4,341,553
225	5,819,023	4,655,218	906,847	3,054,148	4,155,218	4,285,218
250	5,748,605	4,598,884	850,513	2,997,814	4,098,884	4,228,884
275	5,678,188	4,542,550	794,179	2,941,480	4,042,550	4,172,550
300	5,607,769	4,486,215	737,844	2,885,145	3,986,215	4,116,215
325	5,537,352	4,429,881	681,510	2,828,811	3,929,881	4,059,881

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,659,952	4,527,962	779,590	2,926,892	4,027,962	4,157,962
20	5,603,618	4,482,894	734,523	2,881,824	3,982,894	4,112,894
30	5,575,451	4,460,361	711,989	2,859,290	3,960,361	4,090,361
50	5,519,117	4,415,294	666,922	2,814,223	3,915,294	4,045,294
70	5,462,783	4,370,226	621,854	2,769,156	3,870,226	4,000,226
90	5,406,448	4,325,159	576,787	2,724,088	3,825,159	3,955,159
100	5,378,281	4,302,625	554,253	2,701,554	3,802,625	3,932,625
125	5,307,863	4,246,291	497,919	2,645,220	3,746,291	3,876,291
150	5,237,446	4,189,957	441,585	2,588,886	3,689,957	3,819,957
175	5,167,028	4,133,623	385,251	2,532,552	3,633,623	3,763,623
200	5,096,610	4,077,288	328,916	2,476,217	3,577,288	3,707,288
225	5,026,192	4,020,954	272,582	2,419,883	3,520,954	3,650,954
250	4,955,774	3,964,620	216,248	2,363,549	3,464,620	3,594,620
275	4,885,357	3,908,285	159,914	2,307,215	3,408,285	3,538,285
300	4,814,938	3,851,951	103,579	2,250,880	3,351,951	3,481,951
325	4,744,521	3,795,617	47,245	2,194,546	3,295,617	3,425,617

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,633,419	7,323,444	3,575,073	5,722,374	6,823,444	6,953,444
20	5,577,409	7,250,632	3,502,260	5,649,562	6,750,632	6,880,632
30	5,549,404	7,214,225	3,465,853	5,613,155	6,714,225	6,844,225
50	5,493,393	7,141,412	3,393,040	5,540,341	6,641,412	6,771,412
70	5,437,384	7,068,599	3,320,227	5,467,529	6,568,599	6,698,599
90	5,381,374	6,995,787	3,247,415	5,394,716	6,495,787	6,625,787
100	5,353,369	6,959,380	3,211,008	5,358,310	6,459,380	6,589,380
125	5,283,357	6,868,363	3,119,992	5,267,293	6,368,363	6,498,363
150	5,213,344	6,777,347	3,028,975	5,176,277	6,277,347	6,407,347
175	5,143,331	6,686,331	2,937,959	5,085,260	6,186,331	6,316,331
200	5,073,320	6,595,315	2,846,944	4,994,245	6,095,315	6,225,315
225	5,003,307	6,504,299	2,755,927	4,903,229	6,004,299	6,134,299
250	4,933,294	6,413,283	2,664,911	4,812,212	5,913,283	6,043,283
275	4,863,282	6,322,266	2,573,894	4,721,196	5,822,266	5,952,266
300	4,793,269	6,231,250	2,482,878	4,630,179	5,731,250	5,861,250
325	4,723,257	6,140,234	2,391,863	4,539,164	5,640,234	5,770,234

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,904,596	6,375,974	2,627,603	4,774,904	5,875,974	6,005,974
20	4,848,586	6,303,162	2,554,790	4,702,092	5,803,162	5,933,162
30	4,820,581	6,266,755	2,518,383	4,665,685	5,766,755	5,896,755
50	4,764,570	6,193,941	2,445,570	4,592,871	5,693,941	5,823,941
70	4,708,561	6,121,129	2,372,757	4,520,059	5,621,129	5,751,129
90	4,652,551	6,048,317	2,299,945	4,447,246	5,548,317	5,678,317
100	4,624,546	6,011,910	2,263,538	4,410,839	5,511,910	5,641,910
125	4,554,533	5,920,893	2,172,522	4,319,823	5,420,893	5,550,893
150	4,484,521	5,829,877	2,081,505	4,228,807	5,329,877	5,459,877
175	4,414,508	5,738,860	1,990,489	4,137,790	5,238,860	5,368,860
200	4,344,496	5,647,845	1,899,474	4,046,775	5,147,845	5,277,845
225	4,274,484	5,556,829	1,808,457	3,955,758	5,056,829	5,186,829
250	4,204,471	5,465,812	1,717,441	3,864,742	4,965,812	5,095,812
275	4,134,458	5,374,796	1,626,424	3,773,726	4,874,796	5,004,796
300	4,064,446	5,283,779	1,535,408	3,682,709	4,783,779	4,913,779
325	3,994,434	5,192,764	1,444,393	3,591,694	4,692,764	4,822,764

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,175,283	5,427,868	1,679,496	3,826,797	4,927,868	5,057,868
20	4,119,272	5,355,054	1,606,682	3,753,984	4,855,054	4,985,054
30	4,091,267	5,318,647	1,570,275	3,717,577	4,818,647	4,948,647
50	4,035,258	5,245,835	1,497,463	3,644,765	4,745,835	4,875,835
70	3,979,248	5,173,023	1,424,651	3,571,952	4,673,023	4,803,023
90	3,923,238	5,100,209	1,351,837	3,499,138	4,600,209	4,730,209
100	3,895,232	5,063,802	1,315,430	3,462,732	4,563,802	4,693,802
125	3,825,221	4,972,787	1,224,415	3,371,716	4,472,787	4,602,787
150	3,755,208	4,881,770	1,133,399	3,280,700	4,381,770	4,511,770
175	3,685,195	4,790,754	1,042,382	3,189,684	4,290,754	4,420,754
200	3,615,183	4,699,737	951,366	3,098,667	4,199,737	4,329,737
225	3,545,170	4,608,721	860,349	3,007,651	4,108,721	4,238,721
250	3,475,158	4,517,706	769,334	2,916,636	4,017,706	4,147,706
275	3,405,146	4,426,689	678,318	2,825,619	3,926,689	4,056,689
300	3,335,133	4,335,673	587,301	2,734,603	3,835,673	3,965,673
325	3,265,120	4,244,657	496,285	2,643,586	3,744,657	3,874,657

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,706,999	6,959,549	3,211,178	5,358,479	6,459,549	6,589,549
20	10,600,700	6,890,455	3,142,083	5,289,385	6,390,455	6,520,455
30	10,547,552	6,855,909	3,107,537	5,254,838	6,355,909	6,485,909
50	10,441,254	6,786,815	3,038,443	5,185,745	6,286,815	6,416,815
70	10,334,956	6,717,721	2,969,349	5,116,651	6,217,721	6,347,721
90	10,228,658	6,648,628	2,900,256	5,047,557	6,148,628	6,278,628
100	10,175,509	6,614,081	2,865,709	5,013,011	6,114,081	6,244,081
125	10,042,636	6,527,714	2,779,342	4,926,643	6,027,714	6,157,714
150	9,908,765	6,441,347	2,692,975	4,840,277	5,941,347	6,071,347
175	9,776,893	6,354,980	2,606,608	4,753,910	5,854,980	5,984,980
200	9,644,020	6,268,613	2,520,241	4,667,542	5,768,613	5,898,613
225	9,511,148	6,182,246	2,433,874	4,581,176	5,682,246	5,812,246
250	9,378,275	6,095,879	2,347,507	4,494,808	5,595,879	5,725,879
275	9,245,403	6,009,512	2,261,140	4,408,442	5,509,512	5,639,512
300	9,112,530	5,923,145	2,174,773	4,322,074	5,423,145	5,553,145
325	8,979,658	5,836,778	2,088,406	4,235,707	5,336,778	5,466,778

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,326,643	6,062,318	2,313,946	4,461,248	5,562,318	5,692,318
20	9,220,345	5,993,225	2,244,853	4,392,154	5,493,225	5,623,225
30	9,167,197	5,958,678	2,210,306	4,357,608	5,458,678	5,588,678
50	9,060,898	5,889,584	2,141,212	4,288,513	5,389,584	5,519,584
70	8,954,601	5,820,490	2,072,119	4,219,420	5,320,490	5,450,490
90	8,848,303	5,751,397	2,003,025	4,150,327	5,251,397	5,381,397
100	8,795,153	5,716,850	1,968,478	4,115,779	5,216,850	5,346,850
125	8,662,282	5,630,483	1,882,111	4,029,413	5,130,483	5,260,483
150	8,529,410	5,544,116	1,795,744	3,943,046	5,044,116	5,174,116
175	8,396,537	5,457,749	1,709,377	3,856,678	4,957,749	5,087,749
200	8,263,665	5,371,382	1,623,010	3,770,312	4,871,382	5,001,382
225	8,129,397	5,284,108	1,535,736	3,683,037	4,784,108	4,914,108
250	7,994,351	5,196,328	1,447,956	3,595,258	4,696,328	4,826,328
275	7,859,305	5,108,548	1,360,177	3,507,478	4,608,548	4,738,548
300	7,724,260	5,020,769	1,272,397	3,419,698	4,520,769	4,650,769
325	7,589,214	4,932,989	1,184,617	3,331,919	4,432,989	4,562,989

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,945,353	5,164,479	1,416,107	3,563,409	4,664,479	4,794,479
20	7,839,055	5,095,386	1,347,014	3,494,315	4,595,386	4,725,386
30	7,785,906	5,060,839	1,312,467	3,459,769	4,560,839	4,690,839
50	7,679,138	4,991,440	1,243,068	3,390,369	4,491,440	4,621,440
70	7,571,101	4,921,216	1,172,844	3,320,145	4,421,216	4,551,216
90	7,463,065	4,850,992	1,102,621	3,249,922	4,350,992	4,480,992
100	7,409,047	4,815,880	1,067,509	3,214,810	4,315,880	4,445,880
125	7,274,001	4,728,101	979,729	3,127,030	4,228,101	4,358,101
150	7,138,956	4,640,321	891,949	3,039,251	4,140,321	4,270,321
175	7,003,910	4,552,541	804,170	2,951,471	4,052,541	4,182,541
200	6,868,864	4,464,762	716,390	2,863,691	3,964,762	4,094,762
225	6,733,819	4,376,982	628,610	2,775,912	3,876,982	4,006,982
250	6,598,773	4,289,203	540,831	2,688,132	3,789,203	3,919,203
275	6,463,729	4,201,424	453,052	2,600,353	3,701,424	3,831,424
300	6,328,683	4,113,644	365,272	2,512,574	3,613,644	3,743,644
325	6,193,637	4,025,864	277,493	2,424,794	3,525,864	3,655,864

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	125	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	250	325	325	325
2 - £6,082 per sq m	30	300	325	325
3 - £5,705 per sq m	#N/A	90	200	225

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	175	325	325
3 - £5,705 per sq m	#N/A	#N/A	175	200

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	90	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	70	325	325	325
2 - £6,082 per sq m	#N/A	275	325	325
3 - £5,705 per sq m	#N/A	50	275	300

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	50	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	70	325	325	325
2 - £6,082 per sq m	#N/A	225	325	325
3 - £5,705 per sq m	#N/A	20	200	225

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	175	325	325
3 - £5,705 per sq m	#N/A	#N/A	200	250

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	125	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	182,691	3,653,829	-94,542	2,052,759	3,153,829	3,283,829
20	181,310	3,626,203	-122,169	2,025,133	3,126,203	3,256,203
30	180,621	3,612,410	-135,962	2,011,340	3,112,410	3,242,410
50	179,239	3,584,784	-163,588	1,983,713	3,084,784	3,214,784
70	177,859	3,557,177	-191,194	1,956,107	3,057,177	3,187,177
90	176,479	3,529,571	-218,801	1,928,501	3,029,571	3,159,571
100	175,788	3,515,758	-232,614	1,914,688	3,015,758	3,145,758
125	174,062	3,481,245	-267,127	1,880,175	2,981,245	3,111,245
150	172,337	3,446,732	-301,639	1,845,662	2,946,732	3,076,732
175	170,611	3,412,219	-336,152	1,811,149	2,912,219	3,042,219
200	168,885	3,377,707	-370,665	1,776,636	2,877,707	3,007,707
225	167,160	3,343,194	-405,178	1,742,123	2,843,194	2,973,194
250	165,434	3,308,681	-439,691	1,707,610	2,808,681	2,938,681
275	163,708	3,274,168	-474,204	1,673,098	2,774,168	2,904,168
300	161,983	3,239,655	-508,717	1,638,585	2,739,655	2,869,655
325	160,256	3,205,122	-543,249	1,604,052	2,705,122	2,835,122

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£163,893	3,277,869	-470,503	1,676,798	2,777,869	2,907,869
20	162,513	3,250,262	-498,109	1,649,192	2,750,262	2,880,262
30	161,822	3,236,449	-511,923	1,635,379	2,736,449	2,866,449
50	160,442	3,208,843	-539,529	1,607,773	2,708,843	2,838,843
70	159,062	3,181,237	-567,135	1,580,166	2,681,237	2,811,237
90	157,681	3,153,610	-594,761	1,552,540	2,653,610	2,783,610
100	156,991	3,139,817	-608,555	1,538,747	2,639,817	2,769,817
125	155,265	3,105,304	-643,067	1,504,234	2,605,304	2,735,304
150	153,540	3,070,791	-677,580	1,469,721	2,570,791	2,700,791
175	151,813	3,036,259	-712,113	1,435,188	2,536,259	2,666,259
200	150,087	3,001,746	-746,626	1,400,675	2,501,746	2,631,746
225	148,362	2,967,233	-781,139	1,366,163	2,467,233	2,597,233
250	146,636	2,932,720	-815,652	1,331,650	2,432,720	2,562,720
275	144,910	2,898,207	-850,165	1,297,137	2,398,207	2,528,207
300	143,185	2,863,694	-884,677	1,262,624	2,363,694	2,493,694
325	141,459	2,829,181	-919,190	1,228,111	2,329,181	2,459,181

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	145,086	2,901,727	-846,645	1,300,657	2,401,727	2,531,727
20	143,706	2,874,121	-874,251	1,273,050	2,374,121	2,504,121
30	143,015	2,860,308	-888,064	1,259,237	2,360,308	2,490,308
50	141,635	2,832,701	-915,670	1,231,631	2,332,701	2,462,701
70	140,255	2,805,095	-943,277	1,204,025	2,305,095	2,435,095
90	138,874	2,777,489	-970,883	1,176,418	2,277,489	2,407,489
100	138,184	2,763,676	-984,696	1,162,605	2,263,676	2,393,676
125	136,458	2,729,163	-1,019,209	1,128,092	2,229,163	2,359,163
150	134,732	2,694,650	-1,053,722	1,093,580	2,194,650	2,324,650
175	133,007	2,660,137	-1,088,235	1,059,067	2,160,137	2,290,137
200	131,281	2,625,624	-1,122,748	1,024,554	2,125,624	2,255,624
225	129,555	2,591,111	-1,157,261	990,021	2,091,111	2,221,111
250	127,829	2,556,598	-1,191,774	955,508	2,056,598	2,186,598
275	126,103	2,522,086	-1,226,287	920,995	2,022,086	2,152,086
300	124,378	2,487,573	-1,260,800	886,482	1,987,573	2,117,573
325	122,652	2,453,060	-1,295,313	851,970	1,953,060	2,083,060

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	365,382	3,653,819	-94,552	2,052,749	3,153,819	3,283,819
20	362,621	3,626,213	-122,159	2,025,143	3,126,213	3,256,213
30	361,240	3,612,400	-135,972	2,011,330	3,112,400	3,242,400
50	358,479	3,584,794	-163,578	1,983,723	3,084,794	3,214,794
70	355,718	3,557,177	-191,194	1,956,107	3,057,177	3,187,177
90	352,957	3,529,571	-218,801	1,928,501	3,029,571	3,159,571
100	351,577	3,515,768	-232,604	1,914,698	3,015,768	3,145,768
125	348,125	3,481,245	-267,127	1,880,175	2,981,245	3,111,245
150	344,673	3,446,732	-301,639	1,845,662	2,946,732	3,076,732
175	341,222	3,412,219	-336,152	1,811,149	2,912,219	3,042,219
200	337,771	3,377,707	-370,665	1,776,636	2,877,707	3,007,707
225	334,319	3,343,194	-405,178	1,742,123	2,843,194	2,973,194
250	330,867	3,308,671	-439,701	1,707,600	2,808,671	2,938,671
275	327,416	3,274,158	-474,214	1,673,088	2,774,158	2,904,158
300	323,965	3,239,645	-508,727	1,638,575	2,739,645	2,869,645
325	320,513	3,205,132	-543,239	1,604,062	2,705,132	2,835,132

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	327,787	3,277,869	-470,503	1,676,798	2,777,869	2,907,869
20	325,026	3,250,262	-498,109	1,649,192	2,750,262	2,880,262
30	323,645	3,236,449	-511,923	1,635,379	2,736,449	2,866,449
50	320,884	3,208,843	-539,529	1,607,773	2,708,843	2,838,843
70	318,123	3,181,227	-567,145	1,580,156	2,681,227	2,811,227
90	315,362	3,153,620	-594,751	1,552,550	2,653,620	2,783,620
100	313,981	3,139,807	-608,565	1,538,737	2,639,807	2,769,807
125	310,529	3,105,294	-643,077	1,504,224	2,605,294	2,735,294
150	307,078	3,070,781	-677,590	1,469,711	2,570,781	2,700,781
175	303,627	3,036,269	-712,103	1,435,198	2,536,269	2,666,269
200	300,176	3,001,756	-746,616	1,400,685	2,501,756	2,631,756
225	296,724	2,967,243	-781,129	1,366,173	2,467,243	2,597,243
250	293,272	2,932,720	-815,652	1,331,650	2,432,720	2,562,720
275	289,821	2,898,207	-850,165	1,297,137	2,398,207	2,528,207
300	286,369	2,863,694	-884,677	1,262,624	2,363,694	2,493,694
325	282,918	2,829,181	-919,190	1,228,111	2,329,181	2,459,181

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	290,174	2,901,737	-846,635	1,300,667	2,401,737	2,531,737
20	287,412	2,874,121	-874,251	1,273,050	2,374,121	2,504,121
30	286,032	2,860,318	-888,054	1,259,247	2,360,318	2,490,318
50	283,270	2,832,701	-915,670	1,231,631	2,332,701	2,462,701
70	280,510	2,805,095	-943,277	1,204,025	2,305,095	2,435,095
90	277,748	2,777,479	-970,893	1,176,408	2,277,479	2,407,479
100	276,368	2,763,676	-984,696	1,162,605	2,263,676	2,393,676
125	272,916	2,729,163	-1,019,209	1,128,092	2,229,163	2,359,163
150	269,465	2,694,650	-1,053,722	1,093,580	2,194,650	2,324,650
175	266,013	2,660,127	-1,088,245	1,059,057	2,160,127	2,290,127
200	262,561	2,625,614	-1,122,758	1,024,544	2,125,614	2,255,614
225	259,110	2,591,101	-1,157,270	990,031	2,091,101	2,221,101
250	255,659	2,556,588	-1,191,783	955,518	2,056,588	2,186,588
275	252,208	2,522,076	-1,226,296	921,005	2,022,076	2,152,076
300	248,755	2,487,553	-1,260,819	886,482	1,987,553	2,117,553
325	245,304	2,453,040	-1,295,332	851,970	1,953,040	2,083,040

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	671,697	5,037,726	1,289,355	3,436,656	4,537,726	4,667,726
20	666,591	4,999,429	1,251,058	3,398,359	4,499,429	4,629,429
30	664,037	4,980,277	1,231,905	3,379,207	4,480,277	4,610,277
50	658,931	4,941,980	1,193,608	3,340,910	4,441,980	4,571,980
70	653,823	4,903,675	1,155,304	3,302,605	4,403,675	4,533,675
90	648,717	4,865,378	1,117,007	3,264,308	4,365,378	4,495,378
100	646,163	4,846,226	1,097,854	3,245,156	4,346,226	4,476,226
125	633,963	4,798,353	1,049,981	3,197,283	4,298,353	4,428,353
150	633,396	4,750,472	1,002,101	3,149,420	4,250,472	4,380,472
175	627,013	4,702,599	954,227	3,101,529	4,202,599	4,332,599
200	620,630	4,654,726	906,354	3,053,656	4,154,726	4,284,726
225	614,247	4,606,853	858,481	3,005,783	4,106,853	4,236,853
250	607,863	4,558,972	810,600	2,957,902	4,058,972	4,188,972
275	601,480	4,511,099	762,727	2,910,029	4,011,099	4,141,099
300	595,097	4,463,226	714,854	2,862,156	3,963,226	4,093,226
325	588,714	4,415,353	666,981	2,814,282	3,915,353	4,045,353

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	602,166	4,516,246	767,874	2,915,175	4,016,246	4,146,246
20	597,060	4,477,949	729,577	2,876,878	3,977,949	4,107,949
30	594,506	4,458,796	710,425	2,857,726	3,958,796	4,088,796
50	589,400	4,420,499	672,127	2,819,429	3,920,499	4,050,499
70	584,293	4,382,195	633,823	2,781,124	3,882,195	4,012,195
90	579,186	4,343,898	595,526	2,742,827	3,843,898	3,973,898
100	576,633	4,324,745	576,374	2,723,675	3,824,745	3,954,745
125	570,250	4,276,872	528,501	2,675,802	3,776,872	3,906,872
150	563,867	4,228,999	480,627	2,627,929	3,728,999	3,858,999
175	557,482	4,181,118	432,747	2,580,048	3,681,118	3,811,118
200	551,099	4,133,245	384,874	2,532,175	3,633,245	3,763,245
225	544,716	4,085,372	337,000	2,484,302	3,585,372	3,715,372
250	538,333	4,037,499	289,127	2,436,429	3,537,499	3,667,499
275	531,949	3,989,618	241,247	2,388,548	3,489,618	3,619,618
300	525,566	3,941,745	193,373	2,340,675	3,441,745	3,571,745
325	519,183	3,893,872	145,500	2,292,802	3,393,872	3,523,872

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	532,601	3,994,509	246,137	2,393,439	3,494,509	3,624,509
20	527,494	3,956,204	207,833	2,355,134	3,456,204	3,586,204
30	524,941	3,937,060	188,688	2,335,989	3,437,060	3,567,060
50	519,834	3,898,755	150,383	2,297,685	3,398,755	3,528,755
70	514,728	3,860,458	112,086	2,259,388	3,360,458	3,490,458
90	509,620	3,822,154	73,782	2,221,083	3,322,154	3,452,154
100	507,068	3,803,009	54,637	2,201,938	3,303,009	3,433,009
125	500,684	3,755,128	6,756	2,154,058	3,255,128	3,385,128
150	494,301	3,707,255	-41,117	2,106,185	3,207,255	3,337,255
175	487,918	3,659,382	-88,990	2,058,311	3,159,382	3,289,382
200	481,534	3,611,509	-136,863	2,010,438	3,111,509	3,241,509
225	475,150	3,563,628	-184,744	1,962,558	3,063,628	3,193,628
250	468,767	3,515,755	-232,617	1,914,684	3,015,755	3,145,755
275	462,384	3,467,882	-280,490	1,866,811	2,967,882	3,097,882
300	456,001	3,420,009	-328,363	1,818,938	2,920,009	3,050,009
325	449,617	3,372,128	-376,244	1,771,057	2,872,128	3,002,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4

Houses	
No of units	6 units
Density:	35 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,058,084	6,172,158	2,423,786	4,571,087	5,672,158	5,802,158
20	1,049,899	6,124,409	2,376,038	4,523,339	5,624,409	5,754,409
30	1,045,807	6,100,538	2,352,166	4,499,468	5,600,538	5,730,538
50	1,037,621	6,052,790	2,304,418	4,451,720	5,552,790	5,682,790
70	1,029,436	6,005,042	2,256,670	4,403,971	5,505,042	5,635,042
90	1,021,250	5,957,293	2,208,921	4,356,223	5,457,293	5,587,293
100	1,017,158	5,933,422	2,185,050	4,332,352	5,433,422	5,563,422
125	1,006,926	5,873,735	2,125,363	4,272,665	5,373,735	5,503,735
150	996,695	5,814,054	2,065,682	4,212,984	5,314,054	5,444,054
175	986,463	5,754,367	2,005,996	4,153,297	5,254,367	5,384,367
200	976,232	5,694,686	1,946,315	4,093,616	5,194,686	5,324,686
225	966,000	5,634,999	1,886,628	4,033,929	5,134,999	5,264,999
250	955,769	5,575,318	1,826,947	3,974,248	5,075,318	5,205,318
275	945,537	5,515,632	1,767,260	3,914,561	5,015,632	5,145,632
300	935,306	5,455,951	1,707,579	3,854,880	4,955,951	5,085,951
325	925,074	5,396,264	1,647,892	3,795,193	4,896,264	5,026,264

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	948,431	5,532,514	1,784,143	3,931,444	5,032,514	5,162,514
20	940,246	5,484,766	1,736,394	3,883,696	4,984,766	5,114,766
30	936,153	5,460,895	1,712,523	3,859,824	4,960,895	5,090,895
50	927,968	5,413,146	1,664,775	3,812,076	4,913,146	5,043,146
70	919,783	5,365,398	1,617,026	3,764,328	4,865,398	4,995,398
90	911,598	5,317,656	1,569,284	3,716,585	4,817,656	4,947,656
100	907,505	5,293,779	1,545,407	3,692,708	4,793,779	4,923,779
125	897,274	5,234,098	1,485,726	3,633,027	4,734,098	4,864,098
150	887,042	5,174,411	1,426,039	3,573,340	4,674,411	4,804,411
175	876,811	5,114,730	1,366,358	3,513,659	4,614,730	4,744,730
200	866,579	5,055,043	1,306,671	3,453,972	4,555,043	4,685,043
225	856,348	4,995,362	1,246,990	3,394,291	4,495,362	4,625,362
250	846,116	4,935,675	1,187,303	3,334,605	4,435,675	4,565,675
275	835,885	4,875,994	1,127,622	3,274,924	4,375,994	4,505,994
300	825,653	4,816,307	1,067,935	3,215,237	4,316,307	4,446,307
325	815,422	4,756,626	1,008,254	3,155,556	4,256,626	4,386,626

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	838,724	4,892,556	1,144,184	3,291,485	4,392,556	4,522,556
20	830,538	4,844,807	1,096,436	3,243,737	4,344,807	4,474,807
30	826,445	4,820,930	1,072,558	3,219,860	4,320,930	4,450,930
50	818,261	4,773,188	1,024,816	3,172,117	4,273,188	4,403,188
70	810,075	4,725,439	977,068	3,124,369	4,225,439	4,355,439
90	801,890	4,677,691	929,319	3,076,621	4,177,691	4,307,691
100	797,798	4,653,820	905,448	3,052,750	4,153,820	4,283,820
125	787,566	4,594,133	845,761	2,993,063	4,094,133	4,224,133
150	777,335	4,534,452	786,080	2,933,382	4,034,452	4,164,452
175	767,103	4,474,765	726,393	2,873,695	3,974,765	4,104,765
200	756,872	4,415,084	666,712	2,814,014	3,915,084	4,045,084
225	746,640	4,355,397	607,026	2,754,327	3,855,397	3,985,397
250	736,409	4,295,716	547,345	2,694,646	3,795,716	3,925,716
275	726,176	4,236,030	487,658	2,634,959	3,736,030	3,866,030
300	715,945	4,176,349	427,977	2,575,278	3,676,349	3,806,349
325	705,713	4,116,662	368,290	2,515,591	3,616,662	3,746,662

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	329,299	5,968,548	2,220,176	4,367,477	5,468,548	5,598,548
20	320,031	5,800,568	2,052,196	4,199,497	5,300,568	5,430,568
30	315,397	5,716,578	1,968,206	4,115,507	5,216,578	5,346,578
50	306,130	5,548,597	1,800,226	3,947,527	5,048,597	5,178,597
70	296,863	5,380,635	1,632,264	3,779,565	4,880,635	5,010,635
90	287,595	5,212,655	1,464,284	3,611,585	4,712,655	4,842,655
100	282,961	5,128,665	1,380,294	3,527,595	4,628,665	4,758,665
125	271,376	4,918,690	1,170,318	3,317,620	4,418,690	4,548,690
150	259,791	4,708,715	960,343	3,107,645	4,208,715	4,438,715
175	248,206	4,498,740	750,368	2,897,670	3,998,740	4,128,740
200	236,623	4,288,783	540,411	2,687,713	3,788,783	3,918,783
225	225,038	4,078,808	330,436	2,477,737	3,578,808	3,708,808
250	213,453	3,868,833	120,461	2,267,762	3,368,833	3,498,833
275	201,868	3,658,858	-89,514	2,057,787	3,158,858	3,288,858
300	190,284	3,448,901	-299,471	1,847,830	2,948,901	3,078,901
325	178,699	3,238,925	-509,446	1,637,855	2,738,925	2,868,925

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	229,976	4,168,320	419,949	2,567,250	3,668,320	3,798,320
20	220,708	4,000,340	251,968	2,399,270	3,500,340	3,630,340
30	216,074	3,916,350	167,978	2,315,280	3,416,350	3,546,350
50	206,807	3,748,370	-2	2,147,300	3,248,370	3,378,370
70	197,539	3,580,390	-167,982	1,979,320	3,080,390	3,210,390
90	188,271	3,412,410	-335,962	1,811,339	2,912,410	3,042,410
100	183,638	3,328,438	-419,934	1,727,367	2,828,438	2,958,438
125	172,053	3,118,463	-629,909	1,517,392	2,618,463	2,748,463
150	160,468	2,908,488	-839,884	1,307,417	2,408,488	2,538,488
175	148,883	2,698,512	-1,049,859	1,097,442	2,198,512	2,328,512
200	137,299	2,488,537	-1,259,834	887,467	1,988,537	2,118,537
225	125,715	2,278,580	-1,469,791	677,510	1,778,580	1,908,580
250	114,130	2,068,605	-1,679,767	467,535	1,568,605	1,698,605
275	102,545	1,858,630	-1,889,742	257,560	1,358,630	1,488,630
300	90,960	1,648,655	-2,099,717	47,585	1,148,655	1,278,655
325	79,376	1,438,698	-2,309,674	-162,372	938,698	1,068,698

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£300	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	130,603	2,367,178	-1,381,194	766,108	1,867,178	1,997,178
20	121,335	2,199,198	-1,549,174	598,128	1,699,198	1,829,198
30	116,701	2,115,208	-1,633,164	514,137	1,615,208	1,745,208
50	107,433	1,947,228	-1,801,144	346,157	1,447,228	1,577,228
70	98,166	1,779,266	-1,969,106	178,155	1,279,266	1,409,266
90	88,899	1,611,286	-2,137,086	10,215	1,111,286	1,241,286
100	84,265	1,527,296	-2,221,076	-73,775	1,027,296	1,157,296
125	72,680	1,317,320	-2,431,051	-283,750	817,320	947,320
150	61,095	1,107,345	-2,641,026	-493,725	607,345	737,345
175	49,511	897,388	-2,850,963	-703,682	397,388	527,388
200	37,926	687,413	-3,060,959	-913,657	187,413	317,413
225	26,341	477,438	-3,270,934	-1,123,632	-22,562	107,438
250	14,757	267,463	-3,480,909	-1,333,607	-232,537	-102,537
275	3,173	57,506	-3,690,886	-1,543,584	-442,494	-312,494
300	-8,550	-154,964	-3,903,335	-1,756,034	-654,964	-524,964
325	-20,324	-368,370	-4,116,741	-1,969,440	-868,370	-738,370

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£200	£225

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	434,613	3,694,211	-54,161	2,093,140	3,194,211	3,324,211
20	422,454	3,590,856	-157,516	1,989,786	3,090,856	3,220,856
30	416,374	3,539,183	-209,189	1,938,113	3,039,183	3,169,183
50	404,215	3,435,829	-312,543	1,834,758	2,935,829	3,065,829
70	392,056	3,332,474	-415,898	1,731,404	2,832,474	2,962,474
90	379,896	3,229,120	-519,252	1,628,049	2,729,120	2,859,120
100	373,817	3,177,447	-570,925	1,576,376	2,677,447	2,807,447
125	358,618	3,048,256	-700,116	1,447,185	2,548,256	2,678,256
150	343,419	2,919,065	-829,307	1,317,994	2,419,065	2,549,065
175	328,220	2,789,874	-958,498	1,188,803	2,289,874	2,419,874
200	313,021	2,660,683	-1,087,689	1,059,612	2,160,683	2,290,683
225	297,822	2,531,493	-1,216,880	930,421	2,031,493	2,161,493
250	282,623	2,402,302	-1,346,071	801,230	1,902,302	2,032,302
275	267,424	2,273,111	-1,475,262	672,039	1,773,111	1,903,111
300	252,225	2,143,920	-1,604,453	542,848	1,643,920	1,773,920
325	237,026	2,014,729	-1,733,644	413,657	1,514,729	1,644,729

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	304,301	2,586,561	-1,161,811	985,491	2,086,561	2,216,561
20	292,142	2,483,207	-1,265,165	882,136	1,983,207	2,113,207
30	286,063	2,431,534	-1,316,838	830,463	1,931,534	2,061,534
50	273,903	2,328,179	-1,420,193	727,109	1,828,179	1,958,179
70	261,744	2,224,825	-1,523,547	623,754	1,724,825	1,854,825
90	249,585	2,121,470	-1,626,902	520,400	1,621,470	1,751,470
100	243,506	2,069,797	-1,678,575	468,727	1,569,797	1,699,797
125	228,306	1,940,598	-1,807,774	339,527	1,440,598	1,570,598
150	213,107	1,811,407	-1,936,965	210,336	1,311,407	1,441,407
175	197,908	1,682,216	-2,066,156	81,145	1,182,216	1,312,216
200	182,709	1,553,025	-2,195,347	-48,046	1,053,025	1,183,025
225	167,510	1,423,834	-2,324,538	-177,237	923,834	1,053,834
250	152,311	1,294,643	-2,453,729	-306,428	794,643	924,643
275	137,112	1,165,452	-2,582,920	-435,619	665,452	795,452
300	121,913	1,036,261	-2,712,111	-564,810	536,261	666,261
325	106,714	907,070	-2,841,302	-694,001	407,070	537,070

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,923	1,478,349	-2,270,022	-122,721	978,349	1,108,349
20	161,764	1,374,995	-2,373,377	-226,075	874,995	1,004,995
30	155,685	1,323,322	-2,425,050	-277,748	823,322	953,322
50	143,526	1,219,967	-2,528,404	-381,103	719,967	849,967
70	131,366	1,116,613	-2,631,759	-484,457	616,613	746,613
90	119,207	1,013,258	-2,735,113	-587,812	513,258	643,258
100	113,128	961,585	-2,786,786	-639,485	461,585	591,585
125	97,929	832,394	-2,915,977	-768,676	332,394	462,394
150	82,730	703,203	-3,045,168	-897,867	203,203	333,203
175	67,531	574,012	-3,174,359	-1,027,058	74,012	204,012
200	52,332	444,821	-3,303,550	-1,156,249	-55,179	74,821
225	37,133	315,630	-3,432,741	-1,285,440	-184,370	-54,370
250	21,934	186,439	-3,561,932	-1,414,631	-313,561	-183,561
275	6,735	57,248	-3,691,124	-1,543,822	-442,752	-312,752
300	-8,602	-73,120	-3,821,492	-1,674,191	-573,120	-443,120
325	-24,050	-204,425	-3,952,797	-1,805,496	-704,425	-574,425

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,742,850	4,357,125	608,753	2,756,055	3,857,125	3,987,125
20	1,729,357	4,323,392	575,020	2,722,322	3,823,392	3,953,392
30	1,722,610	4,306,524	558,152	2,705,454	3,806,524	3,936,524
50	1,709,116	4,272,791	524,419	2,671,721	3,772,791	3,902,791
70	1,695,622	4,239,055	490,684	2,637,985	3,739,055	3,869,055
90	1,682,129	4,205,322	456,950	2,604,252	3,705,322	3,835,322
100	1,675,382	4,188,454	440,083	2,587,384	3,688,454	3,818,454
125	1,658,515	4,146,287	397,915	2,545,217	3,646,287	3,776,287
150	1,641,647	4,104,118	355,746	2,503,047	3,604,118	3,734,118
175	1,624,780	4,061,950	313,579	2,460,880	3,561,950	3,691,950
200	1,607,912	4,019,781	271,409	2,418,711	3,519,781	3,649,781
225	1,591,046	3,977,614	229,242	2,376,543	3,477,614	3,607,614
250	1,574,179	3,935,447	187,075	2,334,376	3,435,447	3,565,447
275	1,557,311	3,893,277	144,905	2,292,207	3,393,277	3,523,277
300	1,540,444	3,851,110	102,738	2,250,040	3,351,110	3,481,110
325	1,523,577	3,808,943	60,571	2,207,873	3,308,943	3,438,943

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,562,082	3,905,205	156,833	2,304,134	3,405,205	3,535,205
20	1,548,589	3,871,471	123,100	2,270,401	3,371,471	3,501,471
30	1,541,841	3,854,604	106,232	2,253,533	3,354,604	3,484,604
50	1,528,348	3,820,870	72,499	2,219,800	3,320,870	3,450,870
70	1,514,854	3,787,135	38,763	2,186,064	3,287,135	3,417,135
90	1,501,361	3,753,402	5,030	2,152,331	3,253,402	3,383,402
100	1,494,614	3,736,534	-11,838	2,135,463	3,236,534	3,366,534
125	1,477,747	3,694,367	-54,005	2,093,296	3,194,367	3,324,367
150	1,460,879	3,652,197	-96,175	2,051,127	3,152,197	3,282,197
175	1,444,012	3,610,030	-138,342	2,008,960	3,110,030	3,240,030
200	1,427,145	3,567,863	-180,509	1,966,792	3,067,863	3,197,863
225	1,410,277	3,525,693	-222,679	1,924,623	3,025,693	3,155,693
250	1,393,410	3,483,526	-264,846	1,882,456	2,983,526	3,113,526
275	1,376,544	3,441,359	-307,013	1,840,289	2,941,359	3,071,359
300	1,359,676	3,399,189	-349,182	1,798,119	2,899,189	3,029,189
325	1,342,809	3,357,022	-391,349	1,755,952	2,857,022	2,987,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£90	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,381,223	3,453,058	-295,313	1,851,988	2,953,058	3,083,058
20	1,367,730	3,419,325	-329,047	1,818,255	2,919,325	3,049,325
30	1,360,983	3,402,457	-345,914	1,801,387	2,902,457	3,032,457
50	1,347,489	3,368,722	-379,650	1,767,651	2,868,722	2,998,722
70	1,333,995	3,334,988	-413,383	1,733,918	2,834,988	2,964,988
90	1,320,501	3,301,253	-447,119	1,700,182	2,801,253	2,931,253
100	1,313,755	3,284,387	-463,984	1,683,317	2,784,387	2,914,387
125	1,296,887	3,242,218	-506,154	1,641,147	2,742,218	2,872,218
150	1,280,020	3,200,051	-548,321	1,598,980	2,700,051	2,830,051
175	1,263,153	3,157,884	-590,488	1,556,813	2,657,884	2,787,884
200	1,246,286	3,115,714	-632,658	1,514,644	2,615,714	2,745,714
225	1,229,419	3,073,547	-674,825	1,472,477	2,573,547	2,703,547
250	1,212,552	3,031,380	-716,992	1,430,309	2,531,380	2,661,380
275	1,195,684	2,989,210	-759,162	1,388,140	2,489,210	2,619,210
300	1,178,817	2,947,043	-801,329	1,345,973	2,447,043	2,577,043
325	1,161,950	2,904,876	-843,496	1,303,806	2,404,876	2,534,876

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	541,361	4,183,248	434,876	2,582,177	3,683,248	3,813,248
20	528,275	4,082,123	333,751	2,481,053	3,582,123	3,712,123
30	521,732	4,031,568	283,196	2,430,498	3,531,568	3,661,568
50	508,646	3,930,443	182,072	2,329,373	3,430,443	3,560,443
70	495,560	3,829,326	80,955	2,228,256	3,329,326	3,459,326
90	482,474	3,728,209	-20,163	2,127,139	3,228,209	3,358,209
100	475,931	3,677,647	-70,725	2,076,576	3,177,647	3,307,647
125	459,574	3,551,252	-197,119	1,950,182	3,051,252	3,181,252
150	443,216	3,424,850	-323,522	1,823,780	2,924,850	3,054,850
175	426,859	3,298,456	-449,916	1,697,385	2,798,456	2,928,456
200	410,501	3,172,054	-576,318	1,570,983	2,672,054	2,802,054
225	394,144	3,045,659	-702,713	1,444,589	2,545,659	2,675,659
250	377,786	2,919,257	-829,115	1,318,187	2,419,257	2,549,257
275	361,429	2,792,863	-955,509	1,191,792	2,292,863	2,422,863
300	345,071	2,666,460	-1,081,911	1,065,390	2,166,460	2,296,460
325	328,714	2,540,066	-1,208,306	938,996	2,040,066	2,170,066

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	396,752	3,065,813	-682,559	1,464,743	2,565,813	2,695,813
20	383,667	2,964,696	-783,676	1,363,626	2,464,696	2,594,696
30	377,124	2,914,141	-834,230	1,313,071	2,414,141	2,544,141
50	364,037	2,813,017	-935,355	1,211,946	2,313,017	2,443,017
70	350,952	2,711,900	-1,036,472	1,110,829	2,211,900	2,341,900
90	337,866	2,610,782	-1,137,589	1,009,712	2,110,782	2,240,782
100	331,323	2,560,220	-1,188,152	959,150	2,060,220	2,190,220
125	314,966	2,433,826	-1,314,546	832,755	1,933,826	2,063,826
150	298,608	2,307,423	-1,440,948	706,353	1,807,423	1,937,423
175	282,251	2,181,029	-1,567,343	579,959	1,681,029	1,811,029
200	265,893	2,054,627	-1,693,745	453,556	1,554,627	1,684,627
225	249,536	1,928,232	-1,820,139	327,162	1,428,232	1,558,232
250	233,178	1,801,830	-1,946,542	200,760	1,301,830	1,431,830
275	216,820	1,675,428	-2,072,944	74,358	1,175,428	1,305,428
300	200,463	1,549,034	-2,199,338	-52,037	1,049,034	1,179,034
325	184,105	1,422,631	-2,325,740	-178,439	922,631	1,052,631

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,074	1,947,842	-1,800,530	346,771	1,447,842	1,577,842
20	238,988	1,846,725	-1,901,647	245,654	1,346,725	1,476,725
30	232,445	1,796,162	-1,952,210	195,092	1,296,162	1,426,162
50	219,359	1,695,045	-2,053,327	93,975	1,195,045	1,325,045
70	206,273	1,593,928	-2,154,444	-7,142	1,093,928	1,223,928
90	193,187	1,492,811	-2,255,561	-108,259	992,811	1,122,811
100	186,644	1,442,249	-2,306,123	-158,822	942,249	1,072,249
125	170,287	1,315,854	-2,432,518	-285,216	815,854	945,854
150	153,929	1,189,452	-2,558,920	-411,618	689,452	819,452
175	137,572	1,063,057	-2,685,314	-538,013	563,057	693,057
200	121,214	936,655	-2,811,718	-664,415	436,655	566,655
225	104,857	810,261	-2,938,111	-790,809	310,261	440,261
250	88,499	683,859	-3,064,513	-917,212	183,859	313,859
275	72,141	557,457	-3,190,915	-1,043,614	57,457	187,457
300	55,785	431,062	-3,317,317	-1,170,008	-68,938	61,062
325	39,427	304,660	-3,443,712	-1,296,410	-195,340	-65,340

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£275	£300

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,892,388	4,300,882	552,510	2,699,812	3,800,882	3,930,882
20	1,877,723	4,267,552	519,180	2,666,482	3,767,552	3,897,552
30	1,870,390	4,250,887	502,515	2,649,817	3,750,887	3,880,887
50	1,855,725	4,217,557	469,185	2,616,487	3,717,557	3,847,557
70	1,841,060	4,184,227	435,855	2,583,157	3,684,227	3,814,227
90	1,826,395	4,150,897	402,526	2,549,827	3,650,897	3,780,897
100	1,819,062	4,134,232	385,861	2,533,162	3,634,232	3,764,232
125	1,800,730	4,092,569	344,197	2,491,498	3,592,569	3,722,569
150	1,782,399	4,050,907	302,536	2,449,837	3,550,907	3,680,907
175	1,764,067	4,009,244	260,872	2,408,174	3,509,244	3,639,244
200	1,745,736	3,967,583	219,211	2,366,512	3,467,583	3,597,583
225	1,727,404	3,925,919	177,547	2,324,849	3,425,919	3,555,919
250	1,709,073	3,884,258	135,886	2,283,187	3,384,258	3,514,258
275	1,690,741	3,842,594	94,222	2,241,524	3,342,594	3,472,594
300	1,672,410	3,800,933	52,561	2,199,862	3,300,933	3,430,933
325	1,654,078	3,759,269	10,897	2,158,199	3,259,269	3,389,269

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,695,927	3,854,379	106,007	2,253,309	3,354,379	3,484,379
20	1,681,262	3,821,049	72,677	2,219,979	3,321,049	3,451,049
30	1,673,929	3,804,384	56,013	2,203,314	3,304,384	3,434,384
50	1,659,264	3,771,054	22,683	2,169,984	3,271,054	3,401,054
70	1,644,599	3,737,724	-10,647	2,136,654	3,237,724	3,367,724
90	1,629,934	3,704,394	-43,977	2,103,324	3,204,394	3,334,394
100	1,622,601	3,687,729	-60,642	2,086,659	3,187,729	3,317,729
125	1,604,269	3,646,066	-102,306	2,044,996	3,146,066	3,276,066
150	1,585,938	3,604,405	-143,967	2,003,334	3,104,405	3,234,405
175	1,567,606	3,562,741	-185,631	1,961,671	3,062,741	3,192,741
200	1,549,275	3,521,080	-227,292	1,920,009	3,021,080	3,151,080
225	1,530,943	3,479,416	-268,956	1,878,346	2,979,416	3,109,416
250	1,512,612	3,437,755	-310,617	1,836,684	2,937,755	3,067,755
275	1,494,280	3,396,091	-352,280	1,795,021	2,896,091	3,026,091
300	1,475,949	3,354,430	-393,942	1,753,360	2,854,430	2,984,430
325	1,457,617	3,312,766	-435,606	1,711,696	2,812,766	2,942,766

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,499,367	3,407,652	-340,720	1,806,582	2,907,652	3,037,652
20	1,484,702	3,374,322	-374,050	1,773,252	2,874,322	3,004,322
30	1,477,369	3,357,657	-390,715	1,756,587	2,857,657	2,987,657
50	1,462,704	3,324,327	-424,045	1,723,257	2,824,327	2,954,327
70	1,448,039	3,290,997	-457,375	1,689,927	2,790,997	2,920,997
90	1,433,374	3,257,667	-490,705	1,656,597	2,757,667	2,887,667
100	1,426,041	3,241,002	-507,370	1,639,932	2,741,002	2,871,002
125	1,407,710	3,199,341	-549,031	1,598,270	2,699,341	2,829,341
150	1,389,378	3,157,677	-590,694	1,556,607	2,657,677	2,787,677
175	1,371,047	3,116,016	-632,356	1,514,946	2,616,016	2,746,016
200	1,352,715	3,074,352	-674,019	1,473,282	2,574,352	2,704,352
225	1,334,384	3,032,691	-715,681	1,431,621	2,532,691	2,662,691
250	1,316,052	2,991,028	-757,344	1,389,957	2,491,028	2,621,028
275	1,297,721	2,949,366	-799,006	1,348,296	2,449,366	2,579,366
300	1,279,389	2,907,703	-840,669	1,306,632	2,407,703	2,537,703
325	1,261,057	2,866,039	-882,333	1,264,969	2,366,039	2,496,039

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	654,197	4,143,247	394,875	2,542,177	3,643,247	3,773,247
20	636,741	4,032,691	284,319	2,431,621	3,532,691	3,662,691
30	628,013	3,977,416	229,044	2,376,346	3,477,416	3,607,416
50	610,558	3,866,867	118,495	2,265,796	3,366,867	3,496,867
70	593,102	3,756,311	7,939	2,155,240	3,256,311	3,386,311
90	575,646	3,645,761	-102,611	2,044,690	3,145,761	3,275,761
100	566,919	3,590,486	-157,886	1,989,416	3,090,486	3,220,486
125	546,099	3,452,296	-296,076	1,851,225	2,952,296	3,082,296
150	523,280	3,314,105	-434,266	1,713,035	2,814,105	2,944,105
175	501,460	3,175,915	-572,457	1,574,845	2,675,915	2,805,915
200	479,641	3,037,725	-710,647	1,436,654	2,537,725	2,667,725
225	457,821	2,899,534	-848,837	1,298,464	2,399,534	2,529,534
250	436,002	2,761,344	-987,028	1,160,274	2,261,344	2,391,344
275	414,182	2,623,154	-1,125,218	1,022,084	2,123,154	2,253,154
300	392,363	2,484,964	-1,263,408	883,893	1,984,964	2,114,964
325	370,543	2,346,773	-1,401,598	745,703	1,846,773	1,976,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£464,061	2,939,051	-809,321	1,337,981	2,439,051	2,569,051
20	446,606	2,828,502	-919,870	1,227,431	2,328,502	2,458,502
30	437,878	2,773,227	-975,145	1,172,156	2,273,227	2,403,227
50	420,422	2,662,671	-1,085,701	1,061,600	2,162,671	2,292,671
70	402,966	2,552,121	-1,196,251	951,051	2,052,121	2,182,121
90	385,511	2,441,571	-1,306,801	840,501	1,941,571	2,071,571
100	376,783	2,386,290	-1,362,082	785,220	1,886,290	2,016,290
125	354,963	2,248,100	-1,500,272	647,029	1,748,100	1,878,100
150	333,144	2,109,909	-1,638,462	508,839	1,609,909	1,739,909
175	311,324	1,971,719	-1,776,653	370,649	1,471,719	1,601,719
200	289,505	1,833,529	-1,914,843	232,458	1,333,529	1,463,529
225	267,685	1,695,339	-2,053,033	94,268	1,195,339	1,325,339
250	245,866	1,557,148	-2,191,224	-43,922	1,057,148	1,187,148
275	224,046	1,418,958	-2,329,414	-182,112	918,958	1,048,958
300	202,226	1,280,768	-2,467,604	-320,303	780,768	910,768
325	180,407	1,142,577	-2,605,794	-458,493	642,577	772,577

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	273,831	1,734,263	-2,014,109	133,193	1,234,263	1,364,263
20	256,376	1,623,713	-2,124,659	22,643	1,123,713	1,253,713
30	247,647	1,568,432	-2,179,940	-32,638	1,068,432	1,198,432
50	230,192	1,457,882	-2,290,489	-143,188	957,882	1,087,882
70	212,736	1,347,326	-2,401,045	-283,744	847,326	977,326
90	195,281	1,236,777	-2,511,595	-394,294	736,777	866,777
100	186,553	1,181,502	-2,566,870	-419,569	681,502	811,502
125	164,733	1,043,311	-2,705,060	-557,759	543,311	673,311
150	142,914	905,121	-2,843,251	-695,949	405,121	535,121
175	121,094	766,931	-2,981,441	-834,139	266,931	396,931
200	99,275	628,741	-3,119,631	-972,330	128,741	258,741
225	77,455	490,550	-3,257,821	-1,110,520	-9,450	120,550
250	55,636	352,360	-3,396,012	-1,248,710	-147,640	-17,640
275	33,816	214,170	-3,534,202	-1,386,901	-285,830	-155,830
300	11,997	75,979	-3,672,392	-1,525,091	-424,021	-294,021
325	-9,984	-63,233	-3,811,605	-1,664,303	-563,233	-433,233

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£200	£225

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,496,641	4,370,801	622,429	2,769,731	3,870,801	4,000,801
20	3,472,589	4,340,737	592,365	2,739,666	3,840,737	3,970,737
30	3,460,564	4,325,705	577,333	2,724,635	3,825,705	3,955,705
50	3,436,512	4,295,639	547,268	2,694,569	3,795,639	3,925,639
70	3,412,460	4,265,575	517,203	2,664,505	3,765,575	3,895,575
90	3,388,408	4,235,510	487,139	2,634,440	3,735,510	3,865,510
100	3,376,382	4,220,478	472,106	2,619,407	3,720,478	3,850,478
125	3,346,318	4,182,897	434,526	2,581,827	3,682,897	3,812,897
150	3,316,254	4,145,317	396,945	2,544,247	3,645,317	3,775,317
175	3,286,188	4,107,735	359,364	2,506,665	3,607,735	3,737,735
200	3,256,124	4,070,155	321,783	2,469,085	3,570,155	3,700,155
225	3,226,059	4,032,574	284,202	2,431,503	3,532,574	3,662,574
250	3,196,995	3,994,993	246,622	2,393,923	3,494,993	3,624,993
275	3,166,929	3,957,412	209,040	2,356,341	3,457,412	3,587,412
300	3,136,865	3,919,831	171,460	2,318,761	3,419,831	3,549,831
325	3,106,801	3,882,251	133,879	2,281,181	3,382,251	3,512,251

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,142,096	3,927,619	179,248	2,326,549	3,427,619	3,557,619
20	3,118,044	3,897,555	149,183	2,296,485	3,397,555	3,527,555
30	3,106,019	3,882,523	134,152	2,281,453	3,382,523	3,512,523
50	3,081,966	3,852,458	104,086	2,251,387	3,352,458	3,482,458
70	3,057,915	3,822,393	74,021	2,221,323	3,322,393	3,452,393
90	3,033,863	3,792,329	43,957	2,191,258	3,292,329	3,422,329
100	3,021,838	3,777,297	28,925	2,176,227	3,277,297	3,407,297
125	2,991,772	3,739,716	-8,656	2,138,645	3,239,716	3,369,716
150	2,961,708	3,702,135	-46,237	2,101,065	3,202,135	3,332,135
175	2,931,643	3,664,554	-83,818	2,063,483	3,164,554	3,294,554
200	2,901,579	3,626,973	-121,398	2,025,903	3,126,973	3,256,973
225	2,871,513	3,589,392	-158,980	1,988,321	3,089,392	3,219,392
250	2,841,075	3,551,343	-197,029	1,950,273	3,051,343	3,181,343
275	2,810,519	3,513,148	-235,223	1,912,078	3,013,148	3,143,148
300	2,779,962	3,474,952	-273,419	1,873,882	2,974,952	3,104,952
325	2,749,406	3,436,758	-311,614	1,835,687	2,936,758	3,066,758

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,787,377	3,484,221	-264,151	1,883,151	2,984,221	3,114,221
20	2,763,325	3,454,157	-294,215	1,853,086	2,954,157	3,084,157
30	2,751,299	3,439,124	-309,248	1,838,053	2,939,124	3,069,124
50	2,727,247	3,409,059	-339,313	1,807,989	2,909,059	3,039,059
70	2,703,196	3,378,995	-369,377	1,777,924	2,878,995	3,008,995
90	2,679,017	3,348,771	-399,600	1,747,701	2,848,771	2,978,771
100	2,666,795	3,333,493	-414,878	1,732,423	2,833,493	2,963,493
125	2,636,238	3,295,297	-453,074	1,694,227	2,795,297	2,925,297
150	2,605,682	3,257,103	-491,269	1,656,032	2,757,103	2,887,103
175	2,575,125	3,218,907	-529,465	1,617,836	2,718,907	2,848,907
200	2,544,569	3,180,712	-567,660	1,579,641	2,680,712	2,810,712
225	2,514,013	3,142,516	-605,856	1,541,445	2,642,516	2,772,516
250	2,483,457	3,104,321	-644,051	1,503,251	2,604,321	2,734,321
275	2,452,900	3,066,125	-682,247	1,465,055	2,566,125	2,696,125
300	2,422,343	3,027,929	-720,443	1,426,859	2,527,929	2,657,929
325	2,391,787	2,989,734	-758,638	1,388,664	2,489,734	2,619,734

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,350,349	3,375,872	-372,499	1,774,802	2,875,872	3,005,872
20	1,315,577	3,288,942	-459,429	1,687,872	2,788,942	2,918,942
30	1,298,191	3,245,476	-502,896	1,644,406	2,745,476	2,875,476
50	1,263,419	3,158,546	-589,825	1,557,476	2,658,546	2,788,546
70	1,228,647	3,071,616	-676,755	1,470,546	2,571,616	2,701,616
90	1,193,875	2,984,687	-763,685	1,383,616	2,484,687	2,614,687
100	1,176,489	2,941,223	-807,149	1,340,152	2,441,223	2,571,223
125	1,133,024	2,832,560	-915,812	1,231,489	2,332,560	2,462,560
150	1,089,559	2,723,897	-1,024,475	1,122,827	2,223,897	2,353,897
175	1,046,095	2,615,236	-1,133,135	1,014,166	2,115,236	2,245,236
200	1,002,629	2,506,573	-1,241,798	905,503	2,006,573	2,136,573
225	959,164	2,397,910	-1,350,461	796,840	1,897,910	2,027,910
250	915,699	2,289,247	-1,459,124	688,177	1,789,247	1,919,247
275	872,235	2,180,587	-1,567,785	579,517	1,680,587	1,810,587
300	828,770	2,071,924	-1,676,448	470,854	1,571,924	1,701,924
325	785,304	1,963,261	-1,785,111	362,191	1,463,261	1,593,261

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	970,074	2,425,186	-1,323,186	824,116	1,925,186	2,055,186
20	935,303	2,338,256	-1,410,115	737,186	1,838,256	1,968,256
30	917,917	2,294,793	-1,453,579	693,722	1,794,793	1,924,793
50	883,145	2,207,863	-1,540,509	606,792	1,707,863	1,837,863
70	848,373	2,120,933	-1,627,439	519,862	1,620,933	1,750,933
90	813,601	2,034,003	-1,714,369	432,932	1,534,003	1,664,003
100	796,215	1,990,537	-1,757,835	389,466	1,490,537	1,620,537
125	752,749	1,881,874	-1,866,498	280,803	1,381,874	1,511,874
150	709,285	1,773,213	-1,975,159	172,143	1,273,213	1,403,213
175	665,820	1,664,550	-2,083,822	63,480	1,164,550	1,294,550
200	622,355	1,555,887	-2,192,485	-45,183	1,055,887	1,185,887
225	578,890	1,447,224	-2,301,148	-153,846	947,224	1,077,224
250	535,425	1,338,564	-2,409,808	-262,507	838,564	968,564
275	491,960	1,229,901	-2,518,471	-371,170	729,901	859,901
300	448,495	1,121,238	-2,627,134	-479,833	621,238	751,238
325	405,030	1,012,575	-2,735,797	-588,496	512,575	642,575

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	589,613	1,474,031	-2,274,340	-127,039	974,031	1,104,031
20	554,841	1,387,102	-2,361,270	-213,969	887,102	1,017,102
30	537,455	1,343,638	-2,404,734	-257,433	843,638	973,638
50	502,683	1,256,708	-2,491,664	-344,362	756,708	886,708
70	467,911	1,169,778	-2,578,594	-431,292	669,778	799,778
90	433,139	1,082,848	-2,665,524	-518,222	582,848	712,848
100	415,753	1,039,382	-2,708,990	-561,689	539,382	669,382
125	372,288	930,719	-2,817,653	-670,351	430,719	560,719
150	328,823	822,058	-2,926,313	-779,012	322,058	452,058
175	285,358	713,395	-3,034,976	-887,675	213,395	343,395
200	241,893	604,732	-3,143,639	-996,338	104,732	234,732
225	198,428	496,069	-3,252,302	-1,105,001	-3,931	126,069
250	154,964	387,409	-3,360,963	-1,213,661	-112,591	17,409
275	111,498	278,746	-3,469,626	-1,322,324	-221,254	-91,254
300	68,033	170,083	-3,578,289	-1,430,987	-329,917	-199,917
325	24,568	61,420	-3,686,952	-1,539,650	-438,580	-308,580

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,362,706	7,734,225	3,985,853	6,133,155	7,234,225	7,364,225
20	3,305,017	7,601,538	3,853,167	6,000,468	7,101,538	7,231,538
30	3,276,172	7,535,196	3,786,825	5,934,126	7,035,196	7,165,196
50	3,218,483	7,402,510	3,654,138	5,801,439	6,902,510	7,032,510
70	3,160,793	7,269,823	3,521,452	5,668,753	6,769,823	6,899,823
90	3,103,103	7,137,137	3,388,765	5,536,066	6,637,137	6,767,137
100	3,074,259	7,070,795	3,322,423	5,469,724	6,570,795	6,700,795
125	3,002,146	6,904,936	3,156,564	5,303,866	6,404,936	6,534,936
150	2,930,035	6,739,080	2,990,708	5,138,009	6,239,080	6,369,080
175	2,857,922	6,573,221	2,824,849	4,972,151	6,073,221	6,203,221
200	2,785,782	6,407,299	2,658,927	4,806,229	5,907,299	6,037,299
225	2,712,490	6,238,728	2,490,356	4,637,657	5,738,728	5,868,728
250	2,639,198	6,070,156	2,321,784	4,469,086	5,570,156	5,700,156
275	2,565,907	5,901,587	2,153,215	4,300,517	5,401,587	5,531,587
300	2,492,616	5,733,016	1,984,644	4,131,945	5,233,016	5,363,016
325	2,419,325	5,564,447	1,816,075	3,963,376	5,064,447	5,194,447

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,710,186	6,233,428	2,485,057	4,632,358	5,733,428	5,863,428
20	2,652,497	6,100,742	2,352,370	4,499,672	5,600,742	5,730,742
30	2,623,610	6,034,302	2,285,930	4,433,231	5,534,302	5,664,302
50	2,564,976	5,899,446	2,151,074	4,298,375	5,399,446	5,529,446
70	2,506,343	5,764,589	2,016,218	4,163,519	5,264,589	5,394,589
90	2,447,710	5,629,733	1,881,361	4,028,663	5,129,733	5,259,733
100	2,418,394	5,562,305	1,813,933	3,961,235	5,062,305	5,192,305
125	2,345,102	5,393,734	1,645,362	3,792,663	4,893,734	5,023,734
150	2,271,811	5,225,164	1,476,793	3,624,094	4,725,164	4,855,164
175	2,198,519	5,056,593	1,308,221	3,455,523	4,556,593	4,686,593
200	2,125,227	4,888,022	1,139,650	3,286,951	4,388,022	4,518,022
225	2,051,936	4,719,452	971,081	3,118,382	4,219,452	4,349,452
250	1,978,644	4,550,881	802,509	2,949,811	4,050,881	4,180,881
275	1,905,353	4,382,312	633,940	2,781,242	3,882,312	4,012,312
300	1,832,061	4,213,740	465,369	2,612,670	3,713,740	3,843,740
325	1,758,770	4,045,171	296,800	2,444,101	3,545,171	3,675,171

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,050,670	4,716,542	968,170	3,115,471	4,216,542	4,346,542
20	1,992,037	4,581,685	833,314	2,980,615	4,081,685	4,211,685
30	1,962,721	4,514,257	765,885	2,913,187	4,014,257	4,144,257
50	1,904,087	4,379,401	631,029	2,778,331	3,879,401	4,009,401
70	1,845,454	4,244,545	496,173	2,643,474	3,744,545	3,874,545
90	1,786,821	4,109,689	361,317	2,508,618	3,609,689	3,739,689
100	1,757,505	4,042,260	293,889	2,441,190	3,542,260	3,672,260
125	1,684,213	3,873,689	125,317	2,272,619	3,373,689	3,503,689
150	1,610,922	3,705,120	-43,252	2,104,050	3,205,120	3,335,120
175	1,537,630	3,536,548	-211,829	1,935,478	3,036,548	3,166,548
200	1,464,339	3,367,979	-380,392	1,766,909	2,867,979	2,997,979
225	1,391,047	3,199,408	-548,964	1,598,338	2,699,408	2,829,408
250	1,317,756	3,030,839	-717,533	1,429,768	2,530,839	2,660,839
275	1,244,464	2,862,267	-886,104	1,261,197	2,362,267	2,492,267
300	1,171,173	2,693,698	-1,054,674	1,092,628	2,193,698	2,323,698
325	1,097,881	2,525,127	-1,223,245	924,056	2,025,127	2,155,127

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 14

Houses	
No of units	50 units
Density:	40 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,131,347	6,505,078	2,756,706	4,904,007	6,005,078	6,135,078
20	8,072,224	6,457,779	2,709,407	4,856,709	5,957,779	6,087,779
30	8,042,662	6,434,130	2,685,758	4,833,060	5,934,130	6,064,130
50	7,983,540	6,386,832	2,638,460	4,785,762	5,886,832	6,016,832
70	7,924,417	6,339,534	2,591,162	4,738,463	5,839,534	5,969,534
90	7,865,294	6,292,235	2,543,863	4,691,165	5,792,235	5,922,235
100	7,835,732	6,268,586	2,520,214	4,667,516	5,768,586	5,898,586
125	7,761,829	6,209,463	2,461,091	4,608,393	5,709,463	5,839,463
150	7,687,925	6,150,340	2,401,968	4,549,270	5,650,340	5,780,340
175	7,614,022	6,091,218	2,342,846	4,490,147	5,591,218	5,721,218
200	7,540,118	6,032,095	2,283,723	4,431,024	5,532,095	5,662,095
225	7,466,215	5,972,972	2,224,600	4,371,901	5,472,972	5,602,972
250	7,392,311	5,913,849	2,165,477	4,312,778	5,413,849	5,543,849
275	7,318,407	5,854,726	2,106,354	4,253,655	5,354,726	5,484,726
300	7,244,503	5,795,603	2,047,231	4,194,532	5,295,603	5,425,603
325	7,170,600	5,736,480	1,988,108	4,135,409	5,236,480	5,366,480

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,292,839	5,834,271	2,085,899	4,233,201	5,334,271	5,464,271
20	7,233,715	5,786,972	2,038,600	4,185,902	5,286,972	5,416,972
30	7,204,154	5,763,323	2,014,951	4,162,253	5,263,323	5,393,323
50	7,145,031	5,716,025	1,967,653	4,114,955	5,216,025	5,346,025
70	7,085,908	5,668,726	1,920,354	4,067,656	5,168,726	5,298,726
90	7,026,785	5,621,428	1,873,056	4,020,358	5,121,428	5,251,428
100	6,997,224	5,597,779	1,849,407	3,996,709	5,097,779	5,227,779
125	6,923,320	5,538,656	1,790,284	3,937,586	5,038,656	5,168,656
150	6,849,416	5,479,533	1,731,161	3,878,463	4,979,533	5,109,533
175	6,775,513	5,420,410	1,672,038	3,819,340	4,920,410	5,050,410
200	6,701,610	5,361,287	1,612,915	3,760,217	4,861,287	4,991,287
225	6,627,707	5,302,164	1,553,792	3,701,094	4,802,164	4,932,164
250	6,553,804	5,243,041	1,494,669	3,641,971	4,743,041	4,873,041
275	6,479,901	5,183,918	1,435,546	3,582,848	4,683,918	4,813,918
300	6,406,000	5,124,795	1,376,423	3,523,725	4,624,795	4,754,795
325	6,332,100	5,065,672	1,317,300	3,464,602	4,565,672	4,695,672

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,453,910	5,163,128	1,414,757	3,562,058	4,663,128	4,793,128
20	6,394,788	5,115,830	1,367,458	3,514,760	4,615,830	4,745,830
30	6,365,225	5,092,180	1,343,809	3,491,110	4,592,180	4,722,180
50	6,306,103	5,044,882	1,296,511	3,443,812	4,544,882	4,674,882
70	6,246,981	4,996,583	1,249,213	3,396,514	4,496,583	4,626,583
90	6,187,859	4,948,285	1,201,915	3,349,216	4,448,285	4,578,285
100	6,158,298	4,924,635	1,177,265	3,324,566	4,424,635	4,554,635
125	6,084,394	4,865,512	1,118,142	3,265,443	4,365,512	4,495,512
150	6,010,490	4,806,389	1,059,019	3,206,320	4,306,389	4,436,389
175	5,936,586	4,747,266	1,000,896	3,147,197	4,247,266	4,377,266
200	5,862,682	4,688,143	950,773	3,088,074	4,188,143	4,318,143
225	5,788,778	4,629,020	899,650	3,028,951	4,129,020	4,259,020
250	5,714,874	4,569,897	848,527	2,969,828	4,069,897	4,200,897
275	5,640,970	4,510,774	797,404	2,910,705	4,010,774	4,141,774
300	5,567,066	4,451,651	746,281	2,851,582	3,951,651	4,082,651
325	5,493,162	4,392,528	695,158	2,792,459	3,892,528	4,023,528

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,464,936	8,404,417	4,656,045	6,803,347	7,904,417	8,034,417
20	6,405,192	8,326,750	4,578,378	6,725,680	7,826,750	7,956,750
30	6,375,321	8,287,917	4,539,545	6,686,847	7,787,917	7,917,917
50	6,315,577	8,210,250	4,461,878	6,609,179	7,710,250	7,840,250
70	6,255,833	8,132,583	4,384,211	6,531,512	7,632,583	7,762,583
90	6,196,089	8,054,916	4,306,544	6,453,845	7,554,916	7,684,916
100	6,166,216	8,016,081	4,267,710	6,415,011	7,516,081	7,646,081
125	6,091,537	7,918,998	4,170,626	6,317,927	7,418,998	7,548,998
150	6,016,857	7,821,914	4,073,542	6,220,844	7,321,914	7,451,914
175	5,942,177	7,724,830	3,976,459	6,123,760	7,224,830	7,354,830
200	5,867,497	7,627,746	3,879,374	6,026,675	7,127,746	7,257,746
225	5,792,817	7,530,662	3,782,290	5,929,592	7,030,662	7,160,662
250	5,718,137	7,433,578	3,685,207	5,832,508	6,933,578	7,063,578
275	5,643,458	7,336,495	3,588,123	5,735,424	6,836,495	6,966,495
300	5,568,777	7,239,410	3,491,038	5,638,339	6,739,410	6,869,410
325	5,494,097	7,142,326	3,393,954	5,541,256	6,642,326	6,772,326

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,687,277	7,393,461	3,645,089	5,792,390	6,893,461	7,023,461
20	5,627,533	7,315,793	3,567,422	5,714,723	6,815,793	6,945,793
30	5,597,662	7,276,961	3,528,589	5,675,890	6,776,961	6,906,961
50	5,537,918	7,199,293	3,450,922	5,598,223	6,699,293	6,829,293
70	5,478,174	7,121,626	3,373,254	5,520,556	6,621,626	6,751,626
90	5,418,430	7,043,959	3,295,587	5,442,889	6,543,959	6,673,959
100	5,388,558	7,005,125	3,256,753	5,404,054	6,505,125	6,635,125
125	5,313,878	6,908,041	3,159,669	5,306,971	6,408,041	6,538,041
150	5,239,198	6,810,958	3,062,586	5,209,887	6,310,958	6,440,958
175	5,164,518	6,713,874	2,965,502	5,112,804	6,213,874	6,343,874
200	5,089,838	6,616,789	2,868,417	5,015,719	6,116,789	6,246,789
225	5,015,158	6,519,706	2,771,334	4,918,635	6,019,706	6,149,706
250	4,940,478	6,422,622	2,674,250	4,821,552	5,922,622	6,052,622
275	4,865,799	6,325,538	2,577,167	4,724,468	5,825,538	5,955,538
300	4,791,118	6,228,453	2,480,082	4,627,383	5,728,453	5,858,453
325	4,716,438	6,131,370	2,382,998	4,530,299	5,631,370	5,761,370

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,909,227	6,381,995	2,633,624	4,780,925	5,881,995	6,011,995
20	4,849,483	6,304,328	2,555,956	4,703,258	5,804,328	5,934,328
30	4,819,612	6,265,495	2,517,123	4,664,425	5,765,495	5,895,495
50	4,759,868	6,187,828	2,439,456	4,586,758	5,687,828	5,817,828
70	4,700,124	6,110,161	2,361,789	4,509,091	5,610,161	5,740,161
90	4,640,380	6,032,494	2,284,122	4,431,423	5,532,494	5,662,494
100	4,610,507	5,993,660	2,245,288	4,392,589	5,493,660	5,623,660
125	4,535,828	5,896,576	2,148,204	4,295,506	5,396,576	5,526,576
150	4,461,148	5,799,492	2,051,121	4,198,422	5,299,492	5,429,492
175	4,386,467	5,702,407	1,954,036	4,101,337	5,202,407	5,332,407
200	4,311,788	5,605,324	1,856,952	4,004,253	5,105,324	5,235,324
225	4,237,108	5,508,240	1,759,868	3,907,170	5,008,240	5,138,240
250	4,162,428	5,411,157	1,662,785	3,810,086	4,911,157	5,041,157
275	4,087,747	5,314,072	1,565,700	3,713,001	4,814,072	4,944,072
300	4,013,068	5,216,988	1,468,616	3,615,918	4,716,988	4,846,988
325	3,938,388	5,119,905	1,371,533	3,518,834	4,619,905	4,749,905

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,281,929	7,983,254	4,234,882	6,382,183	7,483,254	7,613,254
20	12,168,544	7,909,553	4,161,182	6,308,483	7,409,553	7,539,553
30	12,111,852	7,872,704	4,124,332	6,271,633	7,372,704	7,502,704
50	11,998,467	7,799,003	4,050,632	6,197,933	7,299,003	7,429,003
70	11,885,083	7,725,304	3,976,932	6,124,233	7,225,304	7,355,304
90	11,771,699	7,651,604	3,903,232	6,050,534	7,151,604	7,281,604
100	11,715,006	7,614,754	3,866,382	6,013,684	7,114,754	7,244,754
125	11,573,276	7,522,629	3,774,258	5,921,559	7,022,629	7,152,629
150	11,431,545	7,430,505	3,682,133	5,829,434	6,930,505	7,060,505
175	11,289,815	7,338,380	3,590,008	5,737,309	6,838,380	6,968,380
200	11,148,084	7,246,254	3,497,883	5,645,184	6,746,254	6,876,254
225	11,006,353	7,154,130	3,405,758	5,553,059	6,654,130	6,784,130
250	10,864,623	7,062,005	3,313,633	5,460,935	6,562,005	6,692,005
275	10,722,893	6,969,880	3,221,508	5,368,810	6,469,880	6,599,880
300	10,581,162	6,877,755	3,129,384	5,276,685	6,377,755	6,507,755
325	10,439,432	6,785,631	3,037,259	5,184,560	6,285,631	6,415,631

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,809,077	7,025,900	3,277,528	5,424,830	6,525,900	6,655,900
20	10,695,693	6,952,200	3,203,829	5,351,130	6,452,200	6,582,200
30	10,639,000	6,915,350	3,166,979	5,314,280	6,415,350	6,545,350
50	10,525,616	6,841,651	3,093,279	5,240,580	6,341,651	6,471,651
70	10,412,231	6,767,950	3,019,579	5,166,880	6,267,950	6,397,950
90	10,298,847	6,694,251	2,945,879	5,093,180	6,194,251	6,324,251
100	10,242,155	6,657,401	2,909,029	5,056,330	6,157,401	6,287,401
125	10,100,424	6,565,276	2,816,904	4,964,205	6,065,276	6,195,276
150	9,958,694	6,473,151	2,724,779	4,872,081	5,973,151	6,103,151
175	9,816,964	6,381,026	2,632,655	4,779,956	5,881,026	6,011,026
200	9,675,233	6,288,902	2,540,530	4,687,831	5,788,902	5,918,902
225	9,533,503	6,196,777	2,448,405	4,595,707	5,696,777	5,826,777
250	9,391,772	6,104,651	2,356,280	4,503,581	5,604,651	5,734,651
275	9,250,041	6,012,527	2,264,155	4,411,456	5,512,527	5,642,527
300	9,108,311	5,920,402	2,172,030	4,319,332	5,420,402	5,550,402
325	8,966,580	5,828,277	2,079,906	4,227,207	5,328,277	5,458,277

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,335,478	6,068,061	2,319,689	4,466,990	5,568,061	5,698,061
20	9,222,093	5,994,360	2,245,988	4,393,290	5,494,360	5,624,360
30	9,165,401	5,957,511	2,209,139	4,356,440	5,457,511	5,587,511
50	9,052,016	5,883,810	2,135,439	4,282,740	5,383,810	5,513,810
70	8,938,632	5,810,111	2,061,739	4,209,040	5,310,111	5,440,111
90	8,825,248	5,736,411	1,988,039	4,135,341	5,236,411	5,366,411
100	8,768,555	5,699,561	1,951,189	4,098,491	5,199,561	5,329,561
125	8,626,825	5,607,436	1,859,064	4,006,366	5,107,436	5,237,436
150	8,485,095	5,515,312	1,766,940	3,914,241	5,015,312	5,145,312
175	8,343,364	5,423,187	1,674,815	3,822,116	4,923,187	5,053,187
200	8,201,634	5,330,063	1,582,691	3,729,991	4,830,063	4,960,063
225	8,059,903	5,237,938	1,490,566	3,637,866	4,737,938	4,867,938
250	7,918,173	5,145,814	1,398,441	3,545,741	4,645,814	4,775,814
275	7,776,442	5,053,689	1,306,316	3,453,616	4,553,689	4,683,689
300	7,634,712	4,961,564	1,214,191	3,361,491	4,461,564	4,591,564
325	7,492,981	4,869,439	1,122,066	3,269,366	4,369,439	4,499,439

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	200	325	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	275	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	275	325	325	325
3 - £5,705 per sq m	50	325	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	250	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	250	325	325	325
3 - £5,705 per sq m	30	325	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	222,810	4,456,191	707,820	2,855,121	3,956,191	4,086,191
20	221,256	4,425,122	676,750	2,824,052	3,925,122	4,055,122
30	220,480	4,409,597	661,225	2,808,527	3,909,597	4,039,597
50	218,926	4,378,528	630,156	2,777,457	3,878,528	4,008,528
70	217,373	4,347,458	599,086	2,746,388	3,847,458	3,977,458
90	215,819	4,316,388	568,017	2,715,318	3,816,388	3,946,388
100	215,043	4,300,864	552,492	2,699,793	3,800,864	3,930,864
125	213,102	4,262,042	513,670	2,660,971	3,762,042	3,892,042
150	211,160	4,223,200	474,828	2,622,129	3,723,200	3,853,200
175	209,219	4,184,378	436,006	2,583,307	3,684,378	3,814,378
200	207,278	4,145,556	397,184	2,544,485	3,645,556	3,775,556
225	205,336	4,106,714	358,342	2,505,643	3,606,714	3,736,714
250	203,395	4,067,892	319,520	2,466,821	3,567,892	3,697,892
275	201,453	4,029,070	280,698	2,427,999	3,529,070	3,659,070
300	199,511	3,990,228	241,856	2,389,158	3,490,228	3,620,228
325	197,570	3,951,406	203,034	2,350,336	3,451,406	3,581,406

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£201,851	4,033,010	284,639	2,431,940	3,533,010	3,663,010
20	200,098	4,001,961	253,589	2,400,891	3,501,961	3,631,961
30	199,321	3,986,416	238,044	2,385,346	3,486,416	3,616,416
50	197,768	3,955,367	206,995	2,354,296	3,455,367	3,585,367
70	196,215	3,924,297	175,925	2,323,227	3,424,297	3,554,297
90	194,661	3,893,227	144,856	2,292,157	3,393,227	3,523,227
100	193,885	3,877,703	129,331	2,276,632	3,377,703	3,507,703
125	191,944	3,838,881	90,509	2,237,810	3,338,881	3,468,881
150	190,002	3,800,039	51,667	2,198,968	3,300,039	3,430,039
175	188,061	3,761,217	12,845	2,160,146	3,261,217	3,391,217
200	186,119	3,722,375	-25,997	2,121,304	3,222,375	3,352,375
225	184,178	3,683,553	-64,819	2,082,482	3,183,553	3,313,553
250	182,237	3,644,731	-103,641	2,043,660	3,144,731	3,274,731
275	180,294	3,605,889	-142,483	2,004,818	3,105,889	3,235,889
300	178,353	3,567,067	-181,305	1,965,997	3,067,067	3,197,067
325	176,412	3,528,245	-220,127	1,927,175	3,028,245	3,158,245

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	180,487	3,609,749	-138,623	2,008,679	3,109,749	3,239,749
20	178,935	3,578,700	-169,672	1,977,629	3,078,700	3,208,700
30	178,158	3,563,155	-185,217	1,962,084	3,063,155	3,193,155
50	176,605	3,532,105	-216,267	1,931,035	3,032,105	3,162,105
70	175,052	3,501,036	-247,336	1,899,965	3,001,036	3,131,036
90	173,498	3,469,966	-278,406	1,868,896	2,969,966	3,099,966
100	172,722	3,454,441	-293,931	1,853,371	2,954,441	3,084,441
125	170,781	3,415,619	-332,752	1,814,549	2,915,619	3,045,619
150	168,839	3,376,777	-371,594	1,775,707	2,876,777	3,006,777
175	166,898	3,337,955	-410,416	1,736,885	2,837,955	2,967,955
200	164,957	3,299,133	-449,238	1,698,063	2,799,133	2,929,133
225	163,015	3,260,291	-488,080	1,659,221	2,760,291	2,890,291
250	161,073	3,221,469	-526,902	1,620,399	2,721,469	2,851,469
275	159,132	3,182,647	-565,724	1,581,577	2,682,647	2,812,647
300	157,190	3,143,806	-604,566	1,542,735	2,643,806	2,773,806
325	155,249	3,104,984	-643,388	1,503,913	2,604,984	2,734,984

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	445,618	4,456,181	707,810	2,855,111	3,956,181	4,086,181
20	442,512	4,425,122	676,750	2,824,052	3,925,122	4,055,122
30	440,959	4,409,587	661,215	2,808,517	3,909,587	4,039,587
50	437,853	4,378,528	630,156	2,777,457	3,878,528	4,008,528
70	434,746	4,347,458	599,086	2,746,388	3,847,458	3,977,458
90	431,640	4,316,398	568,027	2,715,328	3,816,398	3,946,398
100	430,086	4,300,864	552,492	2,699,793	3,800,864	3,930,864
125	426,204	4,262,042	513,670	2,660,911	3,762,042	3,892,042
150	422,321	4,223,210	474,838	2,622,139	3,723,210	3,853,210
175	418,438	4,184,378	436,006	2,583,307	3,684,378	3,814,378
200	414,555	4,145,546	397,174	2,544,475	3,645,546	3,775,546
225	410,672	4,106,724	358,352	2,505,653	3,606,724	3,736,724
250	406,789	4,067,892	319,520	2,466,821	3,567,892	3,697,892
275	402,906	4,029,060	280,688	2,427,989	3,529,060	3,659,060
300	399,024	3,990,238	241,856	2,389,157	3,490,238	3,620,238
325	395,141	3,951,406	203,034	2,350,336	3,451,406	3,581,406

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	403,302	4,033,020	284,649	2,431,950	3,533,020	3,663,020
20	400,195	4,001,951	253,579	2,400,881	3,501,951	3,631,951
30	398,643	3,986,426	238,054	2,385,356	3,486,426	3,616,426
50	395,536	3,955,357	206,985	2,354,286	3,455,357	3,585,357
70	392,430	3,924,297	175,925	2,323,227	3,424,297	3,554,297
90	389,323	3,893,227	144,856	2,292,157	3,393,227	3,523,227
100	387,770	3,877,703	129,331	2,276,632	3,377,703	3,507,703
125	383,887	3,838,871	90,499	2,237,800	3,338,871	3,468,871
150	380,004	3,800,039	51,667	2,198,968	3,300,039	3,430,039
175	376,122	3,761,217	12,845	2,160,146	3,261,217	3,391,217
200	372,238	3,722,385	-25,987	2,121,314	3,222,385	3,352,385
225	368,355	3,683,553	-64,819	2,082,482	3,183,553	3,313,553
250	364,473	3,644,731	-103,641	2,043,660	3,144,731	3,274,731
275	360,590	3,605,899	-142,473	2,004,828	3,105,899	3,235,899
300	356,707	3,567,067	-181,305	1,965,997	3,067,067	3,197,067
325	352,823	3,528,235	-220,137	1,927,165	3,028,235	3,158,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	360,976	3,609,759	-138,613	2,008,689	3,109,759	3,239,759
20	357,869	3,578,690	-169,682	1,977,619	3,078,690	3,208,690
30	356,316	3,563,165	-185,207	1,962,094	3,063,165	3,193,165
50	353,210	3,532,095	-216,277	1,931,025	3,032,095	3,162,095
70	350,104	3,501,036	-247,336	1,899,956	3,001,036	3,131,036
90	346,998	3,469,976	-278,396	1,868,906	2,969,976	3,099,976
100	345,444	3,454,441	-293,931	1,853,371	2,954,441	3,084,441
125	341,561	3,415,609	-332,762	1,814,539	2,915,609	3,045,609
150	337,679	3,376,787	-371,584	1,775,717	2,876,787	3,006,787
175	333,796	3,337,955	-410,416	1,736,885	2,837,955	2,967,955
200	329,912	3,299,123	-449,248	1,698,053	2,799,123	2,929,123
225	326,029	3,260,291	-488,080	1,659,221	2,760,291	2,890,291
250	322,147	3,221,469	-526,902	1,620,399	2,721,469	2,851,469
275	318,264	3,182,637	-565,734	1,581,567	2,682,637	2,812,637
300	314,381	3,143,806	-604,566	1,542,735	2,643,806	2,773,806
325	310,498	3,104,984	-643,388	1,503,913	2,604,984	2,734,984

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 3	
Houses	
No of units	4 units
Density:	30 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	820,090	6,150,678	2,402,306	4,549,608	5,650,678	5,780,678
20	814,345	6,107,589	2,359,218	4,506,519	5,607,589	5,737,589
30	811,473	6,086,049	2,337,677	4,484,978	5,586,049	5,716,049
50	805,728	6,042,960	2,294,588	4,441,890	5,542,960	5,672,960
70	799,983	5,999,871	2,251,499	4,398,801	5,499,871	5,629,871
90	794,238	5,956,782	2,208,410	4,355,712	5,456,782	5,586,782
100	791,366	5,935,242	2,186,870	4,334,171	5,435,242	5,565,242
125	784,184	5,881,382	2,133,011	4,280,312	5,381,382	5,511,382
150	777,003	5,827,523	2,079,151	4,226,453	5,327,523	5,457,523
175	769,822	5,773,664	2,025,292	4,172,594	5,273,664	5,403,664
200	762,641	5,719,805	1,971,433	4,118,734	5,219,805	5,349,805
225	755,459	5,665,946	1,917,574	4,064,875	5,165,946	5,295,946
250	748,278	5,612,087	1,863,715	4,011,016	5,112,087	5,242,087
275	741,097	5,558,227	1,809,856	3,957,157	5,058,227	5,188,227
300	733,916	5,504,368	1,755,996	3,903,298	5,004,368	5,134,368
325	726,734	5,450,501	1,702,130	3,849,431	4,950,501	5,080,501

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	741,827	5,563,704	1,815,333	3,962,634	5,063,704	5,193,704
20	736,082	5,520,616	1,772,244	3,919,545	5,020,616	5,150,616
30	733,210	5,499,075	1,750,703	3,898,005	4,999,075	5,129,075
50	727,465	5,455,986	1,707,614	3,854,916	4,955,986	5,085,986
70	721,720	5,412,897	1,664,526	3,811,827	4,912,897	5,042,897
90	715,975	5,369,808	1,621,437	3,768,738	4,869,808	4,999,808
100	713,102	5,348,268	1,599,896	3,747,197	4,848,268	4,978,268
125	705,921	5,294,409	1,546,037	3,693,338	4,794,409	4,924,409
150	698,740	5,240,549	1,492,178	3,639,479	4,740,549	4,870,549
175	691,559	5,186,690	1,438,318	3,585,620	4,686,690	4,816,690
200	684,377	5,132,831	1,384,459	3,531,761	4,632,831	4,762,831
225	677,196	5,078,972	1,330,600	3,477,902	4,578,972	4,708,972
250	670,015	5,025,113	1,276,741	3,424,042	4,525,113	4,655,113
275	662,834	4,971,254	1,222,882	3,370,183	4,471,254	4,601,254
300	655,653	4,917,394	1,169,023	3,316,324	4,417,394	4,547,394
325	648,471	4,863,535	1,115,163	3,262,465	4,363,535	4,493,535

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	663,548	4,976,606	1,228,235	3,375,536	4,476,606	4,606,606
20	657,802	4,933,518	1,185,146	3,332,447	4,433,518	4,563,518
30	654,929	4,911,969	1,163,598	3,310,899	4,411,969	4,541,969
50	643,185	4,868,888	1,120,516	3,267,818	4,368,888	4,498,888
70	643,440	4,825,799	1,077,427	3,224,729	4,325,799	4,455,799
90	637,695	4,782,710	1,034,339	3,181,640	4,282,710	4,412,710
100	634,823	4,761,170	1,012,798	3,160,099	4,261,170	4,391,170
125	627,640	4,707,303	958,931	3,106,233	4,207,303	4,337,303
150	620,459	4,653,444	905,072	3,052,374	4,153,444	4,283,444
175	613,278	4,599,585	851,213	2,998,514	4,099,585	4,229,585
200	606,097	4,545,726	797,354	2,944,655	4,045,726	4,175,726
225	598,916	4,491,866	743,495	2,890,796	3,991,866	4,121,866
250	591,734	4,438,007	689,636	2,836,937	3,938,007	4,068,007
275	584,553	4,384,148	635,776	2,783,078	3,884,148	4,014,148
300	577,372	4,330,289	581,917	2,729,218	3,830,289	3,960,289
325	570,191	4,276,430	528,058	2,675,359	3,776,430	3,906,430

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,292,099	7,537,245	3,788,873	5,936,175	7,037,245	7,167,245
20	1,282,891	7,483,530	3,735,159	5,882,460	6,983,530	7,113,530
30	1,278,286	7,456,667	3,708,295	5,855,597	6,956,667	7,086,667
50	1,269,078	7,402,953	3,654,581	5,801,882	6,902,953	7,032,953
70	1,259,869	7,349,238	3,600,866	5,748,167	6,849,238	6,979,238
90	1,250,661	7,295,523	3,547,151	5,694,453	6,795,523	6,925,523
100	1,246,057	7,268,666	3,520,294	5,667,595	6,768,666	6,898,666
125	1,234,547	7,201,523	3,453,151	5,600,452	6,701,523	6,831,523
150	1,223,036	7,134,379	3,386,007	5,533,309	6,634,379	6,764,379
175	1,211,525	7,067,230	3,318,858	5,466,160	6,567,230	6,697,230
200	1,200,015	7,000,087	3,251,715	5,399,016	6,500,087	6,630,087
225	1,188,505	6,932,943	3,184,572	5,331,873	6,432,943	6,562,943
250	1,178,994	6,865,800	3,117,428	5,264,730	6,365,800	6,495,800
275	1,168,484	6,798,657	3,050,285	5,197,586	6,298,657	6,428,657
300	1,153,974	6,731,513	2,983,142	5,130,443	6,231,513	6,361,513
325	1,142,462	6,664,364	2,915,993	5,063,294	6,164,364	6,294,364

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,168,674	6,817,268	3,068,896	5,216,197	6,317,268	6,447,268
20	1,159,466	6,763,553	3,015,181	5,162,483	6,263,553	6,393,553
30	1,154,862	6,736,696	2,988,324	5,135,625	6,236,696	6,366,696
50	1,145,654	6,682,981	2,934,609	5,081,911	6,182,981	6,312,981
70	1,136,445	6,629,261	2,880,889	5,028,190	6,129,261	6,259,261
90	1,127,236	6,575,546	2,827,174	4,974,476	6,075,546	6,205,546
100	1,122,632	6,548,689	2,800,317	4,947,618	6,048,689	6,178,689
125	1,111,122	6,481,545	2,733,174	4,880,475	5,981,545	6,111,545
150	1,099,612	6,414,402	2,666,030	4,813,332	5,914,402	6,044,402
175	1,089,101	6,347,259	2,598,887	4,746,188	5,847,259	5,977,259
200	1,078,590	6,280,110	2,531,738	4,679,039	5,780,110	5,910,110
225	1,068,080	6,212,966	2,464,594	4,611,896	5,712,966	5,842,966
250	1,058,570	6,145,823	2,397,451	4,544,752	5,645,823	5,775,823
275	1,048,059	6,078,680	2,330,308	4,477,609	5,578,680	5,708,680
300	1,038,549	6,011,536	2,263,164	4,410,466	5,511,536	5,641,536
325	1,019,039	5,944,393	2,196,021	4,343,323	5,444,393	5,574,393

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,045,222	6,097,130	2,348,758	4,496,060	5,597,130	5,727,130
20	1,036,014	6,043,415	2,295,044	4,442,345	5,543,415	5,673,415
30	1,031,410	6,016,558	2,268,186	4,415,488	5,516,558	5,646,558
50	1,022,202	5,962,843	2,214,472	4,361,773	5,462,843	5,592,843
70	1,012,993	5,909,129	2,160,757	4,308,058	5,409,129	5,539,129
90	1,003,784	5,855,408	2,107,046	4,254,338	5,355,408	5,485,408
100	999,180	5,828,551	2,080,179	4,227,481	5,328,551	5,458,551
125	987,670	5,761,408	2,013,036	4,160,337	5,261,408	5,391,408
150	976,160	5,694,264	1,945,892	4,093,194	5,194,264	5,324,264
175	964,649	5,627,121	1,878,749	4,026,051	5,127,121	5,257,121
200	953,139	5,559,978	1,811,606	3,958,907	5,059,978	5,189,978
225	941,629	5,492,834	1,744,463	3,891,764	4,992,834	5,122,834
250	930,117	5,425,689	1,677,313	3,824,615	4,925,685	5,055,685
275	918,607	5,358,542	1,610,170	3,757,471	4,858,542	4,988,542
300	907,097	5,291,398	1,543,027	3,690,328	4,791,398	4,921,398
325	895,587	5,224,255	1,475,883	3,623,185	4,724,255	4,854,255

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	543,908	9,858,337	6,109,966	8,257,267	9,358,337	9,488,337
20	533,481	9,669,351	5,920,979	8,068,280	9,169,351	9,299,351
30	528,269	9,574,875	5,826,504	7,973,805	9,074,875	9,204,875
50	517,842	9,385,889	5,637,517	7,784,818	8,885,889	9,015,889
70	507,416	9,196,920	5,448,548	7,595,850	8,696,920	8,826,920
90	496,990	9,007,952	5,259,580	7,406,881	8,507,952	8,637,952
100	491,777	8,913,458	5,165,086	7,312,388	8,413,458	8,543,458
125	478,744	8,677,243	4,928,871	7,076,173	8,177,243	8,307,243
150	465,712	8,441,028	4,692,656	6,839,957	7,941,028	8,071,028
175	452,679	8,204,813	4,456,441	6,603,742	7,704,813	7,834,813
200	439,647	7,968,597	4,220,226	6,367,527	7,468,597	7,598,597
225	426,614	7,732,382	3,984,010	6,131,312	7,232,382	7,362,382
250	413,582	7,496,167	3,747,795	5,895,096	6,996,167	7,126,167
275	400,548	7,259,952	3,511,580	5,658,881	6,759,952	6,889,952
300	387,515	7,023,737	3,275,365	5,422,666	6,523,737	6,653,737
325	374,483	6,787,522	3,039,150	5,186,451	6,287,522	6,417,522

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	432,111	7,832,009	4,083,637	6,230,939	7,332,009	7,462,009
20	421,684	7,643,023	3,894,651	6,041,952	7,143,023	7,273,023
30	416,472	7,548,547	3,800,176	5,947,477	7,048,547	7,178,547
50	406,045	7,359,561	3,611,189	5,758,490	6,859,561	6,989,561
70	395,619	7,170,575	3,422,202	5,569,522	6,670,575	6,800,575
90	385,193	6,981,589	3,233,252	5,380,555	6,481,589	6,611,589
100	379,980	6,887,130	3,138,758	5,286,060	6,387,130	6,517,130
125	366,947	6,650,915	2,902,543	5,049,845	6,150,915	6,280,915
150	353,914	6,414,700	2,666,328	4,813,629	5,914,700	6,044,700
175	340,882	6,178,485	2,430,113	4,577,414	5,678,485	5,808,485
200	327,849	5,942,269	2,193,897	4,341,199	5,442,269	5,572,269
225	314,817	5,706,054	1,957,682	4,104,984	5,206,054	5,336,054
250	301,783	5,469,839	1,721,467	3,868,769	4,969,839	5,099,839
275	288,751	5,233,624	1,485,252	3,632,554	4,733,624	4,863,624
300	275,718	4,997,409	1,249,037	3,396,339	4,497,409	4,627,409
325	262,686	4,761,194	1,012,822	3,160,124	4,261,194	4,391,194

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	320,288	5,805,215	2,056,843	4,204,144	5,305,215	5,435,215
20	309,862	5,616,246	1,867,874	4,015,176	5,116,246	5,246,246
30	304,648	5,521,753	1,773,381	3,920,682	5,021,753	5,151,753
50	294,223	5,332,784	1,584,412	3,731,714	4,832,784	4,962,784
70	283,797	5,143,816	1,395,444	3,542,745	4,643,816	4,773,816
90	273,371	4,954,847	1,206,475	3,353,777	4,454,847	4,584,847
100	268,157	4,860,354	1,111,982	3,259,283	4,360,354	4,490,354
125	255,125	4,624,139	875,767	3,023,068	4,124,139	4,254,139
150	242,092	4,387,923	639,552	2,786,853	3,887,923	4,017,923
175	229,060	4,151,708	403,336	2,550,638	3,651,708	3,781,708
200	216,028	3,915,493	167,120	2,314,423	3,415,493	3,545,493
225	202,996	3,679,277	-99,104	2,078,208	3,179,277	3,309,277
250	189,964	3,443,062	-305,320	1,841,993	2,943,062	3,073,062
275	176,932	3,206,847	-541,535	1,605,778	2,706,847	2,836,847
300	163,900	2,970,632	-777,750	1,369,563	2,470,632	2,600,632
325	150,868	2,734,417	-1,013,965	1,133,348	2,234,417	2,364,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	715,357	6,080,535	2,332,163	4,479,464	5,580,535	5,710,535
20	701,678	5,964,262	2,215,890	4,363,192	5,464,262	5,594,262
30	694,838	5,906,126	2,157,754	4,305,055	5,406,126	5,536,126
50	681,159	5,789,853	2,041,481	4,188,782	5,289,853	5,419,853
70	667,480	5,673,580	1,925,208	4,072,510	5,173,580	5,303,580
90	653,801	5,557,307	1,808,936	3,956,237	5,057,307	5,187,307
100	646,961	5,499,171	1,750,799	3,898,171	4,999,171	5,129,171
125	628,862	5,353,826	1,605,454	3,752,755	4,853,826	4,983,826
150	612,763	5,208,489	1,460,117	3,607,419	4,708,489	4,838,489
175	596,665	5,063,152	1,314,780	3,462,082	4,563,152	4,693,152
200	578,566	4,917,807	1,169,435	3,316,737	4,417,807	4,547,807
225	561,467	4,772,470	1,024,099	3,171,400	4,272,470	4,402,470
250	544,368	4,627,125	878,753	3,026,055	4,127,125	4,257,125
275	527,269	4,481,788	733,417	2,880,718	3,981,788	4,111,788
300	510,170	4,336,443	588,071	2,735,373	3,836,443	3,966,443
325	493,071	4,191,107	442,735	2,590,036	3,691,107	3,821,107

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	568,678	4,833,762	1,085,390	3,232,691	4,333,762	4,463,762
20	554,999	4,717,489	969,117	3,116,419	4,217,489	4,347,489
30	548,160	4,659,361	910,989	3,058,291	4,159,361	4,289,361
50	534,481	4,543,088	794,716	2,942,018	4,043,088	4,173,088
70	520,802	4,426,815	678,444	2,825,745	3,926,815	4,056,815
90	507,123	4,310,543	562,171	2,709,472	3,810,543	3,940,543
100	500,283	4,252,406	504,035	2,651,336	3,752,406	3,882,406
125	483,184	4,107,061	358,689	2,505,991	3,607,061	3,737,061
150	466,085	3,961,724	213,353	2,360,654	3,461,724	3,591,724
175	448,986	3,816,379	68,007	2,215,309	3,316,379	3,446,379
200	431,887	3,671,042	-77,329	2,069,972	3,171,042	3,301,042
225	414,788	3,525,697	-222,675	1,924,627	3,025,697	3,155,697
250	397,689	3,380,361	-368,011	1,779,290	2,880,361	3,010,361
275	380,591	3,235,024	-513,348	1,633,953	2,735,024	2,865,024
300	363,492	3,089,679	-658,693	1,488,608	2,589,679	2,719,679
325	346,393	2,944,342	-804,030	1,343,272	2,444,342	2,574,342

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	421,968	3,586,724	-161,647	1,985,654	3,086,724	3,216,724
20	408,288	3,470,452	-277,920	1,869,381	2,970,452	3,100,452
30	401,449	3,412,315	-336,057	1,811,245	2,912,315	3,042,315
50	387,770	3,296,043	-452,329	1,694,972	2,796,043	2,926,043
70	374,091	3,179,770	-568,602	1,578,699	2,679,770	2,809,770
90	360,411	3,063,497	-684,875	1,462,427	2,563,497	2,693,497
100	353,572	3,005,361	-743,011	1,404,290	2,505,361	2,635,361
125	336,472	2,860,015	-888,356	1,258,945	2,360,015	2,490,015
150	319,374	2,714,679	-1,033,693	1,113,608	2,214,679	2,344,679
175	302,276	2,569,342	-1,179,030	968,272	2,069,342	2,199,342
200	285,176	2,423,997	-1,324,375	822,926	1,923,997	2,053,997
225	268,078	2,278,660	-1,469,712	677,590	1,778,660	1,908,660
250	250,978	2,133,315	-1,615,057	532,244	1,633,315	1,763,315
275	233,880	1,987,978	-1,760,394	386,908	1,487,978	1,617,978
300	216,780	1,842,633	-1,905,739	241,563	1,342,633	1,472,633
325	199,682	1,697,296	-2,051,076	96,226	1,197,296	1,327,296

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,128,636	5,321,590	1,573,218	3,720,520	4,821,590	4,951,590
20	2,113,455	5,283,637	1,535,265	3,682,567	4,783,637	4,913,637
30	2,105,865	5,264,662	1,516,290	3,663,592	4,764,662	4,894,662
50	2,090,685	5,226,712	1,478,340	3,625,642	4,726,712	4,856,712
70	2,075,504	5,188,759	1,440,388	3,587,689	4,688,759	4,818,759
90	2,060,324	5,150,809	1,402,437	3,549,739	4,650,809	4,780,809
100	2,052,734	5,131,834	1,383,462	3,530,764	4,631,834	4,761,834
125	2,033,758	5,084,394	1,336,022	3,483,324	4,584,394	4,714,394
150	2,014,783	5,036,956	1,288,585	3,435,886	4,536,956	4,666,956
175	1,995,806	4,989,516	1,241,144	3,388,446	4,489,516	4,619,516
200	1,976,831	4,942,079	1,193,707	3,341,008	4,442,079	4,572,079
225	1,957,855	4,894,638	1,146,267	3,293,568	4,394,638	4,524,638
250	1,938,880	4,847,201	1,098,829	3,246,130	4,347,201	4,477,201
275	1,919,904	4,799,760	1,051,389	3,198,690	4,299,760	4,429,760
300	1,900,929	4,752,323	1,003,951	3,151,252	4,252,323	4,382,323
325	1,881,953	4,704,883	956,511	3,103,812	4,204,883	4,334,883

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,925,164	4,812,910	1,064,538	3,211,839	4,312,910	4,442,910
20	1,909,984	4,774,960	1,026,588	3,173,889	4,274,960	4,404,960
30	1,902,394	4,755,985	1,007,613	3,154,914	4,255,985	4,385,985
50	1,887,213	4,718,032	969,660	3,116,962	4,218,032	4,348,032
70	1,872,033	4,680,082	931,710	3,079,011	4,180,082	4,310,082
90	1,856,853	4,642,132	893,760	3,041,061	4,142,132	4,272,132
100	1,849,262	4,623,154	874,782	3,022,084	4,123,154	4,253,154
125	1,830,287	4,575,716	827,345	2,974,646	4,075,716	4,205,716
150	1,811,311	4,528,276	779,905	2,927,206	4,028,276	4,158,276
175	1,792,335	4,480,839	732,467	2,879,768	3,980,839	4,110,839
200	1,773,359	4,433,398	685,027	2,832,328	3,933,398	4,063,398
225	1,754,384	4,385,961	637,589	2,784,890	3,885,961	4,015,961
250	1,735,408	4,338,521	590,149	2,737,450	3,838,521	3,968,521
275	1,716,433	4,291,083	542,711	2,690,013	3,791,083	3,921,083
300	1,697,457	4,243,643	495,271	2,642,572	3,743,643	3,873,643
325	1,678,482	4,196,205	447,833	2,595,135	3,696,205	3,826,205

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,721,647	4,304,118	555,746	2,703,048	3,804,118	3,934,118
20	1,706,467	4,266,168	517,796	2,665,098	3,766,168	3,896,168
30	1,698,877	4,247,193	498,821	2,646,123	3,747,193	3,877,193
50	1,683,696	4,209,240	460,868	2,608,170	3,709,240	3,839,240
70	1,668,516	4,171,290	422,918	2,570,220	3,671,290	3,801,290
90	1,653,335	4,133,337	384,966	2,532,267	3,633,337	3,763,337
100	1,645,745	4,114,362	365,991	2,513,292	3,614,362	3,744,362
125	1,626,770	4,066,925	318,553	2,465,854	3,566,925	3,696,925
150	1,607,794	4,019,485	271,113	2,418,414	3,519,485	3,649,485
175	1,588,819	3,972,047	223,675	2,370,977	3,472,047	3,602,047
200	1,569,843	3,924,607	176,235	2,323,536	3,424,607	3,554,607
225	1,550,868	3,877,169	128,797	2,276,099	3,377,169	3,507,169
250	1,531,892	3,829,729	81,357	2,228,659	3,329,729	3,459,729
275	1,512,916	3,782,291	33,919	2,181,221	3,282,291	3,412,291
300	1,493,940	3,734,851	-13,521	2,133,781	3,234,851	3,364,851
325	1,474,965	3,687,413	-60,958	2,086,343	3,187,413	3,317,413

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	853,075	6,591,942	2,843,570	4,990,872	6,091,942	6,221,942
20	838,354	6,478,190	2,729,818	4,877,120	5,978,190	6,108,190
30	830,993	6,421,310	2,672,939	4,820,240	5,921,310	6,051,310
50	816,271	6,307,551	2,559,179	4,706,480	5,807,551	5,937,551
70	801,549	6,193,791	2,445,419	4,592,721	5,693,791	5,823,791
90	786,828	6,080,032	2,331,660	4,478,961	5,580,032	5,710,032
100	779,467	6,023,152	2,274,780	4,422,081	5,523,152	5,653,152
125	761,065	5,880,956	2,132,584	4,279,886	5,380,956	5,510,956
150	742,662	5,738,753	1,990,381	4,137,682	5,238,753	5,368,753
175	724,260	5,596,557	1,848,185	3,995,487	5,096,557	5,226,557
200	705,859	5,454,361	1,705,990	3,853,291	4,954,361	5,084,361
225	687,456	5,312,158	1,563,786	3,711,088	4,812,158	4,942,158
250	669,054	5,169,962	1,421,590	3,568,892	4,669,962	4,799,962
275	650,652	5,027,767	1,279,395	3,426,696	4,527,767	4,657,767
300	632,249	4,885,563	1,137,191	3,284,493	4,385,563	4,515,563
325	613,848	4,743,368	994,996	3,142,297	4,243,368	4,373,368

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,307	5,334,194	1,585,822	3,733,124	4,834,194	4,964,194
20	675,586	5,220,434	1,472,063	3,619,364	4,720,434	4,850,434
30	668,225	5,163,555	1,415,183	3,562,484	4,663,555	4,793,555
50	653,503	5,049,795	1,301,423	3,448,725	4,549,795	4,679,795
70	638,782	4,936,035	1,187,671	3,334,973	4,436,035	4,566,035
90	624,060	4,822,283	1,073,912	3,221,213	4,322,283	4,452,283
100	616,699	4,765,404	1,017,032	3,164,333	4,265,404	4,395,404
125	598,296	4,623,200	874,828	3,022,130	4,123,200	4,253,200
150	579,895	4,481,005	732,633	2,879,934	3,981,005	4,111,005
175	561,493	4,338,809	590,437	2,737,738	3,838,809	3,968,809
200	543,090	4,196,605	448,234	2,595,535	3,696,605	3,826,605
225	524,688	4,054,410	306,038	2,453,339	3,554,410	3,684,410
250	506,287	3,912,214	163,842	2,311,144	3,412,214	3,542,214
275	487,884	3,770,011	21,639	2,168,940	3,270,011	3,400,011
300	469,482	3,627,815	-120,557	2,026,745	3,127,815	3,257,815
325	451,080	3,485,619	-262,752	1,884,549	2,985,619	3,115,619

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	527,505	4,076,177	327,806	2,475,107	3,576,177	3,706,177
20	512,783	3,962,418	214,046	2,361,347	3,462,418	3,592,418
30	506,423	3,905,538	157,166	2,304,467	3,405,538	3,535,538
50	490,701	3,791,778	43,406	2,190,708	3,291,778	3,421,778
70	475,979	3,678,019	-70,353	2,076,948	3,178,019	3,308,019
90	461,257	3,564,259	-184,143	1,963,189	3,064,259	3,194,259
100	453,896	3,507,379	-240,993	1,906,309	3,007,379	3,137,379
125	435,494	3,365,183	-383,188	1,764,113	2,865,183	2,995,183
150	417,092	3,222,980	-525,392	1,621,910	2,722,980	2,852,980
175	398,690	3,080,784	-667,597	1,479,714	2,580,784	2,710,784
200	380,288	2,938,589	-809,793	1,337,518	2,438,589	2,568,589
225	361,885	2,796,385	-951,986	1,195,315	2,296,385	2,426,385
250	343,483	2,654,190	-1,094,182	1,053,119	2,154,190	2,284,190
275	325,082	2,511,994	-1,236,378	910,924	2,011,994	2,141,994
300	306,679	2,369,791	-1,378,581	768,720	1,869,791	1,999,791
325	288,277	2,227,595	-1,520,777	626,525	1,727,595	1,857,595

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,311,665	5,253,784	1,505,412	3,652,713	4,753,784	4,883,784
20	2,296,167	5,216,288	1,467,916	3,615,218	4,716,288	4,846,288
30	2,286,917	5,197,538	1,449,166	3,596,468	4,697,538	4,827,538
50	2,270,419	5,160,042	1,411,671	3,558,972	4,660,042	4,790,042
70	2,253,921	5,122,547	1,374,175	3,521,476	4,622,547	4,752,547
90	2,237,422	5,085,051	1,336,679	3,483,981	4,585,051	4,715,051
100	2,229,172	5,066,301	1,317,929	3,465,231	4,566,301	4,696,301
125	2,208,550	5,019,431	1,271,060	3,418,361	4,519,431	4,649,431
150	2,187,927	4,972,562	1,224,190	3,371,491	4,472,562	4,602,562
175	2,167,305	4,925,692	1,177,321	3,324,622	4,425,692	4,555,692
200	2,146,681	4,878,821	1,130,449	3,277,750	4,378,821	4,508,821
225	2,126,058	4,831,951	1,083,579	3,230,881	4,331,951	4,461,951
250	2,105,436	4,785,082	1,036,710	3,184,011	4,285,082	4,415,082
275	2,084,812	4,738,210	989,838	3,137,139	4,238,210	4,368,210
300	2,064,190	4,691,340	942,968	3,090,270	4,191,340	4,321,340
325	2,043,567	4,644,471	896,099	3,043,400	4,144,471	4,274,471

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,090,529	4,751,202	1,002,830	3,150,132	4,251,202	4,381,202
20	2,074,031	4,713,707	965,335	3,112,636	4,213,707	4,343,707
30	2,065,782	4,694,959	946,587	3,093,888	4,194,959	4,324,959
50	2,049,283	4,657,461	909,089	3,056,391	4,157,461	4,287,461
70	2,032,785	4,619,965	871,594	3,018,895	4,119,965	4,249,965
90	2,016,287	4,582,470	834,098	2,981,399	4,082,470	4,212,470
100	2,008,038	4,563,722	815,350	2,962,652	4,063,722	4,193,722
125	1,987,415	4,516,852	768,481	2,915,782	4,016,852	4,146,852
150	1,966,791	4,469,981	721,609	2,868,910	3,969,981	4,099,981
175	1,946,169	4,423,111	674,739	2,822,041	3,923,111	4,053,111
200	1,925,546	4,376,242	627,870	2,775,171	3,876,242	4,006,242
225	1,904,923	4,329,370	580,998	2,728,299	3,829,370	3,959,370
250	1,884,300	4,282,500	534,128	2,681,430	3,782,500	3,912,500
275	1,863,677	4,235,631	487,259	2,634,560	3,735,631	3,865,631
300	1,843,054	4,188,759	440,387	2,587,688	3,688,759	3,818,759
325	1,822,431	4,141,889	393,518	2,540,819	3,641,889	3,771,889

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,869,344	4,248,510	500,138	2,647,439	3,748,510	3,878,510
20	1,852,846	4,211,014	462,642	2,609,944	3,711,014	3,841,014
30	1,844,597	4,192,266	443,895	2,591,196	3,692,266	3,822,266
50	1,828,098	4,154,768	406,397	2,553,698	3,654,768	3,784,768
70	1,811,600	4,117,273	368,901	2,516,202	3,617,273	3,747,273
90	1,795,102	4,079,777	331,405	2,478,707	3,579,777	3,709,777
100	1,786,853	4,061,029	312,658	2,459,959	3,561,029	3,691,029
125	1,766,229	4,014,158	265,786	2,413,087	3,514,158	3,644,158
150	1,745,607	3,967,288	218,916	2,366,218	3,467,288	3,597,288
175	1,724,984	3,920,419	172,047	2,319,348	3,420,419	3,550,419
200	1,704,361	3,873,547	125,175	2,272,476	3,373,547	3,503,547
225	1,683,738	3,826,677	78,305	2,225,607	3,326,677	3,456,677
250	1,663,115	3,779,808	31,436	2,178,737	3,279,808	3,409,808
275	1,642,493	3,732,938	-15,434	2,131,868	3,232,938	3,362,938
300	1,621,869	3,686,066	-62,305	2,084,996	3,186,066	3,316,066
325	1,601,247	3,639,197	-109,175	2,038,126	3,139,197	3,269,197

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,064,236	6,740,164	2,991,792	5,139,094	6,240,164	6,370,164
20	1,044,599	6,615,794	2,867,422	5,014,724	6,115,794	6,245,794
30	1,034,780	6,553,606	2,805,234	4,952,535	6,053,606	6,183,606
50	1,015,142	6,429,236	2,680,864	4,828,165	5,929,236	6,059,236
70	995,505	6,304,866	2,556,494	4,703,795	5,804,866	5,934,866
90	975,867	6,180,489	2,432,118	4,579,419	5,680,489	5,810,489
100	966,049	6,118,308	2,369,936	4,517,237	5,618,308	5,748,308
125	941,502	5,962,844	2,214,472	4,361,773	5,462,844	5,592,844
150	916,955	5,807,379	2,059,008	4,206,309	5,307,379	5,437,379
175	892,408	5,651,915	1,903,544	4,050,845	5,151,915	5,281,915
200	867,861	5,496,451	1,748,080	3,895,381	4,996,451	5,126,451
225	843,314	5,340,987	1,592,615	3,739,917	4,840,987	4,970,987
250	818,767	5,185,523	1,437,151	3,584,453	4,685,523	4,815,523
275	794,220	5,030,059	1,281,687	3,428,989	4,530,059	4,660,059
300	769,673	4,874,595	1,126,223	3,273,525	4,374,595	4,504,595
325	745,126	4,719,131	970,759	3,118,061	4,219,131	4,349,131

Maximum values (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£850,222	5,384,740	1,636,368	3,783,669	4,884,740	5,014,740
20	830,584	5,260,363	1,511,991	3,659,293	4,760,363	4,890,363
30	820,765	5,198,181	1,449,810	3,597,111	4,698,181	4,828,181
50	801,128	5,073,811	1,325,440	3,472,741	4,573,811	4,703,811
70	781,490	4,949,435	1,201,063	3,348,365	4,449,435	4,579,435
90	761,852	4,825,065	1,076,693	3,223,995	4,325,065	4,455,065
100	752,034	4,762,883	1,014,511	3,161,813	4,262,883	4,392,883
125	727,487	4,607,419	859,047	3,006,349	4,107,419	4,237,419
150	702,940	4,451,955	703,583	2,850,885	3,951,955	4,081,955
175	678,393	4,296,491	548,119	2,695,421	3,796,491	3,926,491
200	653,846	4,141,027	392,655	2,539,957	3,641,027	3,771,027
225	629,298	3,985,563	237,185	2,384,496	3,485,563	3,615,563
250	604,751	3,830,099	81,721	2,229,022	3,330,099	3,460,099
275	580,204	3,674,628	-73,743	2,073,558	3,174,628	3,304,628
300	555,658	3,519,164	-229,207	1,918,094	3,019,164	3,149,164
325	531,111	3,363,700	-384,672	1,762,630	2,863,700	2,993,700

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	636,160	4,029,013	280,641	2,427,942	3,529,013	3,659,013
20	616,523	3,904,643	156,271	2,303,572	3,404,643	3,534,643
30	606,703	3,842,455	94,083	2,241,384	3,342,455	3,472,455
50	587,066	3,718,085	-30,287	2,117,014	3,218,085	3,348,085
70	567,429	3,593,715	-154,657	1,992,644	3,093,715	3,223,715
90	547,790	3,469,338	-279,094	1,868,268	2,969,338	3,099,338
100	537,972	3,407,156	-341,215	1,806,086	2,907,156	3,037,156
125	513,425	3,251,692	-496,679	1,650,622	2,751,692	2,881,692
150	488,878	3,096,228	-652,144	1,495,158	2,596,228	2,726,228
175	464,331	2,940,764	-807,606	1,339,694	2,440,764	2,570,764
200	439,784	2,785,300	-963,072	1,184,230	2,285,300	2,415,300
225	415,237	2,629,836	-1,118,536	1,028,766	2,129,836	2,259,836
250	390,690	2,474,372	-1,274,000	873,302	1,974,372	2,104,372
275	366,143	2,318,908	-1,429,464	717,837	1,818,908	1,948,908
300	341,596	2,163,444	-1,584,928	562,373	1,663,444	1,793,444
325	317,049	2,007,980	-1,740,392	406,909	1,507,980	1,637,980

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,253,367	5,316,709	1,568,337	3,715,638	4,816,709	4,946,709
20	4,226,309	5,282,886	1,534,514	3,681,815	4,782,886	4,912,886
30	4,212,779	5,265,974	1,517,602	3,664,904	4,765,974	4,895,974
50	4,185,721	5,232,151	1,483,779	3,631,081	4,732,151	4,862,151
70	4,158,663	5,198,328	1,449,956	3,597,258	4,698,328	4,828,328
90	4,131,604	5,164,505	1,416,133	3,563,435	4,664,505	4,794,505
100	4,118,076	5,147,595	1,399,223	3,546,525	4,647,595	4,777,595
125	4,084,252	5,105,316	1,356,944	3,504,245	4,605,316	4,735,316
150	4,050,430	5,063,037	1,314,666	3,461,967	4,563,037	4,693,037
175	4,016,607	5,020,759	1,272,387	3,419,689	4,520,759	4,650,759
200	3,982,785	4,978,481	1,230,109	3,377,411	4,478,481	4,608,481
225	3,948,961	4,936,202	1,187,830	3,335,131	4,436,202	4,566,202
250	3,915,139	4,893,924	1,145,552	3,292,853	4,393,924	4,523,924
275	3,881,316	4,851,645	1,103,274	3,250,575	4,351,645	4,481,645
300	3,847,494	4,809,367	1,060,996	3,208,297	4,309,367	4,439,367
325	3,813,670	4,767,088	1,018,716	3,166,018	4,267,088	4,397,088

Maximum values (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,854,297	4,817,872	1,069,500	3,216,801	4,317,872	4,447,872
20	3,827,239	4,784,049	1,035,677	3,182,978	4,284,049	4,414,049
30	3,813,710	4,767,137	1,018,765	3,166,067	4,267,137	4,397,137
50	3,786,652	4,733,316	984,944	3,132,245	4,233,316	4,363,316
70	3,759,594	4,699,492	951,121	3,098,422	4,199,492	4,329,492
90	3,732,536	4,665,669	917,298	3,064,599	4,165,669	4,295,669
100	3,719,006	4,648,758	900,386	3,047,688	4,148,758	4,278,758
125	3,685,184	4,606,480	858,108	3,005,409	4,106,480	4,236,480
150	3,651,361	4,564,202	815,830	2,963,131	4,064,202	4,194,202
175	3,617,538	4,521,922	773,552	2,920,852	4,021,922	4,151,922
200	3,583,715	4,479,644	731,274	2,878,574	3,979,644	4,109,644
225	3,549,893	4,437,366	688,996	2,836,296	3,937,366	4,067,366
250	3,516,070	4,395,088	646,716	2,794,017	3,895,088	4,025,088
275	3,482,247	4,352,808	604,437	2,751,738	3,852,808	3,982,808
300	3,448,424	4,310,530	562,159	2,709,460	3,810,530	3,940,530
325	3,414,602	4,268,252	519,880	2,667,182	3,768,252	3,898,252

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,455,142	4,318,927	570,555	2,717,857	3,818,927	3,948,927
20	3,428,083	4,285,104	536,732	2,684,034	3,785,104	3,915,104
30	3,414,554	4,268,193	519,821	2,667,122	3,768,193	3,898,193
50	3,387,497	4,234,371	485,999	2,633,300	3,734,371	3,864,371
70	3,360,438	4,200,548	452,176	2,599,477	3,700,548	3,830,548
90	3,333,380	4,166,725	418,353	2,565,654	3,666,725	3,796,725
100	3,319,851	4,149,813	401,442	2,548,743	3,649,813	3,779,813
125	3,286,028	4,107,535	359,163	2,506,465	3,607,535	3,737,535
150	3,252,206	4,065,257	316,885	2,464,187	3,565,257	3,695,257
175	3,218,382	4,022,978	274,606	2,421,907	3,522,978	3,652,978
200	3,184,560	3,980,700	232,328	2,379,629	3,480,700	3,610,700
225	3,150,737	3,938,421	190,050	2,337,351	3,438,421	3,568,421
250	3,116,915	3,896,143	147,771	2,295,073	3,396,143	3,526,143
275	3,083,091	3,853,864	105,492	2,252,793	3,353,864	3,483,864
300	3,049,269	3,811,586	63,214	2,210,515	3,311,586	3,441,586
325	3,015,446	3,769,307	20,935	2,168,236	3,269,307	3,399,307

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,170,460	5,426,149	1,677,777	3,825,079	4,926,149	5,056,149
20	2,131,341	5,328,353	1,579,981	3,727,282	4,828,353	4,958,353
30	2,111,782	5,279,454	1,531,083	3,678,384	4,779,454	4,909,454
50	2,072,664	5,181,661	1,433,289	3,580,590	4,681,661	4,811,661
70	2,033,546	5,083,864	1,335,492	3,482,794	4,583,864	4,713,864
90	1,994,427	4,986,068	1,237,696	3,384,997	4,486,068	4,616,068
100	1,974,868	4,937,169	1,188,798	3,336,099	4,437,169	4,567,169
125	1,925,970	4,814,925	1,066,553	3,213,855	4,314,925	4,444,925
150	1,877,071	4,692,678	944,307	3,091,608	4,192,678	4,322,678
175	1,828,174	4,570,434	822,062	2,969,364	4,070,434	4,200,434
200	1,779,276	4,448,190	699,818	2,847,119	3,948,190	4,078,190
225	1,730,377	4,325,943	577,571	2,724,872	3,825,943	3,956,943
250	1,681,479	4,203,699	455,327	2,602,628	3,703,699	3,833,699
275	1,632,582	4,081,454	333,082	2,480,384	3,581,454	3,711,454
300	1,583,683	3,959,207	210,836	2,358,137	3,459,207	3,589,207
325	1,534,785	3,836,963	88,591	2,235,893	3,336,963	3,466,963

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,742,429	4,356,073	607,702	2,755,003	3,856,073	3,986,073
20	1,703,311	4,258,277	509,905	2,657,207	3,758,277	3,888,277
30	1,683,752	4,209,379	461,007	2,608,308	3,709,379	3,839,379
50	1,644,633	4,111,582	363,211	2,510,512	3,611,582	3,741,582
70	1,605,514	4,013,786	265,414	2,412,716	3,513,786	3,643,786
90	1,566,397	3,915,992	167,620	2,314,922	3,415,992	3,545,992
100	1,546,837	3,867,094	118,722	2,266,023	3,367,094	3,497,094
125	1,497,939	3,744,847	-3,525	2,143,777	3,244,847	3,374,847
150	1,449,041	3,622,603	-125,769	2,021,532	3,122,603	3,252,603
175	1,400,143	3,500,358	-248,014	1,899,288	3,000,358	3,130,358
200	1,351,245	3,378,111	-370,260	1,777,041	2,878,111	3,008,111
225	1,302,347	3,255,867	-492,505	1,654,797	2,755,867	2,885,867
250	1,253,449	3,133,623	-614,749	1,532,552	2,633,623	2,763,623
275	1,204,550	3,011,376	-736,996	1,410,306	2,511,376	2,641,376
300	1,155,653	2,889,132	-859,240	1,288,061	2,389,132	2,519,132
325	1,106,755	2,766,887	-981,484	1,165,817	2,266,887	2,396,887

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,314,305	3,285,763	-462,608	1,684,693	2,785,763	2,915,763
20	1,275,187	3,187,967	-560,405	1,586,897	2,687,967	2,817,967
30	1,255,628	3,139,069	-609,303	1,537,998	2,639,069	2,769,069
50	1,216,509	3,041,272	-707,099	1,440,202	2,541,272	2,671,272
70	1,177,390	2,943,476	-804,896	1,342,406	2,443,476	2,573,476
90	1,138,272	2,845,679	-902,692	1,244,609	2,345,679	2,475,679
100	1,118,712	2,796,781	-951,591	1,195,711	2,296,781	2,426,781
125	1,069,815	2,674,537	-1,073,835	1,073,467	2,174,537	2,304,537
150	1,020,917	2,552,293	-1,196,079	951,222	2,052,293	2,182,293
175	972,018	2,430,046	-1,318,326	828,975	1,930,046	2,060,046
200	923,121	2,307,801	-1,440,570	706,731	1,807,801	1,937,801
225	874,223	2,185,557	-1,562,815	584,487	1,685,557	1,815,557
250	825,324	2,063,310	-1,685,061	462,240	1,563,310	1,693,310
275	776,426	1,941,066	-1,807,306	339,996	1,441,066	1,571,066
300	727,529	1,818,822	-1,929,550	217,751	1,318,822	1,448,822
325	678,630	1,696,575	-2,051,797	95,505	1,196,575	1,326,575

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,765,849	10,961,452	7,213,080	9,360,382	10,461,452	10,591,452
20	4,700,948	10,812,179	7,063,808	9,211,109	10,312,179	10,442,179
30	4,668,498	10,737,544	6,989,173	9,136,474	10,237,544	10,367,544
50	4,603,596	10,588,272	6,839,900	8,987,201	10,088,272	10,218,272
70	4,538,696	10,439,001	6,690,630	8,837,931	9,939,001	10,069,001
90	4,473,795	10,289,729	6,541,357	8,688,658	9,789,729	9,919,729
100	4,441,344	10,215,091	6,466,720	8,614,021	9,715,091	9,845,091
125	4,360,218	10,028,501	6,280,129	8,427,431	9,528,501	9,658,501
150	4,279,093	9,841,913	6,093,542	8,240,843	9,341,913	9,471,913
175	4,197,967	9,655,323	5,906,951	8,054,253	9,155,323	9,285,323
200	4,116,840	9,468,733	5,720,361	7,867,663	8,968,733	9,098,733
225	4,035,714	9,282,143	5,533,771	7,681,073	8,782,143	8,912,143
250	3,954,588	9,095,553	5,347,181	7,494,482	8,595,553	8,725,553
275	3,873,462	8,908,963	5,160,591	7,307,892	8,408,963	8,538,963
300	3,792,336	8,722,372	4,974,001	7,121,302	8,222,372	8,352,372
325	3,711,210	8,535,782	4,787,410	6,934,712	8,035,782	8,165,782

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,031,374	9,272,160	5,523,788	7,671,090	8,772,160	8,902,160
20	3,966,474	9,122,890	5,374,518	7,521,819	8,622,890	8,752,890
30	3,934,023	9,048,252	5,299,880	7,447,182	8,548,252	8,678,252
50	3,869,123	8,898,982	5,150,610	7,297,912	8,398,982	8,528,982
70	3,804,221	8,749,709	5,001,338	7,148,639	8,249,709	8,379,709
90	3,739,320	8,600,437	4,852,065	6,999,366	8,100,437	8,230,437
100	3,706,870	8,525,802	4,777,430	6,924,731	8,025,802	8,155,802
125	3,625,744	8,339,211	4,590,840	6,738,141	7,839,211	7,969,211
150	3,544,618	8,152,621	4,404,249	6,551,551	7,652,621	7,782,621
175	3,463,492	7,966,031	4,217,659	6,364,961	7,466,031	7,596,031
200	3,382,366	7,779,441	4,031,069	6,178,371	7,279,441	7,409,441
225	3,301,239	7,592,851	3,844,479	5,991,780	7,092,851	7,222,851
250	3,220,113	7,406,261	3,657,889	5,805,190	6,906,261	7,036,261
275	3,138,987	7,219,670	3,471,299	5,618,600	6,719,670	6,849,670
300	3,057,861	7,033,080	3,284,709	5,432,010	6,533,080	6,663,080
325	2,976,735	6,846,490	3,098,118	5,245,420	6,346,490	6,476,490

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,296,736	7,582,492	3,834,120	5,981,422	7,082,492	7,212,492
20	3,231,835	7,433,219	3,684,848	5,832,149	6,933,219	7,063,219
30	3,199,384	7,358,584	3,610,213	5,757,514	6,858,584	6,988,584
50	3,134,483	7,209,312	3,460,940	5,608,241	6,709,312	6,839,312
70	3,069,582	7,060,039	3,311,667	5,458,969	6,560,039	6,690,039
90	3,004,681	6,910,767	3,162,395	5,309,696	6,410,767	6,540,767
100	2,972,231	6,836,131	3,087,760	5,235,061	6,336,131	6,466,131
125	2,891,105	6,649,541	2,901,169	5,048,471	6,149,541	6,279,541
150	2,809,979	6,462,951	2,714,579	4,861,881	5,962,951	6,092,951
175	2,728,853	6,276,361	2,528,000	4,675,291	5,776,361	5,906,361
200	2,647,727	6,089,771	2,341,410	4,488,701	5,589,771	5,719,771
225	2,566,601	5,903,181	2,154,820	4,302,110	5,403,181	5,533,181
250	2,485,475	5,716,591	1,968,230	4,115,520	5,216,591	5,346,591
275	2,404,349	5,530,001	1,781,640	3,928,930	5,030,001	5,160,001
300	2,323,223	5,343,411	1,595,050	3,742,340	4,843,411	4,973,411
325	2,242,097	5,156,821	1,408,460	3,555,750	4,656,821	4,786,821

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,920,875	7,936,700	4,188,328	6,335,629	7,436,700	7,566,700
20	9,854,362	7,883,489	4,135,118	6,282,419	7,383,489	7,513,489
30	9,821,106	7,856,884	4,108,513	6,255,814	7,356,884	7,486,884
50	9,754,592	7,803,674	4,055,302	6,202,604	7,303,674	7,433,674
70	9,688,078	7,750,463	4,002,091	6,149,392	7,250,463	7,380,463
90	9,621,565	7,697,252	3,948,880	6,096,182	7,197,252	7,327,252
100	9,588,309	7,670,647	3,922,275	6,069,577	7,170,647	7,300,647
125	9,505,167	7,604,134	3,855,762	6,003,063	7,104,134	7,234,134
150	9,422,026	7,537,620	3,789,249	5,936,550	7,037,620	7,167,620
175	9,338,884	7,471,107	3,722,735	5,870,037	6,971,107	7,101,107
200	9,255,742	7,404,594	3,656,222	5,803,523	6,904,594	7,034,594
225	9,172,600	7,338,080	3,589,709	5,737,010	6,838,080	6,968,080
250	9,089,460	7,271,568	3,523,196	5,670,497	6,771,568	6,901,568
275	9,006,318	7,205,054	3,456,683	5,603,984	6,705,054	6,835,054
300	8,923,176	7,138,541	3,390,169	5,537,471	6,638,541	6,768,541
325	8,840,035	7,072,028	3,323,656	5,470,957	6,572,028	6,702,028

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,977,057	7,181,646	3,433,274	5,580,575	6,681,646	6,811,646
20	8,910,544	7,128,435	3,380,063	5,527,365	6,628,435	6,758,435
30	8,877,287	7,101,829	3,353,458	5,500,759	6,601,829	6,731,829
50	8,810,774	7,048,619	3,300,247	5,447,549	6,548,619	6,678,619
70	8,744,260	6,995,408	3,247,037	5,394,338	6,495,408	6,625,408
90	8,677,747	6,942,198	3,193,826	5,341,127	6,442,198	6,572,198
100	8,644,490	6,915,592	3,167,220	5,314,522	6,415,592	6,545,592
125	8,561,349	6,849,079	3,100,707	5,248,008	6,349,079	6,479,079
150	8,478,207	6,782,565	3,034,194	5,181,495	6,282,565	6,412,565
175	8,395,065	6,716,052	2,967,680	5,114,982	6,216,052	6,346,052
200	8,311,924	6,649,540	2,901,168	5,048,469	6,149,540	6,279,540
225	8,228,783	6,583,026	2,834,654	4,981,956	6,083,026	6,213,026
250	8,145,641	6,516,513	2,768,141	4,915,442	6,016,513	6,146,513
275	8,062,499	6,449,999	2,701,628	4,848,929	5,949,999	6,079,999
300	7,979,358	6,383,486	2,635,114	4,782,416	5,883,486	6,013,486
325	7,896,216	6,316,973	2,568,601	4,715,902	5,816,973	5,946,973

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,033,029	6,426,423	2,678,051	4,825,352	5,926,423	6,056,423
20	7,966,515	6,373,212	2,624,840	4,772,142	5,873,212	6,003,212
30	7,933,259	6,346,607	2,598,236	4,745,537	5,846,607	5,976,607
50	7,866,745	6,293,396	2,545,024	4,692,326	5,793,396	5,923,396
70	7,800,232	6,240,186	2,491,814	4,639,115	5,740,186	5,870,186
90	7,733,719	6,186,975	2,438,603	4,585,905	5,686,975	5,816,975
100	7,700,463	6,160,370	2,411,998	4,559,300	5,660,370	5,790,370
125	7,617,321	6,093,857	2,345,485	4,492,786	5,593,857	5,723,857
150	7,534,179	6,027,343	2,278,972	4,426,273	5,527,343	5,657,343
175	7,451,038	5,960,830	2,212,459	4,359,760	5,460,830	5,590,830
200	7,367,896	5,894,317	2,145,945	4,293,246	5,394,317	5,524,317
225	7,284,754	5,827,803	2,079,432	4,226,733	5,327,803	5,457,803
250	7,201,612	5,761,290	2,012,918	4,160,220	5,261,290	5,391,290
275	7,118,470	5,694,777	1,946,406	4,093,707	5,194,767	5,324,767
300	7,035,328	5,628,264	1,879,893	4,027,194	5,128,254	5,258,254
325	6,952,186	5,561,751	1,813,380	3,960,681	5,061,741	5,191,741

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,116,762	10,551,790	6,803,418	8,950,720	10,051,790	10,181,790
20	8,050,631	10,465,821	6,717,449	8,864,750	9,965,821	10,095,821
30	8,017,566	10,422,835	6,674,464	8,821,765	9,922,835	10,052,835
50	7,951,435	10,336,866	6,588,494	8,735,796	9,836,866	9,966,866
70	7,885,305	10,250,897	6,502,525	8,649,826	9,750,897	9,880,897
90	7,819,175	10,164,927	6,416,555	8,563,857	9,664,927	9,794,927
100	7,786,110	10,121,943	6,373,571	8,520,873	9,621,943	9,751,943
125	7,703,447	10,014,481	6,266,109	8,413,411	9,514,481	9,644,481
150	7,620,784	9,907,019	6,158,647	8,305,948	9,407,019	9,537,019
175	7,538,120	9,799,557	6,051,185	8,198,486	9,299,557	9,429,557
200	7,455,458	9,692,096	5,943,724	8,091,025	9,192,096	9,322,096
225	7,371,838	9,583,389	5,835,017	7,982,319	9,083,389	9,213,389
250	7,287,822	9,474,169	5,725,797	7,873,098	8,974,169	9,104,169
275	7,203,807	9,364,950	5,616,578	7,763,879	8,864,950	8,994,950
300	7,119,793	9,255,730	5,507,359	7,654,660	8,755,730	8,885,730
325	7,035,778	9,146,511	5,398,139	7,545,441	8,646,511	8,776,511

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,248,557	9,423,125	5,674,753	7,822,054	8,923,125	9,053,125
20	7,182,427	9,337,155	5,588,783	7,736,085	8,837,155	8,967,155
30	7,149,362	9,294,171	5,545,799	7,693,101	8,794,171	8,924,171
50	7,083,232	9,208,202	5,459,830	7,607,131	8,708,202	8,838,202
70	7,017,102	9,122,232	5,373,860	7,521,162	8,622,232	8,752,232
90	6,950,972	9,036,263	5,287,891	7,435,193	8,536,263	8,666,263
100	6,916,583	8,991,558	5,243,186	7,390,487	8,491,558	8,621,558
125	6,832,567	8,882,337	5,133,965	7,281,267	8,382,337	8,512,337
150	6,748,552	8,773,118	5,024,746	7,172,047	8,273,118	8,403,118
175	6,664,537	8,663,899	4,915,527	7,062,828	8,163,899	8,293,899
200	6,580,523	8,554,679	4,806,308	6,953,609	8,054,679	8,184,679
225	6,496,508	8,445,460	4,697,088	6,844,390	7,945,460	8,075,460
250	6,412,493	8,336,241	4,587,869	6,735,171	7,836,241	7,966,241
275	6,328,478	8,227,022	4,478,650	6,625,951	7,727,022	7,857,022
300	6,244,462	8,117,803	4,369,431	6,516,731	7,617,803	7,747,803
325	6,160,448	8,008,582	4,260,212	6,407,512	7,508,582	7,638,582

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,377,117	8,290,252	4,541,880	6,689,181	7,790,252	7,920,252
20	6,309,905	8,202,876	4,454,504	6,601,806	7,702,876	7,832,876
30	6,276,299	8,159,189	4,410,817	6,558,118	7,659,189	7,789,189
50	6,208,087	8,071,813	4,323,441	6,470,743	7,571,813	7,701,813
70	6,141,874	7,984,436	4,236,065	6,383,366	7,484,436	7,614,436
90	6,074,662	7,897,061	4,148,689	6,295,991	7,397,061	7,527,061
100	6,041,056	7,853,373	4,105,002	6,252,303	7,353,373	7,483,373
125	5,957,042	7,744,154	3,995,782	6,143,084	7,244,154	7,374,154
150	5,873,027	7,634,935	3,886,563	6,033,865	7,134,935	7,264,935
175	5,789,012	7,525,716	3,777,344	5,924,645	7,025,716	7,155,716
200	5,704,997	7,416,497	3,668,125	5,815,426	6,916,497	7,046,497
225	5,620,982	7,307,276	3,558,904	5,706,206	6,807,276	6,937,276
250	5,536,967	7,198,057	3,449,685	5,596,986	6,698,057	6,828,057
275	5,452,952	7,088,838	3,340,466	5,487,767	6,588,838	6,718,838
300	5,368,937	6,979,618	3,231,247	5,378,548	6,479,618	6,609,618
325	5,284,922	6,870,399	3,122,027	5,269,329	6,370,399	6,500,399

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,408,070	10,015,245	6,266,874	8,414,175	9,515,245	9,645,245
20	15,282,565	9,933,667	6,185,295	8,332,597	9,433,667	9,563,667
30	15,219,813	9,892,878	6,144,507	8,291,808	9,392,878	9,522,878
50	15,094,308	9,811,300	6,062,929	8,210,230	9,311,300	9,441,300
70	14,968,803	9,729,722	5,981,350	8,128,652	9,229,722	9,359,722
90	14,843,299	9,648,144	5,899,772	8,047,074	9,148,144	9,278,144
100	14,780,546	9,607,355	5,858,983	8,006,284	9,107,355	9,237,355
125	14,623,664	9,505,382	5,757,010	7,904,311	9,005,382	9,135,382
150	14,466,784	9,403,410	5,655,038	7,802,339	8,903,410	9,033,410
175	14,309,903	9,301,437	5,553,065	7,700,366	8,801,437	8,931,437
200	14,153,022	9,199,464	5,451,092	7,598,394	8,699,464	8,829,464
225	13,996,140	9,097,491	5,349,119	7,496,421	8,597,491	8,727,491
250	13,837,319	8,994,517	5,245,886	7,393,187	8,494,257	8,624,257
275	13,677,873	8,890,617	5,142,246	7,289,547	8,390,617	8,520,617
300	13,518,426	8,786,977	5,038,605	7,185,906	8,286,977	8,416,977
325	13,358,979	8,683,337	4,934,965	7,082,266	8,183,337	8,313,337

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,763,832	8,946,491	5,198,119	7,345,420	8,446,491	8,576,491
20	13,638,327	8,864,912	5,116,541	7,263,842	8,364,912	8,494,912
30	13,575,574	8,824,123	5,075,751	7,223,053	8,324,123	8,454,123
50	13,450,069	8,742,545	4,994,173	7,141,475	8,242,545	8,372,545
70	13,324,564	8,660,967	4,912,595	7,059,896	8,160,967	8,290,967
90	13,199,059	8,579,389	4,831,017	6,978,318	8,079,389	8,209,389
100	13,136,157	8,538,502	4,790,130	6,937,432	8,038,502	8,168,502
125	12,977,710	8,434,861	4,686,490	6,833,791	7,934,861	8,064,861
150	12,817,264	8,331,221	4,582,850	6,730,151	7,831,221	7,961,221
175	12,657,816	8,227,581	4,479,209	6,626,510	7,727,581	7,857,581
200	12,498,370	8,123,941	4,375,569	6,522,870	7,623,941	7,753,941
225	12,338,923	8,020,300	4,271,928	6,419,229	7,520,300	7,650,300
250	12,179,477	7,916,660	4,168,288	6,315,589	7,416,660	7,546,660
275	12,020,029	7,813,019	4,064,647	6,211,949	7,313,019	7,443,019
300	11,860,583	7,709,379	3,961,007	6,108,309	7,209,379	7,339,379
325	11,701,136	7,605,738	3,857,366	6,004,668	7,105,738	7,235,738

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,115,727	7,875,223	4,126,851	6,274,152	7,375,223	7,505,223
20	11,988,170	7,792,311	4,043,939	6,191,240	7,292,311	7,422,311
30	11,924,391	7,750,854	4,002,482	6,149,784	7,250,854	7,380,854
50	11,798,834	7,667,942	3,919,570	6,066,872	7,167,942	7,297,942
70	11,669,278	7,585,030	3,836,658	5,983,959	7,085,030	7,215,030
90	11,541,718	7,502,117	3,753,745	5,901,047	7,002,117	7,132,117
100	11,477,940	7,460,661	3,712,289	5,859,591	6,960,661	7,090,661
125	11,318,493	7,357,020	3,608,649	5,755,950	6,857,020	6,987,020
150	11,159,047	7,253,380	3,505,009	5,652,310	6,753,380	6,883,380
175	10,999,599	7,149,740	3,401,368	5,548,669	6,649,740	6,779,740
200	10,840,153	7,046,100	3,297,728	5,445,029	6,546,100	6,676,100
225	10,680,706	6,942,459	3,194,087	5,341,388	6,442,459	6,572,459
250	10,521,259	6,838,818	3,090,446	5,237,748	6,338,818	6,468,818
275	10,361,812	6,735,178	2,986,806	5,134,108	6,235,178	6,365,178
300	10,202,365	6,631,537	2,883,165	5,030,467	6,131,537	6,261,537
325	10,042,919	6,527,897	2,779,525	4,926,827	6,027,897	6,157,897

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	300	325	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	225	325	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1

Houses	
No of units	1 units
Density:	20 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	262,927	5,258,534	1,510,162	3,657,463	4,758,534	4,888,534
20	261,201	5,224,021	1,475,649	3,622,950	4,724,021	4,854,021
30	260,338	5,206,764	1,458,392	3,605,694	4,706,764	4,836,764
50	258,613	5,172,251	1,423,880	3,571,181	4,672,251	4,802,251
70	256,887	5,137,739	1,389,367	3,536,668	4,637,739	4,767,739
90	255,161	5,103,226	1,354,854	3,502,155	4,603,226	4,733,226
100	254,298	5,085,969	1,337,597	3,484,899	4,585,969	4,715,969
125	252,141	5,042,818	1,294,446	3,441,748	4,542,818	4,672,818
150	249,984	4,999,687	1,251,315	3,398,617	4,499,687	4,629,687
175	247,827	4,956,536	1,208,164	3,355,466	4,456,536	4,586,536
200	245,670	4,913,405	1,165,033	3,312,335	4,413,405	4,543,405
225	243,513	4,870,254	1,121,882	3,269,183	4,370,254	4,500,254
250	241,355	4,827,103	1,078,731	3,226,032	4,327,103	4,457,103
275	239,199	4,783,972	1,035,600	3,182,901	4,283,972	4,413,972
300	237,041	4,740,821	992,449	3,139,750	4,240,821	4,370,821
325	234,884	4,697,690	949,318	3,096,619	4,197,690	4,327,690

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£239,408	4,788,152	1,039,781	3,187,082	4,288,152	4,418,152
20	237,682	4,753,639	1,005,268	3,152,569	4,253,639	4,383,639
30	236,819	4,736,383	988,011	3,135,313	4,236,383	4,366,383
50	235,094	4,701,870	953,498	3,100,800	4,201,870	4,331,870
70	233,368	4,667,357	918,986	3,066,287	4,167,357	4,297,357
90	231,642	4,632,844	884,473	3,031,774	4,132,844	4,262,844
100	230,779	4,615,588	867,216	3,014,518	4,115,588	4,245,588
125	228,622	4,572,437	824,065	2,971,367	4,072,437	4,202,437
150	226,465	4,529,306	780,934	2,928,236	4,029,306	4,159,306
175	224,308	4,486,155	737,783	2,885,084	3,986,155	4,116,155
200	222,151	4,443,024	694,652	2,841,953	3,943,024	4,073,024
225	219,994	4,399,873	651,501	2,798,802	3,899,873	4,029,873
250	217,836	4,356,722	608,350	2,755,651	3,856,722	3,986,722
275	215,680	4,313,591	565,219	2,712,520	3,813,591	3,943,591
300	213,522	4,270,439	522,068	2,669,369	3,770,439	3,900,439
325	211,365	4,227,308	478,937	2,626,238	3,727,308	3,857,308

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	215,889	4,317,771	569,399	2,716,701	3,817,771	3,947,771
20	214,163	4,283,258	534,887	2,682,188	3,783,258	3,913,258
30	213,300	4,266,002	517,630	2,664,932	3,766,002	3,896,002
50	211,574	4,231,489	483,117	2,630,419	3,731,489	3,861,489
70	209,849	4,196,976	448,604	2,595,906	3,696,976	3,826,976
90	208,123	4,162,463	414,092	2,561,393	3,662,463	3,792,463
100	207,260	4,145,207	396,835	2,544,137	3,645,207	3,775,207
125	205,103	4,102,056	353,684	2,500,985	3,602,056	3,732,056
150	202,946	4,058,925	310,553	2,457,854	3,558,925	3,688,925
175	200,789	4,015,774	267,402	2,414,703	3,515,774	3,645,774
200	198,632	3,972,643	224,271	2,371,572	3,472,643	3,602,643
225	196,475	3,929,492	181,120	2,328,421	3,429,492	3,559,492
250	194,317	3,886,340	137,969	2,285,270	3,386,340	3,516,340
275	192,160	3,843,209	94,838	2,242,139	3,343,209	3,473,209
300	190,003	3,800,058	51,687	2,198,988	3,300,058	3,430,058
325	187,846	3,756,927	8,555	2,155,857	3,256,927	3,386,927

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	525,854	5,258,544	1,510,172	3,657,473	4,758,544	4,888,544
20	522,403	5,224,031	1,475,659	3,622,960	4,724,031	4,854,031
30	520,677	5,206,774	1,458,402	3,605,704	4,706,774	4,836,774
50	517,226	5,172,261	1,423,890	3,571,191	4,672,261	4,802,261
70	513,774	5,137,739	1,389,367	3,536,668	4,637,739	4,767,739
90	510,323	5,103,226	1,354,854	3,502,155	4,603,226	4,733,226
100	508,597	5,085,969	1,337,597	3,484,899	4,585,969	4,715,969
125	504,283	5,042,828	1,294,456	3,441,758	4,542,828	4,672,828
150	499,969	4,999,687	1,251,315	3,398,617	4,499,687	4,629,687
175	495,654	4,956,536	1,208,164	3,355,466	4,456,536	4,586,536
200	491,339	4,913,395	1,165,023	3,312,325	4,413,395	4,543,395
225	487,025	4,870,254	1,121,882	3,269,183	4,370,254	4,500,254
250	482,711	4,827,113	1,078,741	3,226,042	4,327,113	4,457,113
275	478,397	4,783,972	1,035,600	3,182,901	4,283,972	4,413,972
300	474,082	4,740,821	992,449	3,139,750	4,240,821	4,370,821
325	469,768	4,697,680	949,308	3,096,609	4,197,680	4,327,680

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	478,816	4,788,162	1,039,791	3,187,092	4,288,162	4,418,162
20	475,365	4,753,649	1,005,278	3,152,579	4,253,649	4,383,649
30	473,639	4,736,393	988,021	3,135,323	4,236,393	4,366,393
50	470,187	4,701,870	953,498	3,100,800	4,201,870	4,331,870
70	466,736	4,667,357	918,986	3,066,287	4,167,357	4,297,357
90	463,284	4,632,844	884,473	3,031,774	4,132,844	4,262,844
100	461,559	4,615,588	867,216	3,014,518	4,115,588	4,245,588
125	457,245	4,572,447	824,075	2,971,377	4,072,447	4,202,447
150	452,931	4,529,306	780,934	2,928,236	4,029,306	4,159,306
175	448,615	4,486,155	737,783	2,885,084	3,986,155	4,116,155
200	444,301	4,443,014	694,642	2,841,943	3,943,014	4,073,014
225	439,987	4,399,873	651,501	2,798,802	3,899,873	4,029,873
250	435,673	4,356,732	608,360	2,755,661	3,856,732	3,986,732
275	431,358	4,313,581	565,209	2,712,510	3,813,581	3,943,581
300	427,044	4,270,439	522,068	2,669,369	3,770,439	3,900,439
325	422,730	4,227,298	478,927	2,626,228	3,727,298	3,857,298

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	431,778	4,317,781	569,409	2,716,711	3,817,781	3,947,781
20	428,327	4,283,268	534,897	2,682,198	3,783,268	3,913,268
30	426,601	4,266,012	517,640	2,664,942	3,766,012	3,896,012
50	423,149	4,231,489	483,117	2,630,419	3,731,489	3,861,489
70	419,698	4,196,976	448,604	2,595,906	3,696,976	3,826,976
90	416,246	4,162,463	414,092	2,561,393	3,662,463	3,792,463
100	414,521	4,145,207	396,835	2,544,137	3,645,207	3,775,207
125	410,207	4,102,066	353,694	2,500,995	3,602,066	3,732,066
150	405,892	4,058,925	310,553	2,457,854	3,558,925	3,688,925
175	401,577	4,015,774	267,402	2,414,703	3,515,774	3,645,774
200	397,263	3,972,633	224,261	2,371,562	3,472,633	3,602,633
225	392,949	3,929,492	181,120	2,328,421	3,429,492	3,559,492
250	388,635	3,886,350	137,979	2,285,280	3,386,350	3,516,350
275	384,320	3,843,199	94,828	2,242,129	3,343,199	3,473,199
300	380,006	3,800,058	51,687	2,198,988	3,300,058	3,430,058
325	375,692	3,756,917	8,545	2,155,847	3,256,917	3,386,917

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	968,484	7,263,630	3,515,258	5,662,560	6,763,630	6,893,630
20	962,101	7,215,757	3,467,385	5,614,687	6,715,757	6,845,757
30	958,909	7,191,820	3,443,449	5,590,750	6,691,820	6,821,820
50	952,525	7,143,940	3,395,568	5,542,869	6,643,940	6,773,940
70	946,142	7,096,067	3,347,695	5,494,996	6,596,067	6,726,067
90	939,759	7,048,194	3,299,822	5,447,123	6,548,194	6,678,194
100	936,568	7,024,257	3,275,885	5,423,187	6,524,257	6,654,257
125	929,588	6,964,412	3,216,040	5,363,341	6,464,412	6,594,412
150	920,609	6,904,567	3,156,195	5,303,496	6,404,567	6,534,567
175	912,630	6,844,721	3,096,350	5,243,651	6,344,721	6,474,721
200	904,650	6,784,876	3,036,504	5,183,806	6,284,876	6,414,876
225	896,672	6,725,038	2,976,667	5,123,968	6,225,038	6,355,038
250	888,692	6,665,193	2,916,821	5,064,123	6,165,193	6,295,193
275	880,713	6,605,348	2,856,976	5,004,278	6,105,348	6,235,348
300	872,734	6,545,503	2,797,131	4,944,432	6,045,503	6,175,503
325	864,754	6,485,658	2,737,286	4,884,587	5,985,658	6,115,658

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	881,488	6,611,163	2,862,792	5,010,093	6,111,163	6,241,163
20	875,105	6,563,290	2,814,918	4,962,220	6,063,290	6,193,290
30	871,914	6,539,354	2,790,982	4,938,283	6,039,354	6,169,354
50	865,531	6,491,480	2,743,109	4,890,410	5,991,480	6,121,480
70	859,147	6,443,600	2,695,228	4,842,529	5,943,600	6,073,600
90	852,764	6,395,727	2,647,355	4,794,656	5,895,727	6,025,727
100	849,572	6,371,790	2,623,418	4,770,720	5,871,790	6,001,790
125	841,593	6,311,945	2,563,573	4,710,875	5,811,945	5,941,945
150	833,613	6,252,100	2,503,728	4,651,029	5,752,100	5,882,100
175	825,635	6,192,262	2,443,890	4,591,192	5,692,262	5,822,262
200	817,656	6,132,417	2,384,045	4,531,346	5,632,417	5,762,417
225	809,676	6,072,572	2,324,200	4,471,501	5,572,572	5,702,572
250	801,697	6,012,726	2,264,355	4,411,656	5,512,726	5,642,726
275	793,717	5,952,881	2,204,509	4,351,811	5,452,881	5,582,881
300	785,738	5,893,036	2,144,664	4,291,966	5,393,036	5,523,036
325	777,760	5,833,198	2,084,827	4,232,128	5,333,198	5,463,198

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	794,494	5,958,704	2,210,332	4,357,634	5,458,704	5,588,704
20	788,110	5,910,823	2,162,452	4,309,753	5,410,823	5,540,823
30	784,918	5,886,887	2,138,515	4,285,816	5,386,887	5,516,887
50	778,535	5,839,014	2,090,642	4,237,943	5,339,014	5,469,014
70	772,152	5,791,140	2,042,769	4,190,070	5,291,140	5,421,140
90	765,768	5,743,260	1,994,888	4,142,189	5,243,260	5,373,260
100	762,576	5,719,323	1,970,951	4,118,253	5,219,323	5,349,323
125	754,598	5,659,486	1,911,114	4,058,415	5,159,486	5,289,486
150	746,619	5,599,640	1,851,269	3,998,570	5,099,640	5,229,640
175	738,639	5,539,795	1,791,423	3,938,725	5,039,795	5,169,795
200	730,660	5,479,950	1,731,578	3,878,880	4,979,950	5,109,950
225	722,681	5,420,105	1,671,733	3,819,034	4,920,105	5,050,105
250	714,701	5,360,260	1,611,888	3,759,189	4,860,260	4,990,260
275	706,723	5,300,422	1,552,050	3,699,351	4,800,422	4,930,422
300	698,744	5,240,577	1,492,205	3,639,506	4,740,577	4,870,577
325	690,764	5,180,731	1,432,360	3,579,661	4,680,731	4,810,731

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,526,114	8,902,332	5,153,960	7,301,262	8,402,332	8,532,332
20	1,515,882	8,842,645	5,094,274	7,241,575	8,342,645	8,472,645
30	1,510,766	8,812,802	5,064,430	7,211,732	8,312,802	8,442,802
50	1,500,535	8,753,121	5,004,749	7,152,051	8,253,121	8,383,121
70	1,490,303	8,693,434	4,945,062	7,092,364	8,193,434	8,323,434
90	1,480,072	8,633,753	4,885,381	7,032,683	8,133,753	8,263,753
100	1,474,956	8,603,910	4,855,538	7,002,839	8,103,910	8,233,910
125	1,462,166	8,529,304	4,780,932	6,928,234	8,029,304	8,159,304
150	1,449,377	8,454,698	4,706,327	6,853,628	7,954,698	8,084,698
175	1,436,588	8,380,099	4,631,727	6,779,028	7,880,099	8,010,099
200	1,423,799	8,305,493	4,557,121	6,704,423	7,805,493	7,935,493
225	1,411,009	8,230,887	4,482,516	6,629,817	7,730,887	7,860,887
250	1,398,220	8,156,282	4,407,910	6,555,211	7,656,282	7,786,282
275	1,385,430	8,081,676	4,333,304	6,480,606	7,581,676	7,711,676
300	1,372,641	8,007,070	4,258,699	6,406,000	7,507,070	7,637,070
325	1,359,851	7,932,465	4,184,093	6,331,394	7,432,465	7,562,465

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,388,918	8,102,021	4,353,649	6,500,951	7,602,021	7,732,021
20	1,378,686	8,042,334	4,293,963	6,441,264	7,542,334	7,672,334
30	1,373,570	8,012,491	4,264,119	6,411,421	7,512,491	7,642,491
50	1,363,339	7,952,810	4,204,438	6,351,740	7,452,810	7,582,810
70	1,353,107	7,893,123	4,144,751	6,292,053	7,393,123	7,523,123
90	1,342,876	7,833,442	4,085,070	6,232,372	7,333,442	7,463,442
100	1,337,760	7,803,599	4,055,227	6,202,528	7,303,599	7,433,599
125	1,324,970	7,728,993	3,980,621	6,127,923	7,228,993	7,358,993
150	1,312,181	7,654,387	3,906,016	6,053,317	7,154,387	7,284,387
175	1,299,392	7,579,788	3,831,416	5,978,717	7,079,788	7,209,788
200	1,286,603	7,505,182	3,756,810	5,904,112	7,005,182	7,135,182
225	1,273,813	7,430,576	3,682,205	5,829,506	6,930,576	7,060,576
250	1,261,024	7,355,971	3,607,599	5,754,900	6,855,971	6,985,971
275	1,248,234	7,281,365	3,532,993	5,680,295	6,781,365	6,911,365
300	1,235,444	7,206,759	3,458,388	5,605,689	6,706,759	6,836,759
325	1,222,655	7,132,154	3,383,782	5,531,083	6,632,154	6,762,154

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,251,722	7,301,710	3,553,338	5,700,640	6,801,710	6,931,710
20	1,241,490	7,242,023	3,493,652	5,640,953	6,742,023	6,872,023
30	1,236,374	7,212,180	3,463,808	5,611,110	6,712,180	6,842,180
50	1,226,143	7,152,499	3,404,127	5,551,429	6,652,499	6,782,499
70	1,215,911	7,092,812	3,344,440	5,491,742	6,592,812	6,722,812
90	1,205,680	7,033,131	3,284,759	5,432,061	6,533,131	6,663,131
100	1,200,564	7,003,288	3,254,916	5,402,217	6,503,288	6,633,288
125	1,187,774	6,928,682	3,180,310	5,327,612	6,428,682	6,558,682
150	1,174,985	6,854,076	3,105,705	5,253,006	6,354,076	6,484,076
175	1,162,196	6,779,477	3,031,105	5,178,406	6,279,477	6,409,477
200	1,149,406	6,704,871	2,956,499	5,103,801	6,204,871	6,334,871
225	1,136,617	6,630,265	2,881,894	5,029,195	6,130,265	6,260,265
250	1,123,827	6,555,660	2,807,288	4,954,589	6,055,660	6,185,660
275	1,111,038	6,481,054	2,732,682	4,879,984	5,981,054	6,111,054
300	1,098,248	6,406,448	2,658,077	4,805,378	5,906,448	6,036,448
325	1,085,459	6,331,843	2,583,471	4,730,772	5,831,843	5,961,843

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5	
Flats	
No of units	8 units
Density:	145 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	758,517	13,748,127	9,999,755	12,147,056	13,248,127	13,378,127
20	746,933	13,538,152	9,789,780	11,937,081	13,038,152	13,168,152
30	741,140	13,433,155	9,684,783	11,832,085	12,933,155	13,063,155
50	729,556	13,223,198	9,474,826	11,622,128	12,723,198	12,853,198
70	717,971	13,013,223	9,264,851	11,412,153	12,513,223	12,643,223
90	706,386	12,803,248	9,054,876	11,202,177	12,303,248	12,433,248
100	700,594	12,698,269	8,949,897	11,097,199	12,198,269	12,328,269
125	686,113	12,435,796	8,687,424	10,834,725	11,935,796	12,065,796
150	671,633	12,173,340	8,424,969	10,572,270	11,673,340	11,803,340
175	657,151	11,910,867	8,162,495	10,309,797	11,410,867	11,540,867
200	642,671	11,648,412	7,900,040	10,047,341	11,148,412	11,278,412
225	628,190	11,385,938	7,637,566	9,784,868	10,885,938	11,015,938
250	613,709	11,123,483	7,375,111	9,522,413	10,623,483	10,753,483
275	599,228	10,861,010	7,112,638	9,259,939	10,361,010	10,491,010
300	584,748	10,598,554	6,850,182	8,997,484	10,098,554	10,228,554
325	570,268	10,336,099	6,587,727	8,735,028	9,836,099	9,966,099

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	634,245	11,495,698	7,747,326	9,894,628	10,995,698	11,125,698
20	622,661	11,285,723	7,537,351	9,684,653	10,785,723	10,915,723
30	616,868	11,180,726	7,432,355	9,579,656	10,680,726	10,810,726
50	605,284	10,970,769	7,222,398	9,369,699	10,470,769	10,600,769
70	593,699	10,760,794	7,012,422	9,159,724	10,260,794	10,390,794
90	582,114	10,550,819	6,802,447	8,949,749	10,050,819	10,180,819
100	576,322	10,445,841	6,697,469	8,844,770	9,945,841	10,075,841
125	561,841	10,183,367	6,434,995	8,582,297	9,683,367	9,813,367
150	547,361	9,920,912	6,172,540	8,319,841	9,420,912	9,550,912
175	532,879	9,658,438	5,910,067	8,057,368	9,158,438	9,288,438
200	518,399	9,395,983	5,647,611	7,794,913	8,895,983	9,025,983
225	503,918	9,133,510	5,385,138	7,532,439	8,633,510	8,763,510
250	489,437	8,871,054	5,122,683	7,269,984	8,371,054	8,501,054
275	474,957	8,608,599	4,860,227	7,007,529	8,108,599	8,238,599
300	460,476	8,346,126	4,597,754	6,745,055	7,846,126	7,976,126
325	445,996	8,083,670	4,335,298	6,482,600	7,583,670	7,713,670

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	509,973	9,243,270	5,494,898	7,642,199	8,743,270	8,873,270
20	498,389	9,033,294	5,284,923	7,432,224	8,533,294	8,663,294
30	492,597	8,928,316	5,179,944	7,327,246	8,428,316	8,558,316
50	481,012	8,718,341	4,969,969	7,117,270	8,218,341	8,348,341
70	469,427	8,508,366	4,759,994	6,907,295	8,008,366	8,138,366
90	457,842	8,298,391	4,550,019	6,697,320	7,798,391	7,928,391
100	452,050	8,193,412	4,445,040	6,592,342	7,693,412	7,823,412
125	437,569	7,930,939	4,182,567	6,329,868	7,430,939	7,560,939
150	423,088	7,668,483	3,920,111	6,067,413	7,168,483	7,298,483
175	408,607	7,406,010	3,657,638	5,804,939	6,906,010	7,036,010
200	394,127	7,143,554	3,395,183	5,542,484	6,643,554	6,773,554
225	379,646	6,881,081	3,132,709	5,280,011	6,381,081	6,511,081
250	365,166	6,618,626	2,870,254	5,017,555	6,118,626	6,248,626
275	350,685	6,356,170	2,607,799	4,755,100	5,856,170	5,986,170
300	336,204	6,093,697	2,345,325	4,492,627	5,593,697	5,723,697
325	321,724	5,831,242	2,082,870	4,230,171	5,331,242	5,461,242

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	996,100	8,466,850	4,718,478	6,865,780	7,966,850	8,096,850
20	980,901	8,337,659	4,589,287	6,736,589	7,837,659	7,967,659
30	973,302	8,273,068	4,524,696	6,671,998	7,773,068	7,903,068
50	958,103	8,143,877	4,395,505	6,542,807	7,643,877	7,773,877
70	942,903	8,014,677	4,266,306	6,413,607	7,514,677	7,644,677
90	927,704	7,885,486	4,137,115	6,284,416	7,385,486	7,515,486
100	920,105	7,820,895	4,072,523	6,219,825	7,320,895	7,450,895
125	901,106	7,659,404	3,911,032	6,058,334	7,159,404	7,289,404
150	882,107	7,497,913	3,749,542	5,896,843	6,997,913	7,127,913
175	863,109	7,336,422	3,588,051	5,735,352	6,836,422	6,966,422
200	844,111	7,174,940	3,426,568	5,573,870	6,674,940	6,804,940
225	825,112	7,013,449	3,265,077	5,412,379	6,513,449	6,643,449
250	806,113	6,851,958	3,103,586	5,250,888	6,351,958	6,481,958
275	787,114	6,690,467	2,942,096	5,089,397	6,190,467	6,320,467
300	768,115	6,528,976	2,780,605	4,927,906	6,028,976	6,158,976
325	749,116	6,367,486	2,619,114	4,766,415	5,867,486	5,997,486

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	833,055	7,080,971	3,332,599	5,479,900	6,580,971	6,710,971
20	817,856	6,951,780	3,203,408	5,350,709	6,451,780	6,581,780
30	810,257	6,887,188	3,138,816	5,286,118	6,387,188	6,517,188
50	795,058	6,757,989	3,009,617	5,156,918	6,257,989	6,387,989
70	779,859	6,628,798	2,880,426	5,027,727	6,128,798	6,258,798
90	764,660	6,499,607	2,751,235	4,898,536	5,999,607	6,129,607
100	757,061	6,435,015	2,686,644	4,833,945	5,935,015	6,065,015
125	738,062	6,273,525	2,525,153	4,672,454	5,773,525	5,903,525
150	719,063	6,112,034	2,363,662	4,510,963	5,612,034	5,742,034
175	700,064	5,950,543	2,202,171	4,349,472	5,450,543	5,580,543
200	681,066	5,789,060	2,040,689	4,187,990	5,289,060	5,419,060
225	662,067	5,627,569	1,879,198	4,026,499	5,127,569	5,257,569
250	643,068	5,466,079	1,717,707	3,865,008	4,966,079	5,096,079
275	624,069	5,304,588	1,556,216	3,703,517	4,804,588	4,934,588
300	605,070	5,143,097	1,394,725	3,542,026	4,643,097	4,773,097
325	586,071	4,981,606	1,233,234	3,380,535	4,481,606	4,611,606

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	670,011	5,695,091	1,946,719	4,094,020	5,195,091	5,325,091
20	654,812	5,565,900	1,817,528	3,964,829	5,065,900	5,195,900
30	647,213	5,501,309	1,752,937	3,900,238	5,001,309	5,131,309
50	632,013	5,372,109	1,623,737	3,771,039	4,872,109	5,002,109
70	616,814	5,242,918	1,494,546	3,641,848	4,742,918	4,872,918
90	601,615	5,113,727	1,365,355	3,512,657	4,613,727	4,743,727
100	594,016	5,049,136	1,300,764	3,448,065	4,549,136	4,679,136
125	575,017	4,887,645	1,139,273	3,286,574	4,387,645	4,517,645
150	556,018	4,726,154	977,782	3,125,084	4,226,154	4,356,154
175	537,019	4,564,663	816,291	2,963,593	4,064,663	4,194,663
200	518,020	4,403,172	654,800	2,802,102	3,903,172	4,033,172
225	499,022	4,241,680	493,318	2,640,619	3,741,680	3,871,680
250	480,023	4,080,189	331,827	2,479,128	3,580,189	3,710,189
275	461,024	3,918,708	170,336	2,317,638	3,418,708	3,548,708
300	442,026	3,757,217	8,845	2,156,147	3,257,217	3,387,217
325	423,027	3,595,726	-152,646	1,994,656	3,095,726	3,225,726

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 7	
Houses	
No of units	10 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,514,421	6,286,052	2,537,680	4,684,982	5,786,052	5,916,052
20	2,497,554	6,243,885	2,495,513	4,642,815	5,743,885	5,873,885
30	2,489,120	6,222,800	2,474,428	4,621,730	5,722,800	5,852,800
50	2,472,253	6,180,633	2,432,261	4,579,563	5,680,633	5,810,633
70	2,455,386	6,138,466	2,390,094	4,537,396	5,638,466	5,768,466
90	2,438,519	6,096,296	2,347,925	4,495,226	5,596,296	5,726,296
100	2,430,086	6,075,214	2,326,842	4,474,144	5,575,214	5,705,214
125	2,409,001	6,022,503	2,274,132	4,421,433	5,522,503	5,652,503
150	2,387,917	5,969,793	2,221,421	4,368,722	5,469,793	5,599,793
175	2,366,834	5,917,084	2,168,713	4,316,014	5,417,084	5,547,084
200	2,345,749	5,864,374	2,116,002	4,263,303	5,364,374	5,494,374
225	2,324,665	5,811,663	2,063,291	4,210,592	5,311,663	5,441,663
250	2,303,582	5,758,955	2,010,583	4,157,884	5,258,955	5,388,955
275	2,282,498	5,706,244	1,957,872	4,105,174	5,206,244	5,336,244
300	2,261,413	5,653,533	1,905,161	4,052,463	5,153,533	5,283,533
325	2,240,329	5,600,822	1,852,451	3,999,752	5,100,822	5,230,822

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,288,246	5,720,615	1,972,243	4,119,545	5,220,615	5,350,615
20	2,271,379	5,678,448	1,930,076	4,077,378	5,178,448	5,308,448
30	2,262,945	5,657,363	1,908,991	4,056,293	5,157,363	5,287,363
50	2,246,078	5,615,196	1,866,824	4,014,126	5,115,196	5,245,196
70	2,229,212	5,573,029	1,824,657	3,971,959	5,073,029	5,203,029
90	2,212,344	5,530,859	1,782,488	3,929,789	5,030,859	5,160,859
100	2,203,911	5,509,777	1,761,405	3,908,707	5,009,777	5,139,777
125	2,182,827	5,457,066	1,708,694	3,855,996	4,957,066	5,087,066
150	2,161,742	5,404,356	1,655,984	3,803,285	4,904,356	5,034,356
175	2,140,659	5,351,647	1,603,275	3,750,574	4,851,647	4,981,647
200	2,119,575	5,298,937	1,550,565	3,697,866	4,798,937	4,928,937
225	2,098,490	5,246,226	1,497,854	3,645,155	4,746,226	4,876,226
250	2,077,407	5,193,518	1,445,146	3,592,447	4,693,518	4,823,518
275	2,056,323	5,140,807	1,392,435	3,539,736	4,640,807	4,770,807
300	2,035,238	5,088,096	1,339,724	3,487,026	4,588,096	4,718,096
325	2,014,155	5,035,388	1,287,016	3,434,317	4,535,388	4,665,388

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,062,071	5,155,178	1,406,806	3,554,108	4,655,178	4,785,178
20	2,045,204	5,113,011	1,364,639	3,511,940	4,613,011	4,743,011
30	2,036,770	5,091,926	1,343,554	3,490,856	4,591,926	4,721,926
50	2,019,904	5,049,759	1,301,387	3,448,689	4,549,759	4,679,759
70	2,003,037	5,007,592	1,259,220	3,406,521	4,507,592	4,637,592
90	1,986,169	4,965,422	1,217,050	3,364,352	4,465,422	4,595,422
100	1,977,736	4,944,340	1,195,968	3,343,270	4,444,340	4,574,340
125	1,956,652	4,891,629	1,143,257	3,290,559	4,391,629	4,521,629
150	1,935,567	4,838,918	1,090,547	3,237,848	4,338,918	4,468,918
175	1,914,484	4,786,210	1,037,836	3,185,140	4,286,210	4,416,210
200	1,893,400	4,733,499	985,128	3,132,429	4,233,499	4,363,499
225	1,872,315	4,680,789	932,417	3,079,718	4,180,789	4,310,789
250	1,851,232	4,628,080	879,709	3,027,010	4,128,080	4,258,080
275	1,830,148	4,575,370	826,998	2,974,299	4,075,370	4,205,370
300	1,809,064	4,522,659	774,287	2,921,589	4,022,659	4,152,659
325	1,787,980	4,469,951	721,579	2,868,880	3,969,951	4,099,951

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,164,789	9,000,644	5,252,273	7,399,574	8,500,644	8,630,644
20	1,148,432	8,874,250	5,125,878	7,273,180	8,374,250	8,504,250
30	1,140,254	8,811,053	5,062,681	7,209,982	8,311,053	8,441,053
50	1,123,896	8,684,651	4,936,279	7,083,580	8,184,651	8,314,651
70	1,107,538	8,558,248	4,809,877	6,957,178	8,058,248	8,188,248
90	1,091,181	8,431,854	4,683,482	6,830,784	7,931,854	8,061,854
100	1,083,003	8,368,657	4,620,285	6,767,586	7,868,657	7,998,657
125	1,062,555	8,210,652	4,462,280	6,609,582	7,710,652	7,840,652
150	1,042,108	8,052,655	4,304,283	6,451,585	7,552,655	7,682,655
175	1,021,662	7,894,658	4,146,286	6,293,588	7,394,658	7,524,658
200	1,001,215	7,736,661	3,988,290	6,135,591	7,236,661	7,366,661
225	980,768	7,578,664	3,830,293	5,977,594	7,078,664	7,208,664
250	960,322	7,420,668	3,672,296	5,819,597	6,920,668	7,050,668
275	939,874	7,262,663	3,514,291	5,661,593	6,762,663	6,892,663
300	919,427	7,104,666	3,356,294	5,503,596	6,604,666	6,734,666
325	898,981	6,946,669	3,198,297	5,345,599	6,446,669	6,576,669

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	983,863	7,602,575	3,854,203	6,001,504	7,102,575	7,232,575
20	967,505	7,476,173	3,727,801	5,875,102	6,976,173	7,106,173
30	959,326	7,412,975	3,664,604	5,811,905	6,912,975	7,042,975
50	942,969	7,286,581	3,538,209	5,685,511	6,786,581	6,916,581
70	926,611	7,160,179	3,411,807	5,559,108	6,660,179	6,790,179
90	910,254	7,033,784	3,285,413	5,432,714	6,533,784	6,663,784
100	902,075	6,970,579	3,222,208	5,369,509	6,470,579	6,600,579
125	881,628	6,812,582	3,064,211	5,211,512	6,312,582	6,442,582
150	861,182	6,654,586	2,906,214	5,053,515	6,154,586	6,284,586
175	840,735	6,496,589	2,748,217	4,895,518	5,996,589	6,126,589
200	820,288	6,338,592	2,590,220	4,737,521	5,838,592	5,968,592
225	799,841	6,180,587	2,432,215	4,579,517	5,680,587	5,810,587
250	779,394	6,022,590	2,274,218	4,421,520	5,522,590	5,652,590
275	758,947	5,864,593	2,116,221	4,263,523	5,364,593	5,494,593
300	738,501	5,706,596	1,958,225	4,105,526	5,206,596	5,336,596
325	718,054	5,548,599	1,800,228	3,947,529	5,048,599	5,178,599

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	802,936	6,204,505	2,456,133	4,603,435	5,704,505	5,834,505
20	786,578	6,078,103	2,329,731	4,477,033	5,578,103	5,708,103
30	778,400	6,014,906	2,266,534	4,413,835	5,514,906	5,644,906
50	762,042	5,888,504	2,140,132	4,287,433	5,388,504	5,518,504
70	745,685	5,762,109	2,013,737	4,161,039	5,262,109	5,392,109
90	729,327	5,635,707	1,887,335	4,034,637	5,135,707	5,265,707
100	721,148	5,572,510	1,824,138	3,971,439	5,072,510	5,202,510
125	700,702	5,414,513	1,666,141	3,813,442	4,914,513	5,044,513
150	680,255	5,256,516	1,508,144	3,655,446	4,756,516	4,886,516
175	659,808	5,098,519	1,350,147	3,497,449	4,598,519	4,728,519
200	639,361	4,940,514	1,192,143	3,339,444	4,440,514	4,570,514
225	618,914	4,782,517	1,034,146	3,181,447	4,282,517	4,412,517
250	598,467	4,624,521	876,149	3,023,450	4,124,521	4,254,521
275	578,021	4,466,524	718,152	2,865,453	3,966,524	4,096,524
300	557,574	4,308,527	560,155	2,707,456	3,808,527	3,938,527
325	537,126	4,150,522	402,150	2,549,452	3,650,522	3,780,522

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,730,942	6,206,685	2,458,314	4,605,615	5,706,685	5,836,685
20	2,712,610	6,165,022	2,416,650	4,563,951	5,665,022	5,795,022
30	2,703,444	6,144,191	2,395,819	4,543,121	5,644,191	5,774,191
50	2,685,112	6,102,528	2,354,156	4,501,457	5,602,528	5,732,528
70	2,666,781	6,060,866	2,312,494	4,459,796	5,560,866	5,690,866
90	2,648,449	6,019,203	2,270,831	4,418,132	5,519,203	5,649,203
100	2,639,284	5,998,372	2,250,000	4,397,302	5,498,372	5,628,372
125	2,616,369	5,946,294	2,197,922	4,345,224	5,446,294	5,576,294
150	2,593,455	5,894,216	2,145,845	4,293,146	5,394,216	5,524,216
175	2,570,541	5,842,139	2,093,767	4,241,068	5,342,139	5,472,139
200	2,547,627	5,790,061	2,041,689	4,188,991	5,290,061	5,420,061
225	2,524,713	5,737,983	1,989,611	4,136,913	5,237,983	5,367,983
250	2,501,797	5,685,903	1,937,531	4,084,833	5,185,903	5,315,903
275	2,478,883	5,633,825	1,885,454	4,032,755	5,133,825	5,263,825
300	2,455,968	5,581,748	1,833,376	3,980,677	5,081,748	5,211,748
325	2,433,055	5,529,670	1,781,298	3,928,600	5,029,670	5,159,670

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,485,131	5,648,025	1,899,654	4,046,955	5,148,025	5,278,025
20	2,466,800	5,606,364	1,857,992	4,005,294	5,106,364	5,236,364
30	2,457,635	5,585,533	1,837,162	3,984,463	5,085,533	5,215,533
50	2,439,303	5,543,870	1,795,498	3,942,799	5,043,870	5,173,870
70	2,420,972	5,502,209	1,753,837	3,901,138	5,002,209	5,132,209
90	2,402,640	5,460,545	1,712,173	3,859,475	4,960,545	5,090,545
100	2,393,474	5,439,714	1,691,343	3,838,644	4,939,714	5,069,714
125	2,370,560	5,387,637	1,639,265	3,786,566	4,887,637	5,017,637
150	2,347,646	5,335,559	1,587,187	3,734,488	4,835,559	4,965,559
175	2,324,731	5,283,479	1,535,107	3,682,408	4,783,479	4,913,479
200	2,301,816	5,231,401	1,483,029	3,630,331	4,731,401	4,861,401
225	2,278,902	5,179,323	1,430,951	3,578,253	4,679,323	4,809,323
250	2,256,988	5,127,245	1,378,874	3,526,175	4,627,245	4,757,245
275	2,233,074	5,075,168	1,326,796	3,474,097	4,575,168	4,705,168
300	2,210,160	5,023,090	1,274,718	3,422,020	4,523,090	4,653,090
325	2,187,245	4,971,012	1,222,640	3,369,942	4,471,012	4,601,012

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,239,322	5,089,368	1,340,996	3,488,297	4,589,368	4,719,368
20	2,220,990	5,047,704	1,299,332	3,446,634	4,547,704	4,677,704
30	2,211,824	5,026,873	1,278,502	3,425,803	4,526,873	4,656,873
50	2,193,493	4,985,212	1,236,840	3,384,142	4,485,212	4,615,212
70	2,175,161	4,943,549	1,195,177	3,342,478	4,443,549	4,573,549
90	2,156,830	4,901,887	1,153,515	3,300,817	4,401,887	4,531,887
100	2,147,664	4,881,054	1,132,683	3,279,984	4,381,054	4,511,054
125	2,124,750	4,828,977	1,080,605	3,227,906	4,328,977	4,458,977
150	2,101,835	4,776,899	1,028,527	3,175,828	4,276,899	4,406,899
175	2,078,921	4,724,821	976,449	3,123,751	4,224,821	4,354,821
200	2,056,007	4,672,743	924,372	3,071,673	4,172,743	4,302,743
225	2,033,093	4,620,666	872,294	3,019,595	4,120,666	4,250,666
250	2,010,179	4,568,588	820,216	2,967,517	4,068,588	4,198,588
275	1,987,263	4,516,508	768,136	2,915,437	4,016,508	4,146,508
300	1,964,349	4,464,430	716,058	2,863,360	3,964,430	4,094,430
325	1,941,435	4,412,352	663,980	2,811,282	3,912,352	4,042,352

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,474,276	9,337,081	5,588,709	7,736,010	8,837,081	8,967,081
20	1,452,456	9,198,890	5,450,519	7,597,820	8,698,890	8,828,890
30	1,441,547	9,129,795	5,381,424	7,528,725	8,629,795	8,759,795
50	1,419,727	8,991,605	5,243,233	7,390,535	8,491,605	8,621,605
70	1,397,908	8,853,415	5,105,043	7,252,344	8,353,415	8,483,415
90	1,376,088	8,715,224	4,966,853	7,114,154	8,215,224	8,345,224
100	1,365,178	8,646,129	4,897,758	7,045,059	8,146,129	8,276,129
125	1,337,904	8,473,391	4,725,020	6,872,321	7,973,391	8,103,391
150	1,310,630	8,300,654	4,552,282	6,699,583	7,800,654	7,930,654
175	1,283,355	8,127,916	4,379,544	6,526,845	7,627,916	7,757,916
200	1,256,081	7,955,178	4,206,806	6,354,107	7,455,178	7,585,178
225	1,228,806	7,782,440	4,034,068	6,181,370	7,282,440	7,412,440
250	1,201,532	7,609,702	3,861,330	6,008,632	7,109,702	7,239,702
275	1,174,258	7,436,964	3,688,592	5,835,894	6,936,964	7,066,964
300	1,146,983	7,264,226	3,515,855	5,663,156	6,764,226	6,894,226
325	1,119,709	7,091,489	3,343,117	5,490,418	6,591,489	6,721,489

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,236,382	7,830,422	4,082,050	6,229,351	7,330,422	7,460,422
20	1,214,563	7,692,231	3,943,860	6,091,161	7,192,231	7,322,231
30	1,203,653	7,623,136	3,874,764	6,022,066	7,123,136	7,253,136
50	1,181,834	7,484,946	3,736,574	5,883,876	6,984,946	7,114,946
70	1,160,014	7,346,756	3,598,384	5,745,685	6,846,756	6,976,756
90	1,138,195	7,208,565	3,460,194	5,607,495	6,708,565	6,838,565
100	1,127,285	7,139,470	3,391,098	5,538,400	6,639,470	6,769,470
125	1,100,010	6,966,732	3,218,361	5,365,662	6,466,732	6,596,732
150	1,072,736	6,793,994	3,045,623	5,192,924	6,293,994	6,423,994
175	1,045,462	6,621,257	2,872,885	5,020,186	6,121,257	6,251,257
200	1,018,187	6,448,519	2,700,147	4,847,448	5,948,519	6,078,519
225	990,913	6,275,781	2,527,409	4,674,710	5,775,781	5,905,781
250	963,638	6,103,043	2,354,671	4,501,973	5,603,043	5,733,043
275	936,364	5,930,305	2,181,933	4,329,235	5,430,305	5,560,305
300	909,090	5,757,567	2,009,195	4,156,497	5,257,567	5,387,567
325	881,815	5,584,829	1,836,458	3,983,759	5,084,829	5,214,829

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	998,489	6,323,763	2,575,391	4,722,692	5,823,763	5,953,763
20	976,669	6,185,572	2,437,200	4,584,502	5,685,572	5,815,572
30	966,760	6,116,477	2,368,105	4,515,407	5,616,477	5,746,477
50	943,940	5,978,287	2,229,915	4,377,216	5,478,287	5,608,287
70	922,120	5,840,096	2,091,725	4,239,026	5,340,096	5,470,096
90	900,301	5,701,906	1,953,534	4,100,836	5,201,906	5,331,906
100	889,391	5,632,811	1,884,439	4,031,741	5,132,811	5,262,811
125	862,117	5,460,073	1,711,701	3,859,003	4,960,073	5,090,073
150	834,842	5,287,335	1,538,964	3,686,265	4,787,335	4,917,335
175	807,568	5,114,597	1,366,226	3,513,527	4,614,597	4,744,597
200	780,294	4,941,860	1,193,488	3,340,789	4,441,860	4,571,860
225	753,019	4,769,122	1,020,750	3,168,051	4,269,122	4,399,122
250	725,745	4,596,384	848,012	2,995,313	4,096,384	4,226,384
275	698,470	4,423,646	675,274	2,822,576	3,923,646	4,053,646
300	671,196	4,250,908	502,536	2,649,838	3,750,908	3,880,908
325	643,922	4,078,170	329,798	2,477,100	3,578,170	3,708,170

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,010,092	6,262,615	2,514,243	4,661,545	5,762,615	5,892,615
20	4,980,027	6,225,033	2,476,662	4,623,963	5,725,033	5,855,033
30	4,964,995	6,206,243	2,457,872	4,605,173	5,706,243	5,836,243
50	4,934,930	6,168,663	2,420,291	4,567,593	5,668,663	5,798,663
70	4,904,865	6,131,081	2,382,710	4,530,011	5,631,081	5,761,081
90	4,874,801	6,093,501	2,345,129	4,492,431	5,593,501	5,723,501
100	4,859,769	6,074,711	2,326,339	4,473,641	5,574,711	5,704,711
125	4,822,188	6,027,735	2,279,363	4,426,665	5,527,735	5,657,735
150	4,784,607	5,980,759	2,232,387	4,379,689	5,480,759	5,610,759
175	4,747,025	5,933,782	2,185,410	4,332,711	5,433,782	5,563,782
200	4,709,445	5,886,806	2,138,434	4,285,735	5,386,806	5,516,806
225	4,671,864	5,839,830	2,091,458	4,238,759	5,339,830	5,469,830
250	4,634,283	5,792,854	2,044,482	4,191,783	5,292,854	5,422,854
275	4,596,702	5,745,878	1,997,506	4,144,807	5,245,878	5,375,878
300	4,559,121	5,698,902	1,950,530	4,097,831	5,198,902	5,328,902
325	4,521,541	5,651,926	1,903,554	4,050,855	5,151,926	5,281,926

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,566,499	5,708,124	1,959,752	4,107,054	5,208,124	5,338,124
20	4,536,435	5,670,544	1,922,172	4,069,473	5,170,544	5,300,544
30	4,521,402	5,651,752	1,903,381	4,050,682	5,151,752	5,281,752
50	4,491,338	5,614,172	1,865,800	4,013,102	5,114,172	5,244,172
70	4,461,272	5,576,591	1,828,219	3,975,520	5,076,591	5,206,591
90	4,431,208	5,539,010	1,790,639	3,937,940	5,039,010	5,169,010
100	4,416,176	5,520,220	1,771,848	3,919,150	5,020,220	5,150,220
125	4,378,595	5,473,244	1,724,872	3,872,174	4,973,244	5,103,244
150	4,341,015	5,426,268	1,677,896	3,825,198	4,926,268	5,056,268
175	4,303,434	5,379,292	1,630,920	3,778,222	4,879,292	5,009,292
200	4,265,853	5,332,316	1,583,944	3,731,246	4,832,316	4,962,316
225	4,228,271	5,285,339	1,536,967	3,684,269	4,785,339	4,915,339
250	4,190,690	5,238,363	1,489,991	3,637,293	4,738,363	4,868,363
275	4,153,110	5,191,387	1,443,015	3,590,317	4,691,387	4,821,387
300	4,115,529	5,144,411	1,396,039	3,543,341	4,644,411	4,774,411
325	4,077,948	5,097,435	1,349,063	3,496,365	4,597,435	4,727,435

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,122,907	5,153,633	1,405,261	3,552,563	4,653,633	4,783,633
20	4,092,842	5,116,053	1,367,681	3,514,983	4,616,053	4,746,053
30	4,077,809	5,097,262	1,348,890	3,496,191	4,597,262	4,727,262
50	4,047,745	5,059,681	1,311,309	3,458,611	4,559,681	4,689,681
70	4,017,681	5,022,101	1,273,729	3,421,031	4,522,101	4,652,101
90	3,987,616	4,984,519	1,236,148	3,383,449	4,484,519	4,614,519
100	3,972,583	4,965,729	1,217,357	3,364,659	4,465,729	4,595,729
125	3,935,003	4,918,753	1,170,381	3,317,683	4,418,753	4,548,753
150	3,897,422	4,871,777	1,123,405	3,270,707	4,371,777	4,501,777
175	3,859,841	4,824,801	1,076,430	3,223,731	4,324,801	4,454,801
200	3,822,260	4,777,825	1,029,454	3,176,755	4,277,825	4,407,825
225	3,784,679	4,730,849	982,478	3,129,779	4,230,849	4,360,849
250	3,747,099	4,683,873	935,502	3,082,803	4,183,873	4,313,873
275	3,709,518	4,636,897	888,526	3,035,827	4,136,897	4,266,897
300	3,671,936	4,589,920	841,548	2,988,850	4,089,920	4,219,920
325	3,634,355	4,542,944	794,572	2,941,874	4,042,944	4,172,944

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,990,571	7,476,428	3,728,057	5,875,358	6,976,428	7,106,428
20	2,947,106	7,367,765	3,619,394	5,766,695	6,867,765	6,997,765
30	2,925,374	7,313,435	3,565,063	5,712,365	6,813,435	6,943,435
50	2,881,909	7,204,772	3,456,400	5,603,702	6,704,772	6,834,772
70	2,838,444	7,096,109	3,347,737	5,495,039	6,596,109	6,726,109
90	2,794,978	6,987,446	3,239,074	5,386,376	6,487,446	6,617,446
100	2,773,246	6,933,116	3,184,744	5,332,046	6,433,116	6,563,116
125	2,718,915	6,797,288	3,048,916	5,196,217	6,297,288	6,427,288
150	2,664,584	6,661,460	2,913,088	5,060,389	6,161,460	6,291,460
175	2,610,253	6,525,632	2,777,260	4,924,561	6,025,632	6,155,632
200	2,555,921	6,389,803	2,641,432	4,788,733	5,889,803	6,019,803
225	2,501,591	6,253,978	2,505,606	4,652,907	5,753,978	5,883,978
250	2,447,260	6,118,150	2,369,778	4,517,079	5,618,150	5,748,150
275	2,392,929	5,982,322	2,233,950	4,381,251	5,482,322	5,612,322
300	2,338,597	5,846,493	2,098,122	4,245,423	5,346,493	5,476,493
325	2,284,266	5,710,665	1,962,294	4,109,595	5,210,665	5,340,665

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,514,784	6,286,961	2,538,589	4,685,890	5,786,961	5,916,961
20	2,471,319	6,178,298	2,429,926	4,577,227	5,678,298	5,808,298
30	2,449,587	6,123,967	2,375,596	4,522,897	5,623,967	5,753,967
50	2,406,122	6,015,304	2,266,933	4,414,234	5,515,304	5,645,304
70	2,362,657	5,906,641	2,158,270	4,305,571	5,406,641	5,536,641
90	2,319,192	5,797,978	2,049,609	4,196,911	5,297,978	5,427,978
100	2,297,459	5,743,648	1,995,276	4,142,578	5,243,648	5,373,648
125	2,243,128	5,607,820	1,859,448	4,006,750	5,107,820	5,237,820
150	2,188,797	5,471,992	1,723,620	3,870,922	4,971,992	5,101,992
175	2,134,466	5,336,164	1,587,792	3,735,093	4,836,164	4,966,164
200	2,080,135	5,200,338	1,451,966	3,599,268	4,700,338	4,830,338
225	2,025,804	5,064,510	1,316,138	3,463,440	4,564,510	4,694,510
250	1,971,473	4,928,682	1,180,310	3,327,612	4,428,682	4,558,682
275	1,917,142	4,792,854	1,044,482	3,191,783	4,292,854	4,422,854
300	1,862,810	4,657,026	908,654	3,055,955	4,157,026	4,287,026
325	1,808,479	4,521,198	772,826	2,920,127	4,021,198	4,151,198

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,038,997	5,097,493	1,349,121	3,496,423	4,597,493	4,727,493
20	1,995,532	4,988,830	1,240,458	3,387,760	4,488,830	4,618,830
30	1,973,800	4,934,500	1,186,128	3,333,429	4,434,500	4,564,500
50	1,930,335	4,825,837	1,077,465	3,224,766	4,325,837	4,455,837
70	1,886,869	4,717,174	968,802	3,116,103	4,217,174	4,347,174
90	1,843,405	4,608,513	860,141	3,007,443	4,108,513	4,238,513
100	1,821,672	4,554,180	805,809	2,953,110	4,054,180	4,184,180
125	1,767,341	4,418,352	669,981	2,817,282	3,918,352	4,048,352
150	1,713,010	4,282,524	534,152	2,681,454	3,782,524	3,912,524
175	1,658,679	4,146,699	398,327	2,545,628	3,646,699	3,776,699
200	1,604,348	4,010,870	262,499	2,409,800	3,510,870	3,640,870
225	1,550,017	3,875,042	126,671	2,273,972	3,375,042	3,505,042
250	1,495,686	3,739,214	-9,158	2,138,144	3,239,214	3,369,214
275	1,441,354	3,603,386	-144,986	2,002,316	3,103,386	3,233,386
300	1,387,023	3,467,558	-280,814	1,866,488	2,967,558	3,097,558
325	1,332,692	3,331,730	-416,642	1,730,659	2,831,730	2,961,730

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,168,991	14,188,679	10,440,307	12,587,609	13,688,679	13,818,679
20	6,096,878	14,022,820	10,274,449	12,421,750	13,522,820	13,652,820
30	6,060,823	13,939,892	10,191,521	12,338,822	13,439,892	13,569,892
50	5,988,710	13,774,034	10,025,662	12,172,963	13,274,034	13,404,034
70	5,916,599	13,608,177	9,859,805	12,007,107	13,108,177	13,238,177
90	5,844,486	13,442,319	9,693,947	11,841,248	12,942,319	13,072,319
100	5,808,431	13,359,390	9,611,019	11,758,320	12,859,390	12,989,390
125	5,718,291	13,152,069	9,403,697	11,550,998	12,652,069	12,782,069
150	5,628,150	12,944,745	9,196,373	11,343,674	12,444,745	12,574,745
175	5,538,010	12,737,423	8,989,051	11,136,353	12,237,423	12,367,423
200	5,447,870	12,530,101	8,781,730	10,929,031	12,030,101	12,160,101
225	5,357,730	12,322,780	8,574,408	10,721,709	11,822,780	11,952,780
250	5,267,590	12,115,456	8,367,084	10,514,386	11,615,456	11,745,456
275	5,177,450	11,908,134	8,159,762	10,307,064	11,408,134	11,538,134
300	5,087,310	11,700,813	7,952,441	10,099,742	11,200,813	11,330,813
325	4,997,170	11,493,491	7,745,119	9,892,421	10,993,491	11,123,491

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,352,563	12,310,894	8,562,522	10,709,823	11,810,894	11,940,894
20	5,280,450	12,145,035	8,396,663	10,543,965	11,645,035	11,775,035
30	5,244,394	12,062,107	8,313,735	10,461,037	11,562,107	11,692,107
50	5,172,282	11,896,248	8,147,876	10,295,178	11,396,248	11,526,248
70	5,100,170	11,730,392	7,982,020	10,129,321	11,230,392	11,360,392
90	5,028,058	11,564,533	7,816,161	9,963,463	11,064,533	11,194,533
100	4,992,002	11,481,605	7,733,233	9,880,535	10,981,605	11,111,605
125	4,901,861	11,274,281	7,525,909	9,673,211	10,774,281	10,904,281
150	4,811,721	11,066,959	7,318,588	9,465,889	10,566,959	10,696,959
175	4,721,582	10,859,638	7,111,266	9,258,567	10,359,638	10,489,638
200	4,631,442	10,652,316	6,903,944	9,051,246	10,152,316	10,282,316
225	4,541,301	10,444,992	6,696,620	8,843,922	9,944,992	10,074,992
250	4,451,161	10,237,670	6,489,299	8,636,600	9,737,670	9,867,670
275	4,361,021	10,030,349	6,281,977	8,429,278	9,530,349	9,660,349
300	4,270,881	9,823,027	6,074,655	8,221,957	9,323,027	9,453,027
325	4,180,741	9,615,703	5,867,331	8,014,633	9,115,703	9,245,703

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,536,133	10,433,106	6,684,734	8,832,036	9,933,106	10,063,106
20	4,464,022	10,267,250	6,518,878	8,666,179	9,767,250	9,897,250
30	4,427,966	10,184,321	6,435,950	8,583,251	9,684,321	9,814,321
50	4,355,853	10,018,463	6,270,091	8,417,392	9,518,463	9,648,463
70	4,283,741	9,852,604	6,104,232	8,251,534	9,352,604	9,482,604
90	4,211,629	9,686,748	5,938,376	8,085,677	9,186,748	9,316,748
100	4,175,573	9,603,817	5,855,445	8,002,747	9,103,817	9,233,817
125	4,085,433	9,396,496	5,648,124	7,795,425	8,896,496	9,026,496
150	3,995,293	9,189,174	5,440,802	7,588,104	8,689,174	8,819,174
175	3,905,153	8,981,852	5,233,481	7,380,782	8,481,852	8,611,852
200	3,815,012	8,774,528	5,026,157	7,173,458	8,274,528	8,404,528
225	3,724,872	8,567,207	4,818,835	6,966,136	8,067,207	8,197,207
250	3,634,733	8,359,885	4,611,513	6,758,815	7,859,885	7,989,885
275	3,544,593	8,152,563	4,404,192	6,551,493	7,652,563	7,782,563
300	3,454,452	7,945,239	4,196,868	6,344,169	7,445,239	7,575,239
325	3,364,312	7,737,918	3,989,546	6,136,847	7,237,918	7,367,918

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,710,403	9,368,323	5,619,951	7,767,252	8,868,323	8,998,323
20	11,636,500	9,309,200	5,560,828	7,708,129	8,809,200	8,939,200
30	11,599,548	9,279,638	5,531,266	7,678,568	8,779,638	8,909,638
50	11,525,644	9,220,515	5,472,143	7,619,445	8,720,515	8,850,515
70	11,451,740	9,161,392	5,413,020	7,560,322	8,661,392	8,791,392
90	11,377,836	9,102,269	5,353,897	7,501,199	8,602,269	8,732,269
100	11,340,885	9,072,708	5,324,336	7,471,637	8,572,708	8,702,708
125	11,248,506	8,998,805	5,250,433	7,397,734	8,498,805	8,628,805
150	11,156,126	8,924,901	5,176,529	7,323,831	8,424,901	8,554,901
175	11,063,747	8,850,997	5,102,625	7,249,927	8,350,997	8,480,997
200	10,971,367	8,777,094	5,028,722	7,176,024	8,277,094	8,407,094
225	10,878,987	8,703,190	4,954,818	7,102,119	8,203,190	8,333,190
250	10,786,608	8,629,286	4,880,914	7,028,216	8,129,286	8,259,286
275	10,694,228	8,555,382	4,807,011	6,954,312	8,055,382	8,185,382
300	10,601,849	8,481,479	4,733,108	6,880,409	7,981,479	8,111,479
325	10,509,470	8,407,576	4,659,204	6,806,505	7,907,576	8,037,576

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,661,275	8,529,020	4,780,649	6,927,950	8,029,020	8,159,020
20	10,587,372	8,469,897	4,721,526	6,868,827	7,969,897	8,099,897
30	10,550,420	8,440,336	4,691,964	6,839,266	7,940,336	8,070,336
50	10,476,516	8,381,213	4,632,841	6,780,143	7,881,213	8,011,213
70	10,402,612	8,322,090	4,573,718	6,721,020	7,822,090	7,952,090
90	10,328,709	8,262,967	4,514,595	6,661,897	7,762,967	7,892,967
100	10,291,757	8,233,405	4,485,034	6,632,335	7,733,405	7,863,405
125	10,199,377	8,159,502	4,411,130	6,558,431	7,659,502	7,789,502
150	10,106,998	8,085,599	4,337,227	6,484,528	7,585,599	7,715,599
175	10,014,619	8,011,695	4,263,323	6,410,625	7,511,695	7,641,695
200	9,922,239	7,937,791	4,189,419	6,336,721	7,437,791	7,567,791
225	9,829,859	7,863,887	4,115,516	6,262,817	7,363,887	7,493,887
250	9,737,480	7,789,984	4,041,612	6,188,913	7,289,984	7,419,984
275	9,645,100	7,716,080	3,967,708	6,115,010	7,216,080	7,346,080
300	9,552,720	7,642,176	3,893,804	6,041,106	7,142,176	7,272,176
325	9,460,342	7,568,273	3,819,902	5,967,203	7,068,273	7,198,273

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,612,148	7,689,718	3,941,346	6,088,648	7,189,718	7,319,718
20	9,538,244	7,630,595	3,882,223	6,029,525	7,130,595	7,260,595
30	9,501,292	7,601,034	3,852,662	5,999,963	7,101,034	7,231,034
50	9,427,388	7,541,911	3,793,539	5,940,840	7,041,911	7,171,911
70	9,353,485	7,482,788	3,734,416	5,881,717	6,982,788	7,112,788
90	9,279,581	7,423,665	3,675,293	5,822,594	6,923,665	7,053,665
100	9,242,629	7,394,103	3,645,731	5,793,033	6,894,103	7,024,103
125	9,150,249	7,320,199	3,571,828	5,719,129	6,820,199	6,950,199
150	9,057,870	7,246,296	3,497,924	5,645,225	6,746,296	6,876,296
175	8,965,491	7,172,393	3,424,021	5,571,322	6,672,393	6,802,393
200	8,873,111	7,098,489	3,350,117	5,497,419	6,598,489	6,728,489
225	8,780,732	7,024,585	3,276,213	5,423,515	6,524,585	6,654,585
250	8,688,352	6,950,681	3,202,310	5,349,611	6,450,681	6,580,681
275	8,595,972	6,876,778	3,128,406	5,275,707	6,376,778	6,506,778
300	8,503,592	6,802,874	3,054,502	5,201,804	6,302,874	6,432,874
325	8,411,213	6,728,970	2,980,598	5,127,900	6,228,970	6,358,970

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,766,320	12,696,216	8,947,844	11,095,146	12,196,216	12,326,216
20	9,692,842	12,600,694	8,852,323	10,999,624	12,100,694	12,230,694
30	9,656,102	12,552,933	8,804,561	10,951,863	12,052,933	12,182,933
50	9,582,625	12,457,412	8,709,041	10,856,342	11,957,412	12,087,412
70	9,509,147	12,361,891	8,613,519	10,760,820	11,861,891	11,991,891
90	9,435,668	12,266,369	8,517,997	10,665,299	11,766,369	11,896,369
100	9,398,929	12,218,607	8,470,236	10,617,537	11,718,607	11,848,607
125	9,307,082	12,099,206	8,350,834	10,498,136	11,599,206	11,729,206
150	9,215,234	11,979,804	8,231,432	10,378,733	11,479,804	11,609,804
175	9,123,386	11,860,401	8,112,029	10,259,331	11,360,401	11,490,401
200	9,031,538	11,741,000	7,992,628	10,139,930	11,241,000	11,371,000
225	8,939,690	11,621,597	7,873,226	10,020,527	11,121,597	11,251,597
250	8,847,842	11,502,195	7,753,823	9,901,125	11,002,195	11,132,195
275	8,755,995	11,382,794	7,634,422	9,781,723	10,882,794	11,012,794
300	8,664,147	11,263,391	7,515,019	9,662,321	10,763,391	10,893,391
325	8,572,299	11,143,989	7,395,617	9,542,918	10,643,989	10,773,989

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,801,243	11,441,616	7,693,244	9,840,546	10,941,616	11,071,616
20	8,727,765	11,346,094	7,597,723	9,745,024	10,846,094	10,976,094
30	8,691,026	11,298,334	7,549,962	9,697,264	10,798,334	10,928,334
50	8,617,548	11,202,812	7,454,441	9,601,742	10,702,812	10,832,812
70	8,544,070	11,107,291	7,358,919	9,506,220	10,607,291	10,737,291
90	8,470,591	11,011,769	7,263,397	9,410,698	10,511,769	10,641,769
100	8,433,853	10,964,009	7,215,637	9,362,938	10,464,009	10,594,009
125	8,342,005	10,844,606	7,096,234	9,243,536	10,344,606	10,474,606
150	8,250,157	10,725,204	6,976,832	9,124,133	10,225,204	10,355,204
175	8,158,309	10,605,802	6,857,431	9,004,732	10,105,802	10,235,802
200	8,066,461	10,486,400	6,738,028	8,885,329	9,986,400	10,116,400
225	7,974,613	10,366,997	6,618,626	8,765,927	9,866,997	9,996,997
250	7,882,766	10,247,596	6,499,224	8,646,526	9,747,596	9,877,596
275	7,790,918	10,128,194	6,379,822	8,527,123	9,628,194	9,758,194
300	7,697,807	10,007,149	6,258,777	8,406,079	9,507,149	9,637,149
325	7,604,457	9,885,794	6,137,422	8,284,724	9,385,794	9,515,794

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,836,167	10,187,017	6,438,645	8,585,947	9,687,017	9,817,017
20	7,762,689	10,091,495	6,343,124	8,490,425	9,591,495	9,721,495
30	7,725,949	10,043,734	6,295,362	8,442,664	9,543,734	9,673,734
50	7,652,471	9,948,212	6,199,840	8,347,142	9,448,212	9,578,212
70	7,578,993	9,852,690	6,104,319	8,251,620	9,352,690	9,482,690
90	7,505,514	9,757,169	6,008,797	8,156,098	9,257,169	9,387,169
100	7,468,776	9,709,408	5,961,037	8,108,338	9,209,408	9,339,408
125	7,376,928	9,590,006	5,841,634	7,988,936	9,090,006	9,220,006
150	7,284,906	9,470,378	5,722,006	7,869,307	8,970,378	9,100,378
175	7,191,556	9,349,023	5,600,651	7,747,952	8,849,023	8,979,023
200	7,099,206	9,227,668	5,479,296	7,626,596	8,727,668	8,857,668
225	7,006,856	9,106,313	5,357,941	7,505,243	8,606,313	8,736,313
250	6,911,506	8,984,958	5,236,586	7,383,888	8,484,958	8,614,958
275	6,816,156	8,863,603	5,115,232	7,262,533	8,363,603	8,493,603
300	6,724,807	8,742,249	4,993,877	7,141,178	8,242,249	8,372,249
325	6,631,457	8,620,894	4,872,522	7,019,823	8,120,894	8,250,894

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,532,196	12,045,928	8,297,556	10,444,857	11,545,928	11,675,928
20	18,392,746	11,955,285	8,206,913	10,354,214	11,455,285	11,585,285
30	18,323,021	11,909,964	8,161,592	10,308,893	11,409,964	11,539,964
50	18,183,572	11,819,322	8,070,950	10,218,251	11,319,322	11,449,322
70	18,044,121	11,728,679	7,980,307	10,127,609	11,228,679	11,358,679
90	17,904,672	11,638,037	7,889,665	10,036,967	11,138,037	11,268,037
100	17,834,947	11,592,716	7,844,344	9,991,645	11,092,716	11,222,716
125	17,660,635	11,479,413	7,731,041	9,878,342	10,979,413	11,109,413
150	17,486,322	11,366,110	7,617,738	9,765,039	10,866,110	10,996,110
175	17,312,010	11,252,807	7,504,435	9,651,736	10,752,807	10,882,807
200	17,137,698	11,139,504	7,391,132	9,538,433	10,639,504	10,769,504
225	16,963,386	11,026,201	7,277,829	9,425,130	10,526,201	10,656,201
250	16,789,073	10,912,898	7,164,526	9,311,827	10,412,898	10,542,898
275	16,614,761	10,799,595	7,051,223	9,198,524	10,299,595	10,429,595
300	16,440,449	10,686,292	6,937,920	9,085,221	10,186,292	10,316,292
325	16,266,136	10,572,989	6,824,617	8,971,918	10,072,989	10,202,989

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,704,490	10,857,918	7,109,546	9,256,848	10,357,918	10,487,918
20	16,565,040	10,767,276	7,018,904	9,166,206	10,267,276	10,397,276
30	16,495,315	10,721,955	6,973,583	9,120,884	10,221,955	10,351,955
50	16,355,866	10,631,313	6,882,941	9,030,242	10,131,313	10,261,313
70	16,216,416	10,540,670	6,792,298	8,939,600	10,040,670	10,170,670
90	16,076,965	10,450,028	6,701,656	8,848,957	9,950,028	10,080,028
100	16,007,241	10,404,707	6,656,335	8,803,637	9,904,707	10,034,707
125	15,832,929	10,291,404	6,543,032	8,690,334	9,791,404	9,921,404
150	15,658,617	10,178,101	6,429,729	8,577,031	9,678,101	9,808,101
175	15,484,304	10,064,798	6,316,426	8,463,728	9,564,798	9,694,798
200	15,309,992	9,951,495	6,203,123	8,350,425	9,451,495	9,581,495
225	15,135,680	9,838,192	6,089,820	8,237,122	9,338,192	9,468,192
250	14,961,368	9,724,889	5,976,517	8,123,819	9,224,889	9,354,889
275	14,787,055	9,611,586	5,863,214	8,010,516	9,111,586	9,241,586
300	14,612,743	9,498,283	5,749,911	7,897,213	8,998,283	9,128,283
325	14,438,431	9,384,980	5,636,608	7,783,910	8,884,980	9,014,980

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,876,784	9,669,910	5,921,538	8,068,839	9,169,910	9,299,910
20	14,737,335	9,579,268	5,830,896	7,978,197	9,079,268	9,209,268
30	14,667,610	9,533,946	5,785,574	7,932,876	9,033,946	9,163,946
50	14,528,160	9,443,304	5,694,932	7,842,234	8,943,304	9,073,304
70	14,388,710	9,352,662	5,604,290	7,751,591	8,852,662	8,982,662
90	14,249,260	9,262,019	5,513,647	7,660,949	8,762,019	8,892,019
100	14,179,536	9,216,698	5,468,326	7,615,628	8,716,698	8,846,698
125	14,005,223	9,103,395	5,355,023	7,502,325	8,603,395	8,733,395
150	13,830,911	8,990,092	5,241,720	7,389,022	8,490,092	8,620,092
175	13,656,600	8,876,789	5,127,921	7,275,723	8,376,789	8,506,789
200	13,478,672	8,761,137	5,012,765	7,160,967	8,261,137	8,391,137
225	13,301,509	8,645,961	4,897,609	7,044,910	8,145,961	8,275,961
250	13,124,346	8,530,825	4,782,453	6,929,754	8,030,825	8,160,825
275	12,947,183	8,415,669	4,667,297	6,814,598	7,915,669	8,045,669
300	12,770,019	8,300,513	4,552,141	6,699,442	7,800,513	7,930,513
325	12,592,856	8,185,357	4,436,985	6,584,286	7,685,357	7,815,357

Maximum CIL rates (per square metre)

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

Appendix 2 - Residential appraisal results (Social Rent, Affordable Rent and Shared Ownership) at +10% sales values and +5% build costs

FINAL DRAFT

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	150	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	150	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	150	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	125	325	325
2 - £6,082 per sq m	#N/A	#N/A	90	125
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	275	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	50	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	119,691	2,393,821	-1,354,551	792,750	1,893,821	2,023,821
20	118,656	2,373,121	-1,375,251	772,051	1,873,121	2,003,121
30	118,138	2,362,751	-1,385,621	761,681	1,862,751	1,992,751
50	117,103	2,342,051	-1,406,320	740,981	1,842,051	1,972,051
70	116,068	2,321,352	-1,427,020	720,281	1,821,352	1,951,352
90	115,032	2,300,632	-1,447,740	699,582	1,800,632	1,930,632
100	114,514	2,290,282	-1,458,090	689,212	1,790,282	1,920,282
125	113,219	2,264,387	-1,483,984	663,317	1,764,387	1,894,387
150	111,926	2,238,513	-1,509,859	637,442	1,738,513	1,868,513
175	110,631	2,212,618	-1,535,754	611,548	1,712,618	1,842,618
200	109,337	2,186,743	-1,561,628	585,673	1,686,743	1,816,743
225	108,042	2,160,849	-1,587,523	559,778	1,660,849	1,790,849
250	106,749	2,134,974	-1,613,398	533,904	1,634,974	1,764,974
275	105,454	2,109,080	-1,639,292	508,009	1,609,080	1,739,080
300	104,159	2,083,185	-1,665,187	482,115	1,583,185	1,713,185
325	102,866	2,057,310	-1,691,062	456,240	1,557,310	1,687,310

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£104,204	2,084,078	-1,664,294	483,008	1,584,078	1,714,078
20	103,169	2,063,378	-1,684,993	462,308	1,563,378	1,693,378
30	102,650	2,053,008	-1,695,363	451,938	1,553,008	1,683,008
50	101,615	2,032,309	-1,716,063	431,238	1,532,309	1,662,309
70	100,580	2,011,609	-1,736,763	410,539	1,511,609	1,641,609
90	99,544	1,990,889	-1,757,482	389,839	1,490,889	1,620,889
100	99,027	1,980,539	-1,767,832	379,469	1,480,539	1,610,539
125	97,732	1,954,645	-1,793,727	353,574	1,454,645	1,584,645
150	96,439	1,928,770	-1,819,602	327,700	1,428,770	1,558,770
175	95,144	1,902,876	-1,845,496	301,805	1,402,876	1,532,876
200	93,850	1,877,001	-1,871,371	275,931	1,377,001	1,507,001
225	92,555	1,851,106	-1,897,266	250,036	1,351,106	1,481,106
250	91,261	1,825,212	-1,923,160	224,141	1,325,212	1,455,212
275	89,967	1,799,337	-1,949,035	198,247	1,299,337	1,429,337
300	88,672	1,773,442	-1,974,929	172,372	1,273,442	1,403,442
325	87,378	1,747,568	-2,000,804	146,497	1,247,568	1,377,568

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	88,698	1,773,954	-1,974,418	172,884	1,273,954	1,403,954
20	87,663	1,753,254	-1,995,118	152,184	1,253,254	1,383,254
30	87,145	1,742,904	-2,005,467	141,834	1,242,904	1,372,904
50	86,109	1,722,185	-2,026,187	121,114	1,222,185	1,352,185
70	85,074	1,701,485	-2,046,887	100,415	1,201,485	1,331,485
90	84,038	1,680,765	-2,067,607	79,695	1,180,765	1,310,765
100	83,521	1,670,415	-2,077,956	69,345	1,170,415	1,300,415
125	82,227	1,644,541	-2,103,831	43,470	1,144,541	1,274,541
150	80,932	1,618,646	-2,129,726	17,576	1,118,646	1,248,646
175	79,638	1,592,751	-2,155,620	-8,319	1,092,751	1,222,751
200	78,344	1,566,877	-2,181,495	-34,194	1,066,877	1,196,877
225	77,049	1,540,982	-2,207,390	-60,088	1,040,982	1,170,982
250	75,755	1,515,108	-2,233,264	-85,963	1,015,108	1,145,108
275	74,461	1,489,213	-2,259,159	-111,857	989,213	1,119,213
300	73,167	1,463,338	-2,285,034	-137,732	963,338	1,093,338
325	71,872	1,437,444	-2,310,928	-163,627	937,444	1,067,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	239,382	2,393,821	-1,354,551	792,750	1,893,821	2,023,821
20	237,311	2,373,111	-1,375,261	772,041	1,873,111	2,003,111
30	236,276	2,362,761	-1,385,611	761,691	1,862,761	1,992,761
50	234,205	2,342,051	-1,406,320	740,981	1,842,051	1,972,051
70	232,134	2,321,342	-1,427,030	720,271	1,821,342	1,951,342
90	230,063	2,300,632	-1,447,740	699,562	1,800,632	1,930,632
100	229,028	2,290,282	-1,458,090	689,212	1,790,282	1,920,282
125	226,440	2,264,397	-1,483,974	663,327	1,764,397	1,894,397
150	223,851	2,238,513	-1,509,859	637,442	1,738,513	1,868,513
175	221,262	2,212,618	-1,535,754	611,548	1,712,618	1,842,618
200	218,673	2,186,733	-1,561,638	585,663	1,686,733	1,816,733
225	216,085	2,160,849	-1,587,523	559,778	1,660,849	1,790,849
250	213,496	2,134,964	-1,613,408	533,894	1,634,964	1,764,964
275	210,908	2,109,080	-1,639,292	508,009	1,609,080	1,739,080
300	208,319	2,083,195	-1,665,177	482,125	1,583,195	1,713,195
325	205,731	2,057,310	-1,691,062	456,240	1,557,310	1,687,310

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	208,408	2,084,078	-1,664,294	483,008	1,584,078	1,714,078
20	206,337	2,063,368	-1,685,003	462,298	1,563,368	1,693,368
30	205,302	2,053,018	-1,695,353	451,948	1,553,018	1,683,018
50	203,231	2,032,309	-1,716,063	431,238	1,532,309	1,662,309
70	201,160	2,011,599	-1,736,773	410,529	1,511,599	1,641,599
90	199,089	1,990,889	-1,757,482	389,819	1,490,889	1,620,889
100	198,054	1,980,539	-1,767,832	379,469	1,480,539	1,610,539
125	195,465	1,954,655	-1,793,717	353,584	1,454,655	1,584,655
150	192,876	1,928,760	-1,819,612	327,690	1,428,760	1,558,760
175	190,288	1,902,876	-1,845,496	301,805	1,402,876	1,532,876
200	187,699	1,876,991	-1,871,381	275,921	1,376,991	1,506,991
225	185,111	1,851,106	-1,897,266	250,036	1,351,106	1,481,106
250	182,522	1,825,222	-1,923,150	224,151	1,325,222	1,455,222
275	179,934	1,799,337	-1,949,035	198,267	1,299,337	1,429,337
300	177,345	1,773,452	-1,974,919	172,382	1,273,452	1,403,452
325	174,757	1,747,568	-2,000,804	146,497	1,247,568	1,377,568

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	177,396	1,773,964	-1,974,408	172,894	1,273,964	1,403,964
20	175,325	1,753,254	-1,995,118	152,184	1,253,254	1,383,254
30	174,290	1,742,904	-2,005,467	141,834	1,242,904	1,372,904
50	172,219	1,722,195	-2,026,177	121,124	1,222,195	1,352,195
70	170,148	1,701,485	-2,046,887	100,415	1,201,485	1,331,485
90	168,078	1,680,775	-2,067,597	79,705	1,180,775	1,310,775
100	167,042	1,670,415	-2,077,956	69,345	1,170,415	1,300,415
125	164,453	1,644,531	-2,103,841	43,460	1,144,531	1,274,531
150	161,865	1,618,646	-2,129,726	17,576	1,118,646	1,248,646
175	159,276	1,592,761	-2,155,610	-8,309	1,092,761	1,222,761
200	156,688	1,566,877	-2,181,495	-34,194	1,066,877	1,196,877
225	154,099	1,540,992	-2,207,380	-60,078	1,040,992	1,170,992
250	151,511	1,515,108	-2,233,264	-85,963	1,015,108	1,145,108
275	148,921	1,489,213	-2,259,159	-111,857	989,213	1,119,213
300	146,333	1,463,328	-2,285,044	-137,742	963,328	1,093,328
325	143,744	1,437,444	-2,310,928	-163,627	937,444	1,067,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	438,479	3,288,596	-459,776	1,687,525	2,788,596	2,918,596
20	434,649	3,259,867	-488,504	1,658,797	2,759,867	2,889,867
30	432,734	3,245,507	-502,865	1,644,436	2,745,507	2,875,507
50	428,905	3,216,786	-531,586	1,615,716	2,716,786	2,846,786
70	425,074	3,188,058	-560,314	1,586,987	2,688,058	2,818,058
90	421,244	3,159,329	-589,043	1,558,259	2,659,329	2,789,329
100	419,329	3,144,969	-603,403	1,543,898	2,644,969	2,774,969
125	414,541	3,109,060	-639,312	1,507,990	2,609,060	2,739,060
150	409,755	3,073,159	-675,213	1,472,089	2,573,159	2,703,159
175	404,969	3,037,250	-711,121	1,436,180	2,537,250	2,667,250
200	400,179	3,001,342	-747,030	1,400,271	2,501,342	2,631,342
225	395,392	2,965,441	-782,931	1,364,370	2,465,441	2,595,441
250	390,604	2,929,532	-818,840	1,328,462	2,429,532	2,559,532
275	385,816	2,893,623	-854,748	1,292,553	2,393,623	2,523,623
300	381,030	2,857,722	-890,650	1,256,652	2,357,722	2,487,722
325	376,242	2,821,814	-926,558	1,220,743	2,321,814	2,451,814

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	381,194	2,858,954	-889,417	1,257,884	2,358,954	2,488,954
20	377,363	2,830,226	-918,146	1,229,156	2,330,226	2,460,226
30	375,449	2,815,866	-932,506	1,214,795	2,315,866	2,445,866
50	371,618	2,787,137	-961,235	1,186,067	2,287,137	2,417,137
70	367,789	2,758,416	-989,956	1,157,346	2,258,416	2,388,416
90	363,958	2,729,688	-1,018,684	1,128,617	2,229,688	2,359,688
100	362,044	2,715,327	-1,033,044	1,114,257	2,215,327	2,345,327
125	357,256	2,679,419	-1,068,953	1,078,348	2,179,419	2,309,419
150	352,468	2,643,510	-1,104,862	1,042,440	2,143,510	2,273,510
175	347,681	2,607,609	-1,140,763	1,006,539	2,107,609	2,237,609
200	342,893	2,571,700	-1,176,671	970,630	2,071,700	2,201,700
225	338,106	2,535,792	-1,212,580	934,721	2,035,792	2,165,792
250	333,319	2,499,891	-1,248,481	898,820	1,999,891	2,129,891
275	328,531	2,463,982	-1,284,390	862,912	1,963,982	2,093,982
300	323,743	2,428,073	-1,320,298	827,003	1,928,073	2,058,073
325	318,956	2,392,172	-1,356,199	791,102	1,892,172	2,022,172

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	323,838	2,428,786	-1,319,586	827,716	1,928,786	2,058,786
20	320,009	2,400,065	-1,348,307	798,995	1,900,065	2,030,065
30	318,093	2,385,697	-1,362,674	794,627	1,885,697	2,015,697
50	314,264	2,356,976	-1,391,395	755,906	1,856,976	1,986,976
70	310,433	2,328,248	-1,420,124	727,178	1,828,248	1,958,248
90	306,604	2,299,527	-1,448,845	698,457	1,799,527	1,929,527
100	304,689	2,285,167	-1,463,205	694,096	1,785,167	1,915,167
125	299,901	2,249,258	-1,499,114	648,188	1,749,258	1,879,258
150	295,113	2,213,349	-1,535,022	612,279	1,713,349	1,843,349
175	290,325	2,177,441	-1,570,931	576,370	1,677,441	1,807,441
200	285,539	2,141,540	-1,606,832	540,469	1,641,540	1,771,540
225	280,751	2,105,631	-1,642,741	504,561	1,605,631	1,735,631
250	275,963	2,069,722	-1,678,649	468,652	1,569,722	1,699,722
275	271,176	2,033,821	-1,714,550	432,751	1,533,821	1,663,821
300	266,388	1,997,913	-1,750,459	396,842	1,497,913	1,627,913
325	261,601	1,962,004	-1,786,368	360,934	1,462,004	1,592,004

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,227	4,026,322	277,950	2,425,251	3,526,322	3,656,322
20	684,088	3,990,512	242,140	2,389,441	3,490,512	3,620,512
30	681,018	3,972,607	224,235	2,371,537	3,472,607	3,602,607
50	674,880	3,936,797	188,425	2,335,727	3,436,797	3,566,797
70	668,741	3,900,987	152,616	2,299,917	3,400,987	3,530,987
90	662,602	3,865,178	116,806	2,264,107	3,365,178	3,495,178
100	659,532	3,847,273	98,901	2,246,202	3,347,273	3,477,273
125	651,859	3,802,511	54,139	2,201,440	3,302,511	3,432,511
150	644,184	3,757,742	9,371	2,156,672	3,257,742	3,387,742
175	636,511	3,712,980	-35,392	2,111,910	3,212,980	3,342,980
200	628,837	3,668,218	-80,154	2,067,148	3,168,218	3,298,218
225	621,164	3,623,456	-124,916	2,022,385	3,123,456	3,253,456
250	613,490	3,578,694	-169,678	1,977,623	3,078,694	3,208,694
275	605,817	3,533,931	-214,440	1,932,861	3,033,931	3,163,931
300	598,143	3,489,169	-259,203	1,888,099	2,989,169	3,119,169
325	590,470	3,444,407	-303,965	1,843,337	2,944,407	3,074,407

Maximum values (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	599,886	3,499,335	-249,037	1,898,265	2,999,335	3,129,335
20	593,746	3,463,520	-284,852	1,862,449	2,963,520	3,093,520
30	590,677	3,445,615	-302,757	1,844,544	2,945,615	3,075,615
50	584,538	3,409,805	-338,567	1,808,735	2,909,805	3,039,805
70	578,399	3,373,995	-374,377	1,772,925	2,873,995	3,003,995
90	572,260	3,338,185	-410,186	1,737,115	2,838,185	2,968,185
100	569,191	3,320,280	-428,091	1,719,210	2,820,280	2,950,280
125	561,517	3,275,518	-472,853	1,674,448	2,775,518	2,905,518
150	553,844	3,230,756	-517,616	1,629,686	2,730,756	2,860,756
175	546,170	3,185,994	-562,378	1,584,923	2,685,994	2,815,994
200	538,497	3,141,232	-607,140	1,540,161	2,641,232	2,771,232
225	530,822	3,096,464	-651,908	1,495,393	2,596,464	2,726,464
250	523,149	3,051,701	-696,670	1,450,631	2,551,701	2,681,701
275	515,475	3,006,939	-741,433	1,405,869	2,506,939	2,636,939
300	507,802	2,962,177	-786,195	1,361,107	2,462,177	2,592,177
325	500,128	2,917,415	-830,957	1,316,344	2,417,415	2,547,415

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	509,434	2,971,701	-776,671	1,370,631	2,471,701	2,601,701
20	503,296	2,935,891	-812,481	1,334,821	2,435,891	2,565,891
30	500,226	2,917,986	-830,386	1,316,916	2,417,986	2,547,986
50	494,087	2,882,176	-866,195	1,281,106	2,382,176	2,512,176
70	487,949	2,846,367	-902,005	1,245,296	2,346,367	2,476,367
90	481,810	2,810,557	-937,815	1,209,487	2,310,557	2,440,557
100	478,739	2,792,646	-955,726	1,191,576	2,292,646	2,422,646
125	471,066	2,747,884	-1,000,488	1,146,814	2,247,884	2,377,884
150	463,392	2,703,122	-1,045,250	1,102,051	2,203,122	2,333,122
175	455,719	2,658,360	-1,090,012	1,057,289	2,158,360	2,288,360
200	448,045	2,613,597	-1,134,774	1,012,527	2,113,597	2,243,597
225	440,372	2,568,835	-1,179,537	967,765	2,068,835	2,198,835
250	432,698	2,524,073	-1,224,299	923,003	2,024,073	2,154,073
275	425,025	2,479,311	-1,269,061	878,240	1,979,311	2,109,311
300	417,351	2,434,549	-1,313,823	833,478	1,934,549	2,064,549
325	409,677	2,389,780	-1,358,585	788,710	1,889,780	2,019,780

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-42,224	-765,319	-4,513,690	-2,366,389	-1,265,319	-1,135,319
20	-49,289	-893,369	-4,641,741	-2,494,440	-1,393,369	-1,263,369
30	-52,821	-957,386	-4,705,758	-2,558,456	-1,457,386	-1,327,386
50	-59,886	-1,085,437	-4,833,809	-2,686,507	-1,585,437	-1,455,437
70	-66,950	-1,213,469	-4,961,841	-2,814,540	-1,713,469	-1,583,469
90	-74,015	-1,341,520	-5,089,892	-2,942,591	-1,841,520	-1,711,520
100	-77,547	-1,405,537	-5,153,909	-3,006,607	-1,905,537	-1,775,537
125	-86,378	-1,565,596	-5,313,968	-3,166,666	-2,065,596	-1,935,596
150	-95,208	-1,725,637	-5,474,009	-3,326,707	-2,225,637	-2,095,637
175	-104,038	-1,885,696	-5,634,068	-3,486,766	-2,385,696	-2,255,696
200	-112,869	-2,045,755	-5,794,127	-3,646,825	-2,545,755	-2,415,755
225	-121,700	-2,205,814	-5,954,186	-3,806,884	-2,705,814	-2,575,814
250	-130,530	-2,365,855	-6,114,227	-3,966,925	-2,865,855	-2,735,855
275	-139,361	-2,525,914	-6,274,286	-4,126,984	-3,025,914	-2,895,914
300	-148,192	-2,685,973	-6,434,345	-4,287,043	-3,185,973	-3,055,973
325	-157,021	-2,846,014	-6,594,386	-4,447,084	-3,346,014	-3,216,014

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-125,394	-2,272,760	-6,021,132	-3,873,831	-2,772,760	-2,642,760
20	-132,459	-2,400,811	-6,149,183	-4,001,882	-2,900,811	-2,770,811
30	-135,990	-2,464,828	-6,213,199	-4,065,898	-2,964,828	-2,834,828
50	-143,055	-2,592,878	-6,341,250	-4,193,949	-3,092,878	-2,962,878
70	-150,119	-2,720,911	-6,469,283	-4,321,982	-3,220,911	-3,090,911
90	-157,184	-2,848,962	-6,597,334	-4,450,033	-3,348,962	-3,218,962
100	-160,716	-2,912,979	-6,661,350	-4,514,049	-3,412,979	-3,282,979
125	-169,547	-3,073,038	-6,821,409	-4,674,108	-3,573,038	-3,443,038
150	-178,377	-3,233,079	-6,981,450	-4,834,149	-3,733,079	-3,603,079
175	-187,208	-3,393,138	-7,141,509	-4,994,208	-3,893,138	-3,763,138
200	-196,038	-3,553,197	-7,301,568	-5,154,267	-4,053,197	-3,923,197
225	-204,869	-3,713,238	-7,461,609	-5,314,308	-4,213,238	-4,083,238
250	-213,699	-3,873,297	-7,621,668	-5,474,367	-4,373,297	-4,243,297
275	-222,530	-4,033,356	-7,781,727	-5,634,426	-4,533,356	-4,403,356
300	-231,361	-4,193,415	-7,941,787	-5,794,485	-4,693,415	-4,563,415
325	-240,191	-4,353,456	-8,101,828	-5,954,526	-4,853,456	-4,723,456

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-208,665	-3,782,045	-7,530,417	-5,383,116	-4,282,045	-4,152,045
20	-215,728	-3,910,078	-7,658,450	-5,511,148	-4,410,078	-4,280,078
30	-219,260	-3,974,094	-7,722,466	-5,575,165	-4,474,094	-4,344,094
50	-226,325	-4,102,145	-7,850,517	-5,703,216	-4,602,145	-4,472,145
70	-233,390	-4,230,196	-7,978,568	-5,831,267	-4,730,196	-4,600,196
90	-240,454	-4,358,229	-8,106,601	-5,959,299	-4,858,229	-4,728,229
100	-243,986	-4,422,245	-8,170,617	-6,023,316	-4,922,245	-4,792,245
125	-252,817	-4,582,304	-8,330,676	-6,183,375	-5,082,304	-4,952,304
150	-261,648	-4,742,363	-8,490,735	-6,343,434	-5,242,363	-5,112,363
175	-270,478	-4,902,422	-8,650,794	-6,503,493	-5,402,422	-5,272,422
200	-279,308	-5,062,463	-8,810,835	-6,663,534	-5,562,463	-5,432,463
225	-288,139	-5,222,522	-8,970,894	-6,823,593	-5,722,522	-5,592,522
250	-296,970	-5,382,582	-9,130,953	-6,983,652	-5,882,582	-5,752,582
275	-305,800	-5,542,623	-9,290,994	-7,143,693	-6,042,623	-5,912,623
300	-314,631	-5,702,682	-9,451,053	-7,303,752	-6,202,682	-6,072,682
325	-323,462	-5,862,741	-9,611,112	-7,463,811	-6,362,741	-6,232,741

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-50,842	-432,160	-4,180,531	-2,033,230	-932,160	-802,160
20	-60,110	-510,936	-4,259,308	-2,112,006	-1,010,936	-880,936
30	-64,745	-550,328	-4,298,700	-2,151,399	-1,050,328	-920,328
50	-74,013	-629,113	-4,377,485	-2,230,184	-1,129,113	-999,113
70	-83,282	-707,898	-4,456,270	-2,308,968	-1,207,898	-1,077,898
90	-92,550	-786,674	-4,535,046	-2,387,745	-1,286,674	-1,156,674
100	-97,184	-826,067	-4,574,438	-2,427,137	-1,326,067	-1,196,067
125	-108,770	-924,548	-4,672,919	-2,525,618	-1,424,548	-1,294,548
150	-120,356	-1,023,029	-4,771,400	-2,624,099	-1,523,029	-1,393,029
175	-131,941	-1,121,501	-4,869,873	-2,722,571	-1,621,501	-1,491,501
200	-143,527	-1,219,982	-4,968,354	-2,821,052	-1,719,982	-1,589,982
225	-155,113	-1,318,463	-5,066,835	-2,919,533	-1,818,463	-1,688,463
250	-166,698	-1,416,935	-5,165,307	-3,018,006	-1,916,935	-1,786,935
275	-178,284	-1,515,416	-5,263,788	-3,116,487	-2,015,416	-1,885,416
300	-189,870	-1,613,897	-5,362,269	-3,214,968	-2,113,897	-1,983,897
325	-201,456	-1,712,378	-5,460,750	-3,313,449	-2,212,378	-2,082,378

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-159,960	-1,359,656	-5,108,028	-2,960,726	-1,859,656	-1,729,656
20	-169,228	-1,438,441	-5,186,813	-3,039,511	-1,938,441	-1,808,441
30	-173,863	-1,477,833	-5,226,205	-3,078,904	-1,977,833	-1,847,833
50	-183,132	-1,556,618	-5,304,990	-3,157,688	-2,056,618	-1,926,618
70	-192,399	-1,635,394	-5,383,766	-3,236,465	-2,135,394	-2,005,394
90	-201,668	-1,714,179	-5,462,551	-3,315,249	-2,214,179	-2,084,179
100	-206,303	-1,753,571	-5,501,943	-3,354,642	-2,253,571	-2,123,571
125	-217,889	-1,852,052	-5,600,424	-3,453,123	-2,352,052	-2,222,052
150	-229,474	-1,950,525	-5,698,897	-3,551,595	-2,450,525	-2,320,525
175	-241,060	-2,049,006	-5,797,378	-3,650,076	-2,549,006	-2,419,006
200	-252,645	-2,147,487	-5,895,859	-3,748,557	-2,647,487	-2,517,487
225	-264,230	-2,245,959	-5,994,331	-3,847,030	-2,745,959	-2,615,959
250	-275,816	-2,344,440	-6,092,812	-3,945,511	-2,844,440	-2,714,440
275	-287,402	-2,442,921	-6,191,293	-4,043,992	-2,942,921	-2,812,921
300	-298,987	-2,541,394	-6,289,765	-4,142,464	-3,041,394	-2,911,394
325	-310,573	-2,639,875	-6,388,246	-4,240,945	-3,139,875	-3,009,875

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-269,210	-2,288,288	-6,036,660	-3,889,358	-2,788,288	-2,658,288
20	-278,479	-2,367,073	-6,115,444	-3,968,143	-2,867,073	-2,737,073
30	-283,114	-2,406,465	-6,154,837	-4,007,535	-2,906,465	-2,776,465
50	-292,381	-2,485,241	-6,233,613	-4,086,312	-2,985,241	-2,855,241
70	-301,650	-2,564,026	-6,312,398	-4,165,096	-3,064,026	-2,934,026
90	-310,919	-2,642,811	-6,391,183	-4,243,881	-3,142,811	-3,012,811
100	-315,553	-2,682,203	-6,430,575	-4,283,274	-3,182,203	-3,052,203
125	-327,139	-2,780,684	-6,529,056	-4,381,755	-3,280,684	-3,150,684
150	-338,724	-2,879,157	-6,627,528	-4,480,227	-3,379,157	-3,249,157
175	-350,310	-2,977,638	-6,726,009	-4,578,708	-3,477,638	-3,347,638
200	-361,896	-3,076,119	-6,824,490	-4,677,189	-3,576,119	-3,446,119
225	-373,481	-3,174,591	-6,922,963	-4,775,661	-3,674,591	-3,544,591
250	-385,067	-3,273,072	-7,021,444	-4,874,142	-3,773,072	-3,643,072
275	-396,653	-3,371,553	-7,119,925	-4,972,623	-3,871,553	-3,741,553
300	-408,238	-3,470,026	-7,218,397	-5,071,096	-3,970,026	-3,840,026
325	-419,824	-3,568,506	-7,316,878	-5,169,577	-4,068,506	-3,938,506

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,136,352	2,840,881	-907,491	1,239,811	2,340,881	2,470,881
20	1,126,233	2,815,582	-932,790	1,214,511	2,315,582	2,445,582
30	1,121,172	2,802,931	-945,441	1,201,860	2,302,931	2,432,931
50	1,111,052	2,777,629	-970,743	1,176,559	2,277,629	2,407,629
70	1,100,932	2,752,330	-996,042	1,151,259	2,252,330	2,382,330
90	1,090,811	2,727,028	-1,021,344	1,125,958	2,227,028	2,357,028
100	1,085,751	2,714,377	-1,033,995	1,113,307	2,214,377	2,344,377
125	1,073,100	2,682,751	-1,065,621	1,081,681	2,182,751	2,312,751
150	1,060,450	2,651,125	-1,097,247	1,050,055	2,151,125	2,281,125
175	1,047,800	2,619,499	-1,128,872	1,018,429	2,119,499	2,249,499
200	1,035,149	2,587,873	-1,160,498	986,803	2,087,873	2,217,873
225	1,022,499	2,556,247	-1,192,124	955,177	2,056,247	2,186,247
250	1,009,849	2,524,621	-1,223,750	923,551	2,024,621	2,154,621
275	997,198	2,492,996	-1,255,376	891,925	1,992,996	2,122,996
300	984,548	2,461,370	-1,287,002	860,299	1,961,370	2,091,370
325	971,897	2,429,744	-1,318,628	828,673	1,929,744	2,059,744

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	987,420	2,468,550	-1,279,821	867,480	1,968,550	2,098,550
20	977,300	2,443,251	-1,305,121	842,181	1,943,251	2,073,251
30	972,240	2,430,600	-1,317,771	829,530	1,930,600	2,060,600
50	962,119	2,405,299	-1,343,073	804,228	1,905,299	2,035,299
70	952,000	2,379,999	-1,368,372	778,927	1,879,999	2,009,999
90	941,879	2,354,698	-1,393,674	753,627	1,854,698	1,984,698
100	936,819	2,342,047	-1,406,325	740,976	1,842,047	1,972,047
125	924,168	2,310,421	-1,437,951	709,350	1,810,421	1,940,421
150	911,518	2,278,795	-1,469,577	677,724	1,778,795	1,908,795
175	898,868	2,247,169	-1,501,203	646,098	1,747,169	1,877,169
200	886,217	2,215,543	-1,532,829	614,473	1,715,543	1,845,543
225	873,567	2,183,917	-1,564,455	582,847	1,683,917	1,813,917
250	860,916	2,152,291	-1,596,081	551,221	1,652,291	1,782,291
275	848,266	2,120,665	-1,627,707	519,595	1,620,665	1,750,665
300	835,616	2,089,039	-1,659,333	487,969	1,589,039	1,719,039
325	822,965	2,057,413	-1,690,959	456,343	1,557,413	1,687,413

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	838,307	2,095,768	-1,652,603	494,698	1,595,768	1,725,768
20	828,187	2,070,467	-1,677,905	469,396	1,570,467	1,700,467
30	823,127	2,057,818	-1,690,553	456,748	1,557,818	1,687,818
50	813,007	2,032,517	-1,715,855	431,446	1,532,517	1,662,517
70	802,886	2,007,215	-1,741,157	406,144	1,507,215	1,637,215
90	792,766	1,981,916	-1,766,456	380,845	1,481,916	1,611,916
100	787,706	1,969,265	-1,779,107	368,194	1,469,265	1,599,265
125	775,055	1,937,639	-1,810,733	336,568	1,437,639	1,567,639
150	762,405	1,906,013	-1,842,359	304,942	1,406,013	1,536,013
175	749,755	1,874,387	-1,873,985	273,316	1,374,387	1,504,387
200	737,104	1,842,761	-1,905,611	241,690	1,342,761	1,472,761
225	724,454	1,811,135	-1,937,237	210,065	1,311,135	1,441,135
250	711,804	1,779,509	-1,968,863	178,439	1,279,509	1,409,509
275	699,153	1,747,883	-2,000,489	146,813	1,247,883	1,377,883
300	686,503	1,716,257	-2,032,115	115,187	1,216,257	1,346,257
325	673,852	1,684,631	-2,063,741	83,561	1,184,631	1,314,631

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,124	47,325	-3,701,047	-1,553,745	-452,675	-322,675
20	-3,750	-28,977	-3,777,348	-1,630,047	-528,977	-398,977
30	-8,737	-67,516	-3,815,887	-1,668,586	-567,516	-437,516
50	-18,713	-144,601	-3,892,973	-1,745,672	-644,601	-514,601
70	-28,688	-221,679	-3,970,051	-1,822,749	-721,679	-591,679
90	-38,663	-298,757	-4,047,129	-1,899,827	-798,757	-668,757
100	-43,650	-337,296	-4,085,668	-1,938,366	-837,296	-707,296
125	-56,119	-433,643	-4,182,015	-2,034,714	-933,643	-803,643
150	-68,588	-529,998	-4,278,370	-2,131,069	-1,029,998	-899,998
175	-81,056	-626,346	-4,374,717	-2,227,416	-1,126,346	-996,346
200	-93,525	-722,693	-4,471,065	-2,323,763	-1,222,693	-1,092,693
225	-105,994	-819,048	-4,567,420	-2,420,118	-1,319,048	-1,189,048
250	-118,463	-915,395	-4,663,767	-2,516,466	-1,415,395	-1,285,395
275	-130,931	-1,011,743	-4,760,115	-2,612,813	-1,511,743	-1,381,743
300	-143,400	-1,108,090	-4,856,462	-2,709,161	-1,608,090	-1,478,090
325	-155,869	-1,204,445	-4,952,817	-2,805,516	-1,704,445	-1,574,445

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-114,869	-887,626	-4,635,998	-2,488,697	-1,387,626	-1,257,626
20	-124,844	-964,704	-4,713,076	-2,565,774	-1,464,704	-1,334,704
30	-129,831	-1,003,243	-4,751,615	-2,604,313	-1,503,243	-1,373,243
50	-139,807	-1,080,329	-4,828,700	-2,681,399	-1,580,329	-1,450,329
70	-149,782	-1,157,407	-4,905,778	-2,758,477	-1,657,407	-1,527,407
90	-159,757	-1,234,484	-4,982,856	-2,835,555	-1,734,484	-1,604,484
100	-164,744	-1,273,023	-5,021,395	-2,874,094	-1,773,023	-1,643,023
125	-177,213	-1,369,371	-5,117,743	-2,970,441	-1,869,371	-1,739,371
150	-189,682	-1,465,726	-5,214,098	-3,066,796	-1,965,726	-1,835,726
175	-202,151	-1,562,073	-5,310,445	-3,163,144	-2,062,073	-1,932,073
200	-214,619	-1,658,421	-5,406,792	-3,259,491	-2,158,421	-2,028,421
225	-227,088	-1,754,768	-5,503,140	-3,355,838	-2,254,768	-2,124,768
250	-239,557	-1,851,123	-5,599,495	-3,452,193	-2,351,123	-2,221,123
275	-252,026	-1,947,470	-5,695,842	-3,548,541	-2,447,470	-2,317,470
300	-264,494	-2,043,818	-5,792,189	-3,644,888	-2,543,818	-2,413,818
325	-276,963	-2,140,165	-5,888,537	-3,741,235	-2,640,165	-2,510,165

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-236,106	-1,824,455	-5,572,826	-3,425,525	-2,324,455	-2,194,455
20	-246,082	-1,901,540	-5,649,912	-3,502,611	-2,401,540	-2,271,540
30	-251,069	-1,940,079	-5,688,451	-3,541,150	-2,440,079	-2,310,079
50	-261,044	-2,017,157	-5,765,529	-3,618,227	-2,517,157	-2,387,157
70	-271,019	-2,094,235	-5,842,607	-3,695,305	-2,594,235	-2,464,235
90	-280,993	-2,171,313	-5,919,685	-3,772,383	-2,671,313	-2,541,313
100	-288,981	-2,209,852	-5,958,224	-3,810,922	-2,709,852	-2,579,852
125	-298,450	-2,306,207	-6,054,579	-3,907,277	-2,806,207	-2,676,207
150	-310,919	-2,402,554	-6,150,926	-4,003,625	-2,902,554	-2,772,554
175	-323,387	-2,498,902	-6,247,273	-4,099,972	-2,998,902	-2,868,902
200	-335,856	-2,595,249	-6,343,621	-4,196,319	-3,095,249	-2,965,249
225	-348,325	-2,691,604	-6,439,976	-4,292,674	-3,191,604	-3,061,604
250	-360,794	-2,787,951	-6,536,323	-4,389,022	-3,287,951	-3,157,951
275	-373,262	-2,884,299	-6,632,671	-4,485,369	-3,384,299	-3,254,299
300	-385,732	-2,980,654	-6,729,026	-4,581,724	-3,480,654	-3,350,654
325	-398,200	-3,077,001	-6,825,373	-4,678,072	-3,577,001	-3,447,001

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,233,157	2,802,630	-945,741	1,201,560	2,302,630	2,432,630
20	1,222,159	2,777,634	-970,738	1,176,564	2,277,634	2,407,634
30	1,216,659	2,765,135	-983,237	1,164,064	2,265,135	2,395,135
50	1,205,660	2,740,136	-1,008,236	1,139,066	2,240,136	2,370,136
70	1,194,662	2,715,140	-1,033,232	1,114,069	2,215,140	2,345,140
90	1,183,662	2,690,141	-1,058,231	1,089,071	2,190,141	2,320,141
100	1,178,163	2,677,644	-1,070,728	1,076,574	2,177,644	2,307,644
125	1,164,415	2,646,397	-1,101,975	1,045,327	2,146,397	2,276,397
150	1,150,666	2,615,150	-1,133,222	1,014,080	2,115,150	2,245,150
175	1,136,917	2,583,903	-1,164,469	982,832	2,083,903	2,213,903
200	1,123,169	2,552,656	-1,195,716	951,585	2,052,656	2,182,656
225	1,109,420	2,521,409	-1,226,963	920,338	2,021,409	2,151,409
250	1,095,671	2,490,162	-1,258,210	889,091	1,990,162	2,120,162
275	1,081,922	2,458,914	-1,289,457	857,844	1,958,914	2,088,914
300	1,068,175	2,427,670	-1,320,702	826,599	1,927,670	2,057,670
325	1,054,426	2,396,422	-1,351,949	795,352	1,896,422	2,026,422

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,071,297	2,434,765	-1,313,607	833,695	1,934,765	2,064,765
20	1,060,297	2,409,766	-1,338,605	808,696	1,909,766	2,039,766
30	1,054,798	2,397,267	-1,351,105	796,197	1,897,267	2,027,267
50	1,043,799	2,372,271	-1,376,101	771,200	1,872,271	2,002,271
70	1,032,800	2,347,272	-1,401,100	746,202	1,847,272	1,977,272
90	1,021,801	2,322,276	-1,426,096	721,205	1,822,276	1,952,276
100	1,016,302	2,309,777	-1,438,595	708,706	1,809,777	1,939,777
125	1,002,553	2,278,529	-1,469,842	677,459	1,778,529	1,908,529
150	988,804	2,247,282	-1,501,089	646,212	1,747,282	1,877,282
175	975,056	2,216,037	-1,532,334	614,967	1,716,037	1,846,037
200	961,308	2,184,790	-1,563,581	583,720	1,684,790	1,814,790
225	947,559	2,153,543	-1,594,829	552,473	1,653,543	1,783,543
250	933,810	2,122,296	-1,626,076	521,226	1,622,296	1,752,296
275	920,062	2,091,049	-1,657,323	489,979	1,591,049	1,721,049
300	906,313	2,059,802	-1,688,570	458,732	1,559,802	1,689,802
325	892,564	2,028,555	-1,719,817	427,484	1,528,555	1,658,555

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	909,238	2,066,451	-1,681,921	465,380	1,566,451	1,696,451
20	898,239	2,041,452	-1,706,920	440,382	1,541,452	1,671,452
30	892,739	2,028,953	-1,719,419	427,882	1,528,953	1,658,953
50	881,741	2,003,956	-1,744,415	402,886	1,503,956	1,633,956
70	870,741	1,978,958	-1,769,414	377,887	1,478,958	1,608,958
90	859,743	1,953,961	-1,794,410	352,891	1,453,961	1,583,961
100	854,243	1,941,462	-1,806,910	340,392	1,441,462	1,571,462
125	840,495	1,910,215	-1,838,157	309,145	1,410,215	1,540,215
150	826,746	1,878,968	-1,869,404	277,898	1,378,968	1,508,968
175	812,998	1,847,723	-1,900,649	246,653	1,347,723	1,477,723
200	799,249	1,816,476	-1,931,896	215,406	1,316,476	1,446,476
225	785,501	1,785,229	-1,963,143	184,159	1,285,229	1,415,229
250	771,752	1,753,982	-1,994,390	152,911	1,253,982	1,383,982
275	758,003	1,722,735	-2,025,637	121,664	1,222,735	1,352,735
300	744,255	1,691,488	-2,056,884	90,417	1,191,488	1,321,488
325	730,506	1,660,240	-2,088,131	59,170	1,160,240	1,290,240

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-53,684	-340,001	-4,088,372	-1,941,071	-840,001	-710,001
20	-66,990	-424,270	-4,172,642	-2,025,340	-924,270	-794,270
30	-73,643	-466,408	-4,214,779	-2,067,478	-966,408	-836,408
50	-86,949	-550,677	-4,299,048	-2,151,747	-1,050,677	-920,677
70	-100,255	-634,946	-4,383,318	-2,236,016	-1,134,946	-1,004,946
90	-113,560	-719,215	-4,467,587	-2,320,285	-1,219,215	-1,089,215
100	-120,214	-761,353	-4,509,724	-2,362,423	-1,261,353	-1,131,353
125	-136,846	-866,694	-4,615,066	-2,467,764	-1,366,694	-1,236,694
150	-153,478	-972,029	-4,720,400	-2,573,099	-1,472,029	-1,342,029
175	-170,111	-1,077,370	-4,825,742	-2,678,440	-1,577,370	-1,447,370
200	-186,743	-1,182,705	-4,931,076	-2,783,775	-1,682,705	-1,552,705
225	-203,375	-1,288,039	-5,036,411	-2,889,110	-1,788,039	-1,658,039
250	-220,007	-1,393,381	-5,141,752	-2,994,451	-1,893,381	-1,763,381
275	-236,639	-1,498,715	-5,247,087	-3,099,786	-1,998,715	-1,868,715
300	-253,272	-1,604,057	-5,352,428	-3,205,127	-2,104,057	-1,974,057
325	-269,904	-1,709,391	-5,457,763	-3,310,462	-2,209,391	-2,079,391

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£212,898	-1,348,355	-5,096,727	-2,949,426	-1,848,355	-1,718,355
20	-225,204	-1,432,624	-5,180,996	-3,033,695	-1,932,624	-1,802,624
30	-232,856	-1,474,756	-5,223,127	-3,075,826	-1,974,756	-1,844,756
50	-246,163	-1,559,031	-5,307,403	-3,160,101	-2,059,031	-1,929,031
70	-259,468	-1,643,300	-5,391,672	-3,244,371	-2,143,300	-2,013,300
90	-272,774	-1,727,569	-5,475,941	-3,328,640	-2,227,569	-2,097,569
100	-279,427	-1,769,707	-5,518,079	-3,370,777	-2,269,707	-2,139,707
125	-296,059	-1,875,042	-5,623,414	-3,476,112	-2,375,042	-2,245,042
150	-312,692	-1,980,383	-5,728,755	-3,581,453	-2,480,383	-2,350,383
175	-329,324	-2,085,718	-5,834,090	-3,686,788	-2,585,718	-2,455,718
200	-345,957	-2,191,059	-5,939,431	-3,792,129	-2,691,059	-2,561,059
225	-362,589	-2,296,394	-6,044,766	-3,897,464	-2,796,394	-2,666,394
250	-379,221	-2,401,735	-6,150,107	-4,002,805	-2,901,735	-2,771,735
275	-395,853	-2,507,070	-6,255,442	-4,108,140	-3,007,070	-2,877,070
300	-412,485	-2,612,405	-6,360,776	-4,213,475	-3,112,405	-2,982,405
325	-429,118	-2,717,746	-6,466,118	-4,318,816	-3,217,746	-3,087,746

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-372,303	-2,357,922	-6,106,293	-3,958,992	-2,857,922	-2,727,922
20	-385,609	-2,442,191	-6,190,563	-4,043,261	-2,942,191	-2,812,191
30	-392,262	-2,484,329	-6,232,700	-4,085,399	-2,984,329	-2,854,329
50	-405,568	-2,568,598	-6,316,969	-4,169,668	-3,068,598	-2,938,598
70	-418,874	-2,652,867	-6,401,239	-4,253,937	-3,152,867	-3,022,867
90	-432,180	-2,737,142	-6,485,514	-4,338,213	-3,237,142	-3,107,142
100	-438,833	-2,779,274	-6,527,645	-4,380,344	-3,279,274	-3,149,274
125	-455,465	-2,884,615	-6,632,987	-4,485,685	-3,384,615	-3,254,615
150	-472,097	-2,989,950	-6,738,321	-4,591,020	-3,489,950	-3,359,950
175	-488,730	-3,095,291	-6,843,663	-4,696,361	-3,595,291	-3,465,291
200	-505,362	-3,200,626	-6,949,007	-4,801,706	-3,700,626	-3,570,626
225	-521,995	-3,305,967	-7,054,359	-4,907,057	-3,805,967	-3,675,967
250	-538,627	-3,411,302	-7,159,713	-5,012,412	-3,911,302	-3,781,302
275	-555,259	-3,516,643	-7,265,065	-5,117,763	-4,016,643	-3,886,643
300	-571,891	-3,621,978	-7,370,419	-5,223,118	-4,121,978	-3,991,978
325	-588,524	-3,727,319	-7,475,780	-5,328,489	-4,227,319	-4,097,319

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,307,611	2,884,514	-863,858	1,283,444	2,384,514	2,514,514
20	2,289,278	2,861,597	-886,775	1,260,527	2,361,597	2,491,597
30	2,280,111	2,850,139	-898,233	1,249,068	2,350,139	2,480,139
50	2,261,777	2,827,222	-921,150	1,226,151	2,327,222	2,457,222
70	2,243,443	2,804,304	-944,068	1,203,233	2,304,304	2,434,304
90	2,225,110	2,781,387	-966,985	1,180,317	2,281,387	2,411,387
100	2,215,943	2,769,928	-978,443	1,168,858	2,269,928	2,399,928
125	2,193,025	2,741,282	-1,007,090	1,140,211	2,241,282	2,371,282
150	2,170,108	2,712,635	-1,035,737	1,111,565	2,212,635	2,342,635
175	2,147,191	2,683,988	-1,064,383	1,082,918	2,183,988	2,313,988
200	2,124,273	2,655,342	-1,093,030	1,054,271	2,155,342	2,285,342
225	2,101,356	2,626,695	-1,121,677	1,025,625	2,126,695	2,256,695
250	2,078,439	2,598,048	-1,150,324	996,978	2,098,048	2,228,048
275	2,055,521	2,569,401	-1,178,970	968,331	2,069,401	2,199,401
300	2,032,604	2,540,755	-1,207,617	939,684	2,040,755	2,170,755
325	2,009,686	2,512,108	-1,236,264	911,038	2,012,108	2,142,108

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,013,114	2,516,393	-1,231,979	915,323	2,016,393	2,146,393
20	1,994,781	2,493,476	-1,254,896	892,406	1,993,476	2,123,476
30	1,985,614	2,482,018	-1,266,354	880,947	1,982,018	2,112,018
50	1,967,281	2,459,101	-1,289,271	858,030	1,959,101	2,089,101
70	1,948,948	2,436,183	-1,312,189	835,112	1,936,183	2,066,183
90	1,930,615	2,413,266	-1,335,106	812,195	1,913,266	2,043,266
100	1,921,448	2,401,807	-1,346,564	800,737	1,901,807	2,031,807
125	1,898,528	2,373,161	-1,375,211	772,090	1,873,161	2,003,161
150	1,875,611	2,344,514	-1,403,858	743,444	1,844,514	1,974,514
175	1,852,694	2,315,867	-1,432,505	714,797	1,815,867	1,945,867
200	1,829,776	2,287,220	-1,461,151	686,150	1,787,220	1,917,220
225	1,806,859	2,258,574	-1,489,798	657,503	1,758,574	1,888,574
250	1,783,942	2,229,927	-1,518,445	628,857	1,729,927	1,859,927
275	1,761,024	2,201,280	-1,547,091	600,210	1,701,280	1,831,280
300	1,738,107	2,172,634	-1,575,738	571,563	1,672,634	1,802,634
325	1,715,190	2,143,987	-1,604,385	542,917	1,643,987	1,773,987

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,718,265	2,147,831	-1,600,541	546,761	1,647,831	1,777,831
20	1,699,931	2,124,914	-1,623,458	523,844	1,624,914	1,754,914
30	1,690,764	2,113,456	-1,634,916	512,385	1,613,456	1,743,456
50	1,672,430	2,090,538	-1,657,834	489,467	1,590,538	1,720,538
70	1,654,097	2,067,621	-1,680,751	466,550	1,567,621	1,697,621
90	1,635,763	2,044,704	-1,703,668	443,633	1,544,704	1,674,704
100	1,628,595	2,033,244	-1,715,128	432,174	1,533,244	1,663,244
125	1,603,678	2,004,597	-1,743,774	403,527	1,504,597	1,634,597
150	1,580,762	1,975,952	-1,772,420	374,882	1,475,952	1,605,952
175	1,557,844	1,947,305	-1,801,067	346,235	1,447,305	1,577,305
200	1,534,927	1,918,659	-1,829,713	317,588	1,418,659	1,548,659
225	1,512,009	1,890,012	-1,858,360	288,941	1,390,012	1,520,012
250	1,489,092	1,861,365	-1,887,007	260,295	1,361,365	1,491,365
275	1,466,175	1,832,718	-1,915,653	231,648	1,332,718	1,462,718
300	1,443,257	1,804,072	-1,944,300	203,001	1,304,072	1,434,072
325	1,420,340	1,775,425	-1,972,947	174,355	1,275,425	1,405,425

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-62,658	-156,644	-3,905,016	-1,757,715	-656,644	-526,644
20	-89,164	-222,910	-3,971,282	-1,823,980	-722,910	-592,910
30	-102,417	-256,042	-4,004,414	-1,857,112	-756,042	-626,042
50	-128,922	-322,305	-4,070,677	-1,923,376	-822,305	-692,305
70	-155,427	-388,569	-4,136,940	-1,989,639	-888,569	-758,569
90	-181,933	-454,832	-4,203,204	-2,055,902	-954,832	-824,832
100	-195,186	-487,964	-4,236,336	-2,089,034	-987,964	-857,964
125	-228,318	-570,794	-4,319,166	-2,171,865	-1,070,794	-940,794
150	-261,449	-653,622	-4,401,994	-2,254,693	-1,153,622	-1,023,622
175	-294,581	-736,453	-4,484,825	-2,337,523	-1,236,453	-1,106,453
200	-327,713	-819,283	-4,567,655	-2,420,354	-1,319,283	-1,189,283
225	-360,845	-902,111	-4,650,483	-2,503,182	-1,402,111	-1,272,111
250	-393,977	-984,942	-4,733,314	-2,586,012	-1,484,942	-1,354,942
275	-427,109	-1,067,772	-4,816,144	-2,668,843	-1,567,772	-1,437,772
300	-460,240	-1,150,600	-4,898,972	-2,751,671	-1,650,600	-1,520,600
325	-493,372	-1,233,431	-4,981,803	-2,834,501	-1,733,431	-1,603,431

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-381,091	-952,727	-4,701,098	-2,553,797	-1,452,727	-1,322,727
20	-407,596	-1,018,990	-4,767,362	-2,620,060	-1,518,990	-1,388,990
30	-420,849	-1,052,122	-4,800,494	-2,653,192	-1,552,122	-1,422,122
50	-447,354	-1,118,385	-4,866,757	-2,719,456	-1,618,385	-1,488,385
70	-473,860	-1,184,651	-4,933,023	-2,785,721	-1,684,651	-1,554,651
90	-500,366	-1,250,914	-4,999,286	-2,851,985	-1,750,914	-1,620,914
100	-513,618	-1,284,046	-5,032,418	-2,885,117	-1,784,046	-1,654,046
125	-546,750	-1,366,874	-5,115,246	-2,967,945	-1,866,874	-1,736,874
150	-579,882	-1,449,705	-5,198,076	-3,050,775	-1,949,705	-1,819,705
175	-613,014	-1,532,535	-5,280,907	-3,133,606	-2,032,535	-1,902,535
200	-646,145	-1,615,363	-5,363,735	-3,216,434	-2,115,363	-1,985,363
225	-679,277	-1,698,194	-5,446,566	-3,299,264	-2,198,194	-2,068,194
250	-712,410	-1,781,024	-5,529,396	-3,382,095	-2,281,024	-2,151,024
275	-745,541	-1,863,852	-5,612,224	-3,464,923	-2,363,852	-2,233,852
300	-778,673	-1,946,683	-5,695,055	-3,547,753	-2,446,683	-2,316,683
325	-811,805	-2,029,513	-5,777,885	-3,630,584	-2,529,513	-2,399,513

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-699,905	-1,749,763	-5,498,134	-3,350,833	-2,249,763	-2,119,763
20	-726,410	-1,816,026	-5,564,398	-3,417,096	-2,316,026	-2,186,026
30	-739,663	-1,849,158	-5,597,530	-3,450,228	-2,349,158	-2,219,158
50	-766,168	-1,915,421	-5,663,793	-3,516,492	-2,415,421	-2,285,421
70	-792,674	-1,981,685	-5,730,056	-3,582,755	-2,481,685	-2,351,685
90	-819,180	-2,047,951	-5,796,322	-3,649,021	-2,547,951	-2,417,951
100	-832,433	-2,081,082	-5,829,454	-3,682,153	-2,581,082	-2,451,082
125	-865,564	-2,163,910	-5,912,282	-3,764,981	-2,663,910	-2,533,910
150	-898,696	-2,246,741	-5,995,113	-3,847,811	-2,746,741	-2,616,741
175	-931,829	-2,329,571	-6,077,949	-3,930,642	-2,829,571	-2,699,571
200	-964,960	-2,412,399	-6,160,777	-4,013,470	-2,912,399	-2,782,399
225	-998,092	-2,495,230	-6,243,602	-4,096,300	-2,995,230	-2,865,230
250	-1,031,224	-2,578,060	-6,326,432	-4,179,131	-3,078,060	-2,948,060
275	-1,064,355	-2,660,888	-6,409,260	-4,261,969	-3,160,888	-3,030,888
300	-1,097,488	-2,743,719	-6,492,091	-4,344,789	-3,243,719	-3,113,719
325	-1,130,619	-2,826,547	-6,574,919	-4,427,617	-3,326,547	-3,196,547

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	980,812	2,255,868	-1,492,504	654,798	1,755,868	1,885,868
20	936,837	2,154,725	-1,593,647	553,654	1,654,725	1,784,725
30	914,849	2,104,153	-1,644,219	503,083	1,604,153	1,734,153
50	870,875	2,003,012	-1,745,360	401,942	1,503,012	1,633,012
70	826,899	1,901,869	-1,846,503	300,798	1,401,869	1,531,869
90	782,925	1,800,728	-1,947,644	199,657	1,300,728	1,430,728
100	760,937	1,750,156	-1,998,216	149,086	1,250,156	1,380,156
125	705,969	1,623,729	-2,124,643	22,659	1,123,729	1,253,729
150	651,000	1,497,300	-2,251,072	-103,770	997,300	1,127,300
175	596,032	1,370,873	-2,377,499	-230,197	870,873	1,000,873
200	541,063	1,244,444	-2,503,928	-356,626	744,444	874,444
225	486,094	1,118,017	-2,630,355	-483,053	618,017	748,017
250	431,125	991,588	-2,756,784	-609,482	491,588	621,588
275	376,157	865,161	-2,883,211	-735,909	365,161	495,161
300	321,189	738,734	-3,009,638	-862,336	238,734	368,734
325	266,220	612,305	-3,136,067	-988,765	112,305	242,305

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	436,598	1,004,174	-2,744,197	-596,896	504,174	634,174
20	392,623	903,033	-2,845,338	-698,037	403,033	533,033
30	370,635	852,462	-2,895,910	-748,609	352,462	482,462
50	326,660	751,318	-2,997,053	-849,752	251,318	381,318
70	282,686	650,177	-3,098,194	-950,893	150,177	280,177
90	238,710	549,034	-3,199,338	-1,052,036	49,034	179,034
100	216,724	498,465	-3,249,907	-1,102,606	-1,535	128,465
125	161,755	372,035	-3,376,336	-1,229,035	-127,965	2,035
150	106,786	245,609	-3,502,763	-1,355,462	-254,391	-124,391
175	51,817	119,179	-3,629,192	-1,481,891	-380,821	-250,821
200	-3,202	-7,365	-3,755,737	-1,608,436	-507,365	-377,365
225	-59,070	-135,861	-3,884,233	-1,736,932	-635,861	-505,861
250	-114,938	-264,357	-4,012,729	-1,865,428	-764,357	-634,357
275	-170,806	-392,853	-4,141,225	-1,993,924	-892,853	-762,853
300	-226,674	-521,349	-4,269,721	-2,122,420	-1,021,349	-891,349
325	-282,540	-649,843	-4,398,215	-2,250,913	-1,149,843	-1,019,843

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£90	£125

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-110,055	-253,127	-4,001,499	-1,854,198	-753,127	-623,127
20	-154,749	-355,924	-4,104,295	-1,956,994	-855,924	-725,924
30	-177,097	-407,323	-4,155,695	-2,008,393	-907,323	-777,323
50	-221,791	-510,119	-4,258,491	-2,111,190	-1,010,119	-880,119
70	-266,485	-612,916	-4,361,287	-2,213,986	-1,112,916	-982,916
90	-311,179	-715,712	-4,464,084	-2,316,782	-1,215,712	-1,085,712
100	-333,526	-767,109	-4,515,481	-2,368,179	-1,267,109	-1,137,109
125	-389,393	-895,605	-4,643,977	-2,496,675	-1,395,605	-1,265,605
150	-445,261	-1,024,101	-4,772,473	-2,625,171	-1,524,101	-1,394,101
175	-501,129	-1,152,597	-4,900,969	-2,753,667	-1,652,597	-1,522,597
200	-556,997	-1,281,093	-5,029,465	-2,882,163	-1,781,093	-1,651,093
225	-612,865	-1,409,589	-5,157,960	-3,010,659	-1,909,589	-1,779,589
250	-668,731	-1,538,082	-5,286,454	-3,139,153	-2,038,082	-1,908,082
275	-724,599	-1,666,578	-5,414,950	-3,267,649	-2,166,578	-2,036,578
300	-780,467	-1,795,074	-5,543,446	-3,396,145	-2,295,074	-2,165,074
325	-836,335	-1,923,570	-5,671,942	-3,524,641	-2,423,570	-2,293,570

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 14

Houses	
No of units	50 units
Density:	40 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,310,750	4,248,600	500,228	2,647,530	3,748,600	3,878,600
20	5,265,683	4,212,547	464,175	2,611,476	3,712,547	3,842,547
30	5,243,150	4,194,520	446,148	2,593,449	3,694,520	3,824,520
50	5,198,082	4,158,466	410,094	2,557,395	3,658,466	3,788,466
70	5,153,014	4,122,411	374,040	2,521,341	3,622,411	3,752,411
90	5,107,947	4,086,357	337,986	2,485,287	3,586,357	3,716,357
100	5,085,413	4,068,330	319,959	2,467,260	3,568,330	3,698,330
125	5,028,079	4,023,263	274,891	2,422,192	3,523,263	3,653,263
150	4,972,745	3,978,196	229,824	2,377,126	3,478,196	3,608,196
175	4,916,411	3,933,128	184,757	2,332,058	3,433,128	3,563,128
200	4,860,076	3,888,061	139,689	2,286,990	3,388,061	3,518,061
225	4,803,742	3,842,993	94,622	2,241,923	3,342,993	3,472,993
250	4,747,408	3,797,927	-49,555	2,196,856	3,297,927	3,427,927
275	4,691,074	3,752,859	-4,487	2,151,789	3,252,859	3,382,859
300	4,634,739	3,707,791	-40,580	2,106,721	3,207,791	3,337,791
325	4,578,405	3,662,724	-85,648	2,061,653	3,162,724	3,292,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,614,254	3,691,403	-56,969	2,090,333	3,191,403	3,321,403
20	4,569,186	3,655,349	-93,023	2,054,278	3,155,349	3,285,349
30	4,546,652	3,637,322	-111,050	2,036,251	3,137,322	3,267,322
50	4,501,585	3,601,268	-147,104	2,000,197	3,101,268	3,231,268
70	4,456,517	3,565,214	-183,158	1,964,143	3,065,214	3,195,214
90	4,411,451	3,529,160	-219,211	1,928,090	3,029,160	3,159,160
100	4,388,917	3,511,133	-237,238	1,910,063	3,011,133	3,141,133
125	4,332,582	3,466,066	-282,306	1,864,995	2,966,066	3,096,066
150	4,276,248	3,420,998	-327,374	1,819,928	2,920,998	3,050,998
175	4,219,913	3,375,931	-372,441	1,774,860	2,875,931	3,005,931
200	4,163,580	3,330,864	-417,508	1,729,794	2,830,864	2,960,864
225	4,107,245	3,285,796	-462,575	1,684,726	2,785,796	2,915,796
250	4,050,911	3,240,729	-507,643	1,639,658	2,740,729	2,870,729
275	3,994,576	3,195,661	-552,711	1,594,591	2,695,661	2,825,661
300	3,938,242	3,150,594	-597,778	1,549,523	2,650,594	2,780,594
325	3,881,908	3,105,527	-642,845	1,504,456	2,605,527	2,735,527

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,916,904	3,133,524	-614,848	1,532,453	2,633,524	2,763,524
20	3,871,837	3,097,469	-650,902	1,496,399	2,597,469	2,727,469
30	3,848,304	3,079,443	-668,929	1,478,373	2,579,443	2,709,443
50	3,804,236	3,043,389	-704,983	1,442,319	2,543,389	2,673,389
70	3,759,169	3,007,335	-741,037	1,406,265	2,507,335	2,637,335
90	3,714,101	2,971,281	-777,091	1,370,211	2,471,281	2,601,281
100	3,691,567	2,953,254	-795,118	1,352,184	2,453,254	2,583,254
125	3,635,233	2,908,186	-840,185	1,307,116	2,408,186	2,538,186
150	3,578,900	2,863,120	-885,252	1,262,049	2,363,120	2,493,120
175	3,522,565	2,818,052	-930,320	1,216,982	2,318,052	2,448,052
200	3,466,231	2,772,984	-975,387	1,171,914	2,272,984	2,402,984
225	3,409,896	2,727,917	-1,020,455	1,126,846	2,227,917	2,357,917
250	3,353,563	2,682,850	-1,065,522	1,081,780	2,182,850	2,312,850
275	3,297,228	2,637,783	-1,110,589	1,036,712	2,137,783	2,267,783
300	3,240,894	2,592,715	-1,155,657	991,645	2,092,715	2,222,715
325	3,184,559	2,547,647	-1,200,724	946,577	2,047,647	2,177,647

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,796,139	4,934,980	1,186,608	3,333,910	4,434,980	4,564,980
20	3,751,330	4,876,729	1,128,358	3,275,659	4,376,729	4,506,729
30	3,728,926	4,847,603	1,099,232	3,246,533	4,347,603	4,477,603
50	3,684,118	4,789,354	1,040,982	3,188,284	4,289,354	4,419,354
70	3,639,310	4,731,103	982,732	3,130,033	4,231,103	4,361,103
90	3,594,502	4,672,853	924,481	3,071,782	4,172,853	4,302,853
100	3,572,098	4,643,728	895,356	3,042,658	4,143,728	4,273,728
125	3,516,088	4,570,914	822,542	2,969,844	4,070,914	4,200,914
150	3,460,078	4,498,102	749,730	2,897,032	3,998,102	4,128,102
175	3,404,068	4,425,288	676,916	2,824,218	3,925,288	4,055,288
200	3,348,058	4,352,476	604,104	2,751,405	3,852,476	3,982,476
225	3,292,049	4,279,663	531,292	2,678,593	3,779,663	3,909,663
250	3,236,038	4,206,850	458,478	2,605,779	3,706,850	3,836,850
275	3,180,029	4,134,037	385,666	2,532,967	3,634,037	3,764,037
300	3,124,018	4,061,224	312,852	2,460,153	3,561,224	3,691,224
325	3,068,009	3,988,411	240,040	2,387,341	3,488,411	3,618,411

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,155,442	4,102,074	353,702	2,501,004	3,602,074	3,732,074
20	3,110,633	4,043,823	295,452	2,442,753	3,543,823	3,673,823
30	3,088,230	4,014,699	266,327	2,413,628	3,514,699	3,644,699
50	3,043,422	3,956,448	208,076	2,355,378	3,456,448	3,586,448
70	2,998,613	3,898,197	149,826	2,297,127	3,398,197	3,528,197
90	2,953,805	3,839,947	91,575	2,238,876	3,339,947	3,469,947
100	2,931,402	3,810,822	62,450	2,209,752	3,310,822	3,440,822
125	2,875,391	3,738,008	-10,363	2,136,938	3,238,008	3,368,008
150	2,819,382	3,665,196	-83,176	2,064,126	3,165,196	3,295,196
175	2,763,372	3,592,384	-155,988	1,991,313	3,092,384	3,222,384
200	2,707,361	3,519,570	-228,802	1,918,500	3,019,570	3,149,570
225	2,651,352	3,446,758	-301,614	1,845,687	2,946,758	3,076,758
250	2,595,341	3,373,944	-374,428	1,772,873	2,873,944	3,003,944
275	2,539,330	3,301,130	-447,242	1,699,496	2,801,130	2,931,130
300	2,483,319	3,228,316	-520,056	1,626,119	2,728,316	2,858,316
325	2,427,308	3,155,502	-592,870	1,552,742	2,655,502	2,785,502

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,513,961	3,268,149	-480,223	1,667,079	2,768,149	2,898,149
20	2,469,153	3,209,899	-538,473	1,608,828	2,709,899	2,839,899
30	2,446,749	3,180,774	-567,598	1,579,704	2,680,774	2,810,774
50	2,401,853	3,122,409	-625,963	1,521,339	2,622,409	2,752,409
70	2,356,957	3,064,044	-684,328	1,462,974	2,564,044	2,694,044
90	2,312,061	3,005,679	-742,693	1,404,609	2,505,679	2,635,679
100	2,288,000	2,974,400	-773,971	1,373,330	2,474,400	2,604,400
125	2,231,075	2,900,397	-847,974	1,299,327	2,400,397	2,530,397
150	2,174,149	2,826,393	-921,979	1,225,323	2,326,393	2,456,393
175	2,117,223	2,752,390	-995,982	1,151,320	2,252,390	2,382,390
200	2,060,297	2,678,386	-1,069,986	1,077,315	2,178,386	2,308,386
225	2,003,370	2,604,381	-1,143,990	1,003,311	2,104,381	2,234,381
250	1,946,444	2,530,378	-1,217,993	929,308	2,030,378	2,160,378
275	1,889,518	2,456,374	-1,291,998	855,304	1,956,374	2,086,374
300	1,832,593	2,382,371	-1,366,001	781,301	1,882,371	2,012,371
325	1,775,667	2,308,367	-1,440,005	707,296	1,808,367	1,938,367

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,221,765	4,694,148	945,776	3,093,077	4,194,148	4,324,148
20	7,135,336	4,637,969	889,597	3,036,898	4,137,969	4,267,969
30	7,092,122	4,609,879	861,507	3,008,809	4,109,879	4,239,879
50	7,005,693	4,553,700	805,328	2,952,630	4,053,700	4,183,700
70	6,919,264	4,497,521	749,150	2,896,451	3,997,521	4,127,521
90	6,832,834	4,441,342	692,971	2,840,272	3,941,342	4,071,342
100	6,789,620	4,413,253	664,881	2,812,183	3,913,253	4,043,253
125	6,681,583	4,343,029	594,657	2,741,959	3,843,029	3,973,029
150	6,573,547	4,272,806	524,434	2,671,735	3,772,806	3,902,806
175	6,465,510	4,202,582	454,210	2,601,511	3,702,582	3,832,582
200	6,357,474	4,132,358	383,987	2,531,288	3,632,358	3,762,358
225	6,249,438	4,062,134	313,763	2,461,064	3,562,134	3,692,134
250	6,141,402	3,991,911	243,539	2,390,841	3,491,911	3,621,911
275	6,033,365	3,921,687	173,315	2,320,617	3,421,687	3,551,687
300	5,925,329	3,851,464	103,092	2,250,393	3,351,464	3,481,464
325	5,817,292	3,781,240	32,868	2,180,169	3,281,240	3,411,240

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,995,790	3,897,263	148,892	2,296,193	3,397,263	3,527,263
20	5,909,361	3,841,084	92,713	2,240,014	3,341,084	3,471,084
30	5,866,146	3,812,995	64,623	2,211,925	3,312,995	3,442,995
50	5,779,717	3,756,816	8,444	2,155,746	3,256,816	3,386,816
70	5,693,288	3,700,637	-47,735	2,099,567	3,200,637	3,330,637
90	5,606,859	3,644,458	-103,914	2,043,388	3,144,458	3,274,458
100	5,563,644	3,616,369	-132,003	2,015,298	3,116,369	3,246,369
125	5,455,607	3,546,145	-202,227	1,945,074	3,046,145	3,176,145
150	5,347,571	3,475,921	-272,450	1,874,851	2,975,921	3,105,921
175	5,239,535	3,405,697	-342,674	1,804,627	2,905,697	3,035,697
200	5,131,499	3,335,474	-412,898	1,734,404	2,835,474	2,965,474
225	5,023,462	3,265,250	-483,122	1,664,180	2,765,250	2,895,250
250	4,915,426	3,195,027	-553,345	1,593,957	2,695,027	2,825,027
275	4,807,390	3,124,803	-623,569	1,523,733	2,624,803	2,754,803
300	4,699,354	3,054,580	-693,793	1,453,510	2,554,580	2,684,580
325	4,591,318	2,984,356	-764,017	1,383,286	2,484,356	2,614,356

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,768,293	3,099,391	-648,981	1,498,320	2,599,391	2,729,391
20	4,681,864	3,043,212	-705,160	1,442,141	2,543,212	2,673,212
30	4,638,650	3,015,122	-733,250	1,414,052	2,515,122	2,645,122
50	4,552,220	2,958,943	-789,428	1,357,873	2,458,943	2,588,943
70	4,465,791	2,902,764	-845,607	1,301,694	2,402,764	2,532,764
90	4,379,362	2,846,585	-901,786	1,245,515	2,346,585	2,476,585
100	4,333,147	2,818,506	-930,001	1,217,426	2,318,506	2,448,506
125	4,225,111	2,748,282	-1,000,227	1,147,202	2,248,282	2,378,282
150	4,117,075	2,678,058	-1,070,453	1,076,978	2,178,058	2,308,058
175	4,009,039	2,607,834	-1,140,679	1,006,754	2,107,834	2,237,834
200	3,893,003	2,537,610	-1,210,905	936,530	2,037,610	2,167,610
225	3,784,967	2,467,386	-1,281,131	866,306	1,967,386	2,097,386
250	3,676,931	2,397,162	-1,351,357	796,082	1,897,162	2,027,162
275	3,568,895	2,326,938	-1,421,583	725,858	1,826,938	1,956,938
300	3,460,859	2,256,714	-1,491,809	655,634	1,756,714	1,886,714
325	3,352,823	2,186,490	-1,562,035	585,410	1,686,490	1,816,490

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	90	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	225	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	125	125
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	90	100
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	200	225
2 - £6,082 per sq m	#N/A	#N/A	#N/A	0
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	125	150
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	125	150
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	50	325	325	325
2 - £6,082 per sq m	#N/A	175	325	325
3 - £5,705 per sq m	#N/A	#N/A	150	175

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	30	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	175	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	141,767	2,835,332	-913,040	1,234,261	2,335,332	2,465,332
20	140,644	2,812,880	-935,491	1,211,810	2,312,880	2,442,880
30	140,083	2,801,665	-946,707	1,200,594	2,301,665	2,431,665
50	138,962	2,779,233	-969,138	1,178,163	2,279,233	2,409,233
70	137,840	2,756,802	-991,570	1,155,732	2,256,802	2,386,802
90	136,719	2,734,371	-1,014,001	1,133,300	2,234,371	2,364,371
100	136,158	2,723,155	-1,025,217	1,122,085	2,223,155	2,353,155
125	134,755	2,695,106	-1,053,266	1,094,035	2,195,106	2,325,106
150	133,353	2,667,057	-1,081,315	1,065,986	2,167,057	2,297,057
175	131,951	2,639,027	-1,109,344	1,037,957	2,139,027	2,269,027
200	130,549	2,610,978	-1,137,394	1,009,908	2,110,978	2,240,978
225	129,146	2,582,929	-1,165,443	981,859	2,082,929	2,212,929
250	127,745	2,554,900	-1,193,472	953,829	2,054,900	2,184,900
275	126,343	2,526,851	-1,221,521	925,780	2,026,851	2,156,851
300	124,940	2,498,801	-1,249,570	897,731	1,998,801	2,128,801
325	123,538	2,470,752	-1,277,620	869,682	1,970,752	2,100,752

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£124,981	2,499,616	-1,248,756	898,545	1,999,616	2,129,616
20	123,859	2,477,184	-1,271,188	876,114	1,977,184	2,107,184
30	123,298	2,465,969	-1,282,403	864,898	1,965,969	2,095,969
50	122,177	2,443,537	-1,304,835	842,467	1,943,537	2,073,537
70	121,055	2,421,106	-1,327,266	820,035	1,921,106	2,051,106
90	119,934	2,398,674	-1,349,697	797,604	1,898,674	2,028,674
100	119,372	2,387,439	-1,360,933	786,368	1,887,439	2,017,439
125	117,970	2,359,410	-1,388,962	758,339	1,859,410	1,989,410
150	116,568	2,331,360	-1,417,011	730,290	1,831,360	1,961,360
175	115,166	2,303,311	-1,445,061	702,241	1,803,311	1,933,311
200	113,764	2,275,282	-1,473,090	674,212	1,775,282	1,905,282
225	112,362	2,247,233	-1,501,139	646,162	1,747,233	1,877,233
250	110,959	2,219,184	-1,529,188	618,113	1,719,184	1,849,184
275	109,558	2,191,154	-1,557,217	590,084	1,691,154	1,821,154
300	108,155	2,163,105	-1,585,267	562,035	1,663,105	1,793,105
325	106,753	2,135,056	-1,613,316	533,986	1,635,056	1,765,056

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	108,179	2,163,588	-1,584,784	562,518	1,663,588	1,793,588
20	107,058	2,141,157	-1,607,215	540,086	1,641,157	1,771,157
30	106,497	2,129,941	-1,618,431	528,871	1,629,941	1,759,941
50	105,375	2,107,510	-1,640,862	506,439	1,607,510	1,737,510
70	104,254	2,085,078	-1,663,293	484,008	1,585,078	1,715,078
90	103,131	2,062,627	-1,685,745	461,577	1,562,627	1,692,627
100	102,571	2,051,411	-1,696,960	450,341	1,551,411	1,681,411
125	101,169	2,023,382	-1,724,990	422,312	1,523,382	1,653,382
150	99,767	1,995,333	-1,753,039	394,283	1,495,333	1,625,333
175	98,364	1,967,284	-1,781,088	366,213	1,467,284	1,597,284
200	96,963	1,939,255	-1,809,117	338,184	1,439,255	1,569,255
225	95,560	1,911,205	-1,837,166	310,135	1,411,205	1,541,205
250	94,158	1,883,156	-1,865,216	282,086	1,383,156	1,513,156
275	92,755	1,855,107	-1,893,265	254,037	1,355,107	1,485,107
300	91,354	1,827,078	-1,921,294	226,007	1,327,078	1,457,078
325	89,951	1,799,029	-1,949,343	197,958	1,299,029	1,429,029

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	283,532	2,835,322	-913,050	1,234,251	2,335,322	2,465,322
20	281,289	2,812,890	-935,481	1,211,820	2,312,890	2,442,890
30	280,167	2,801,675	-946,697	1,200,604	2,301,675	2,431,675
50	277,923	2,779,233	-969,138	1,178,163	2,279,233	2,409,233
70	275,680	2,756,802	-991,570	1,155,732	2,256,802	2,386,802
90	273,437	2,734,371	-1,014,001	1,133,300	2,234,371	2,364,371
100	272,315	2,723,155	-1,025,217	1,122,085	2,223,155	2,353,155
125	269,511	2,695,106	-1,053,266	1,094,035	2,195,106	2,325,106
150	266,707	2,667,067	-1,081,305	1,065,996	2,167,067	2,297,067
175	263,902	2,639,017	-1,109,354	1,037,947	2,139,017	2,269,017
200	261,098	2,610,978	-1,137,394	1,009,908	2,110,978	2,240,978
225	258,294	2,582,939	-1,165,433	981,869	2,082,939	2,212,939
250	255,489	2,554,890	-1,193,482	953,819	2,054,890	2,184,890
275	252,685	2,526,851	-1,221,521	925,780	2,026,851	2,156,851
300	249,880	2,498,801	-1,249,570	897,731	1,998,801	2,128,801
325	247,076	2,470,762	-1,277,610	869,692	1,970,762	2,100,762

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	249,962	2,499,616	-1,248,756	898,545	1,999,616	2,129,616
20	247,718	2,477,184	-1,271,188	876,114	1,977,184	2,107,184
30	246,597	2,465,969	-1,282,403	864,898	1,965,969	2,095,969
50	244,354	2,443,537	-1,304,835	842,467	1,943,537	2,073,537
70	242,110	2,421,096	-1,327,276	820,025	1,921,096	2,051,096
90	239,866	2,398,664	-1,349,707	797,594	1,898,664	2,028,664
100	238,745	2,387,449	-1,360,923	786,378	1,887,449	2,017,449
125	236,501	2,365,008	-1,383,354	763,947	1,865,008	1,995,008
150	233,257	2,332,567	-1,405,785	741,516	1,842,567	1,972,567
175	230,013	2,300,126	-1,428,216	719,085	1,820,126	1,950,126
200	226,769	2,267,685	-1,450,647	696,654	1,797,685	1,927,685
225	223,525	2,235,244	-1,473,078	674,223	1,775,244	1,905,244
250	220,281	2,202,803	-1,495,509	651,792	1,752,803	1,882,803
275	217,037	2,170,362	-1,517,940	629,361	1,730,362	1,860,362
300	213,793	2,137,921	-1,540,371	606,930	1,707,921	1,837,921
325	210,549	2,105,480	-1,562,802	584,499	1,685,480	1,815,480

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	216,359	2,163,588	-1,584,794	562,518	1,663,588	1,793,588
20	214,116	2,141,157	-1,607,215	540,086	1,641,157	1,771,157
30	212,994	2,129,941	-1,618,431	528,871	1,629,941	1,759,941
50	210,750	2,107,500	-1,640,872	506,429	1,607,500	1,737,500
70	208,507	2,085,068	-1,663,303	483,988	1,585,068	1,715,068
90	206,264	2,062,637	-1,685,735	461,547	1,562,637	1,692,637
100	205,142	2,051,421	-1,696,950	450,351	1,551,421	1,681,421
125	202,337	2,023,372	-1,725,000	422,302	1,523,372	1,653,372
150	199,533	1,995,333	-1,753,039	394,253	1,495,333	1,625,333
175	196,728	1,967,284	-1,781,066	366,213	1,467,284	1,597,284
200	193,924	1,939,245	-1,809,127	338,174	1,439,245	1,569,245
225	191,121	1,911,205	-1,837,166	310,135	1,411,205	1,541,205
250	188,316	1,883,156	-1,865,216	282,086	1,383,156	1,513,156
275	185,512	1,855,117	-1,893,255	254,047	1,355,117	1,485,117
300	182,707	1,827,068	-1,921,304	225,997	1,327,068	1,457,068
325	179,903	1,799,029	-1,949,343	197,958	1,299,029	1,429,029

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	520,133	3,900,994	152,622	2,299,923	3,400,994	3,530,994
20	515,984	3,869,877	121,505	2,268,807	3,369,877	3,499,877
30	513,909	3,854,315	105,943	2,253,245	3,354,315	3,484,315
50	509,760	3,823,198	74,826	2,222,128	3,323,198	3,453,198
70	505,611	3,792,081	43,710	2,191,011	3,292,081	3,422,081
90	501,462	3,760,964	12,593	2,159,894	3,260,964	3,390,964
100	499,387	3,745,402	-2,969	2,144,332	3,245,402	3,375,402
125	494,200	3,706,501	-41,871	2,105,430	3,206,501	3,336,501
150	489,014	3,667,607	-80,765	2,066,536	3,167,607	3,297,607
175	483,827	3,628,705	-119,667	2,027,635	3,128,705	3,258,705
200	478,641	3,589,811	-158,561	1,988,740	3,089,811	3,219,811
225	473,455	3,550,909	-197,463	1,949,839	3,050,909	3,180,909
250	468,269	3,512,015	-236,357	1,910,945	3,012,015	3,142,015
275	463,082	3,473,113	-275,258	1,872,043	2,973,113	3,103,113
300	457,895	3,434,212	-314,160	1,833,141	2,934,212	3,064,212
325	452,709	3,395,318	-353,054	1,794,247	2,895,318	3,025,318

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£90	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	458,046	3,435,342	-313,030	1,834,272	2,935,342	3,065,342
20	453,897	3,404,225	-344,147	1,803,155	2,904,225	3,034,225
30	451,822	3,388,663	-359,709	1,787,593	2,888,663	3,018,663
50	447,673	3,357,546	-390,826	1,756,476	2,857,546	2,987,546
70	443,524	3,326,429	-421,942	1,725,359	2,826,429	2,956,429
90	439,375	3,295,313	-453,059	1,694,242	2,795,313	2,925,313
100	437,300	3,279,750	-468,621	1,678,680	2,779,750	2,909,750
125	432,113	3,240,849	-507,523	1,639,778	2,740,849	2,870,849
150	426,927	3,201,955	-546,417	1,600,884	2,701,955	2,831,955
175	421,740	3,163,053	-585,319	1,561,983	2,663,053	2,793,053
200	416,555	3,124,159	-624,213	1,523,089	2,624,159	2,754,159
225	411,368	3,085,257	-663,115	1,484,187	2,585,257	2,715,257
250	406,181	3,046,356	-702,016	1,445,285	2,546,356	2,676,356
275	400,995	3,007,452	-740,910	1,406,391	2,507,452	2,637,452
300	395,808	2,968,550	-779,812	1,367,490	2,468,550	2,598,550
325	390,622	2,929,666	-818,706	1,328,595	2,429,666	2,559,666

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	395,899	2,969,240	-779,132	1,368,170	2,469,240	2,599,240
20	391,749	2,938,116	-810,256	1,337,046	2,438,116	2,568,116
30	389,675	2,922,561	-825,811	1,321,491	2,422,561	2,552,561
50	385,526	2,891,444	-856,927	1,290,374	2,391,444	2,521,444
70	381,376	2,860,320	-888,052	1,259,250	2,360,320	2,490,320
90	377,227	2,829,203	-919,168	1,228,133	2,329,203	2,459,203
100	375,152	2,813,641	-934,731	1,212,571	2,313,641	2,443,641
125	369,966	2,774,747	-973,625	1,173,677	2,274,747	2,404,747
150	364,779	2,735,845	-1,012,526	1,134,775	2,235,845	2,365,845
175	359,594	2,696,951	-1,051,420	1,095,881	2,196,951	2,326,951
200	354,407	2,658,050	-1,090,322	1,056,979	2,158,050	2,288,050
225	349,220	2,619,148	-1,129,224	1,018,078	2,119,148	2,249,148
250	344,034	2,580,254	-1,168,118	979,184	2,080,254	2,210,254
275	338,847	2,541,352	-1,207,019	940,282	2,041,352	2,171,352
300	333,661	2,502,458	-1,245,914	901,388	2,002,458	2,132,458
325	328,474	2,463,557	-1,284,815	862,486	1,963,557	2,093,557

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4

Houses	
No of units	6 units
Density:	35 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	818,994	4,777,463	1,029,092	3,176,393	4,277,463	4,407,463
20	812,343	4,738,667	990,296	3,137,597	4,238,667	4,368,667
30	809,018	4,719,272	970,901	3,118,202	4,219,272	4,349,272
50	802,367	4,680,477	932,105	3,079,406	4,180,477	4,310,477
70	795,717	4,641,681	893,309	3,040,610	4,141,681	4,271,681
90	789,067	4,602,885	854,513	3,001,814	4,102,885	4,232,885
100	785,741	4,583,490	835,118	2,982,419	4,083,490	4,213,490
125	777,428	4,534,999	786,628	2,933,929	4,034,999	4,164,999
150	769,115	4,486,503	738,131	2,885,433	3,986,503	4,116,503
175	760,802	4,438,013	689,641	2,836,942	3,938,013	4,068,013
200	752,489	4,389,516	641,145	2,788,446	3,889,516	4,019,516
225	744,176	4,341,026	592,654	2,739,955	3,841,026	3,971,026
250	735,862	4,292,530	544,158	2,691,459	3,792,530	3,922,530
275	727,550	4,244,039	495,667	2,642,969	3,744,039	3,874,039
300	719,237	4,195,549	447,177	2,594,478	3,695,549	3,825,549
325	710,923	4,147,052	398,681	2,545,982	3,647,052	3,777,052

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	721,081	4,206,305	457,933	2,605,235	3,706,305	3,836,305
20	714,430	4,167,509	419,138	2,566,439	3,667,509	3,797,509
30	711,105	4,148,114	399,743	2,547,044	3,648,114	3,778,114
50	704,455	4,109,319	360,947	2,508,248	3,609,319	3,739,319
70	697,804	4,070,523	322,151	2,469,452	3,570,523	3,700,523
90	691,153	4,031,727	283,355	2,430,656	3,531,727	3,661,727
100	687,828	4,012,332	263,960	2,411,261	3,512,332	3,642,332
125	679,516	3,963,841	215,470	2,362,771	3,463,841	3,593,841
150	671,202	3,915,345	166,973	2,314,275	3,415,345	3,545,345
175	662,889	3,866,855	118,483	2,265,784	3,366,855	3,496,855
200	654,576	3,818,358	69,987	2,217,288	3,318,358	3,448,358
225	646,263	3,769,868	21,496	2,168,797	3,269,868	3,399,868
250	637,949	3,721,372	-27,000	2,120,301	3,221,372	3,351,372
275	629,637	3,672,881	-75,491	2,071,811	3,172,881	3,302,881
300	621,323	3,624,385	-123,987	2,023,314	3,124,385	3,254,385
325	613,010	3,575,894	-172,477	1,974,824	3,075,894	3,205,894

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,072	3,634,585	-113,786	2,033,515	3,134,585	3,264,585
20	616,421	3,595,790	-152,582	1,994,719	3,095,790	3,225,790
30	613,096	3,576,395	-171,977	1,975,324	3,076,395	3,206,395
50	606,445	3,537,599	-210,773	1,936,528	3,037,599	3,167,599
70	599,795	3,498,803	-249,569	1,897,732	2,998,803	3,128,803
90	593,144	3,460,007	-288,365	1,858,937	2,960,007	3,090,007
100	589,819	3,440,612	-307,760	1,839,542	2,940,612	3,070,612
125	581,507	3,392,121	-356,250	1,791,051	2,892,121	3,022,121
150	573,193	3,343,625	-404,747	1,742,555	2,843,625	2,973,625
175	564,880	3,295,135	-453,237	1,694,064	2,795,135	2,925,135
200	556,567	3,246,638	-501,733	1,645,568	2,746,638	2,876,638
225	548,254	3,198,148	-550,224	1,597,078	2,698,148	2,828,148
250	539,940	3,149,652	-598,720	1,548,581	2,649,652	2,779,652
275	531,628	3,101,161	-647,211	1,500,091	2,601,161	2,731,161
300	523,314	3,052,665	-695,707	1,451,595	2,552,665	2,682,665
325	515,001	3,004,175	-744,197	1,403,104	2,504,175	2,634,175

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5	
Flats	
No of units	8 units
Density:	145 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	76,411	1,384,952	-2,363,419	-216,118	884,952	1,014,952
20	68,881	1,248,464	-2,499,908	-352,606	748,464	878,464
30	65,116	1,180,229	-2,568,143	-420,841	680,229	810,229
50	57,586	1,043,741	-2,704,631	-557,330	543,741	673,741
70	50,056	907,270	-2,841,101	-693,800	407,270	537,270
90	42,526	770,782	-2,977,590	-830,288	270,782	400,782
100	38,761	702,547	-3,045,825	-898,524	202,547	332,547
125	29,349	531,950	-3,216,422	-1,069,120	31,950	161,950
150	19,936	361,335	-3,387,037	-1,239,735	-138,665	-8,665
175	10,523	190,738	-3,557,634	-1,410,332	-309,262	-179,262
200	1,111	20,141	-3,728,231	-1,580,929	-479,859	-349,859
225	-8,437	-152,915	-3,901,287	-1,753,985	-652,915	-522,915
250	-18,003	-326,306	-4,074,678	-1,927,376	-826,306	-696,306
275	-27,570	-499,697	-4,248,069	-2,100,768	-999,697	-869,697
300	-37,136	-673,089	-4,421,460	-2,274,159	-1,173,089	-1,043,089
325	-46,702	-846,480	-4,594,852	-2,447,550	-1,346,480	-1,216,480

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,479	-226,190	-3,974,562	-1,827,260	-726,190	-596,190
20	-20,132	-364,892	-4,113,264	-1,965,962	-864,892	-734,892
30	-23,959	-434,252	-4,182,624	-2,035,323	-934,252	-804,252
50	-31,612	-572,973	-4,321,344	-2,174,043	-1,072,973	-942,973
70	-39,265	-711,675	-4,460,046	-2,312,745	-1,211,675	-1,081,675
90	-46,918	-850,395	-4,598,767	-2,451,465	-1,350,395	-1,220,395
100	-50,745	-919,755	-4,668,127	-2,520,825	-1,419,755	-1,289,755
125	-60,312	-1,093,146	-4,841,518	-2,694,217	-1,593,146	-1,463,146
150	-69,878	-1,266,538	-5,014,909	-2,867,608	-1,766,538	-1,636,538
175	-79,444	-1,439,929	-5,188,301	-3,040,999	-1,939,929	-1,809,929
200	-89,011	-1,613,320	-5,361,692	-3,214,391	-2,113,320	-1,983,320
225	-98,577	-1,786,711	-5,535,083	-3,387,782	-2,286,711	-2,156,711
250	-108,144	-1,960,103	-5,708,475	-3,561,173	-2,460,103	-2,330,103
275	-117,710	-2,133,494	-5,881,866	-3,734,564	-2,633,494	-2,503,494
300	-127,276	-2,306,885	-6,055,257	-3,907,956	-2,806,885	-2,676,885
325	-136,843	-2,480,277	-6,228,648	-4,081,347	-2,980,277	-2,850,277

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-102,707	-1,861,565	-5,609,937	-3,462,636	-2,361,565	-2,231,565
20	-110,361	-2,000,286	-5,748,658	-3,601,356	-2,500,286	-2,370,286
30	-114,187	-2,069,646	-5,818,018	-3,670,716	-2,569,646	-2,439,646
50	-121,840	-2,208,348	-5,956,720	-3,809,418	-2,708,348	-2,578,348
70	-129,493	-2,347,068	-6,095,440	-3,948,139	-2,847,068	-2,717,068
90	-137,147	-2,485,789	-6,234,160	-4,086,859	-2,985,789	-2,855,789
100	-140,973	-2,555,131	-6,303,502	-4,156,201	-3,055,131	-2,925,131
125	-150,539	-2,728,522	-6,476,894	-4,329,592	-3,228,522	-3,098,522
150	-160,106	-2,901,913	-6,650,285	-4,502,984	-3,401,913	-3,271,913
175	-169,672	-3,075,304	-6,823,676	-4,676,375	-3,575,304	-3,445,304
200	-179,238	-3,248,696	-6,997,067	-4,849,766	-3,748,696	-3,618,696
225	-188,806	-3,422,087	-7,170,477	-5,023,157	-3,922,087	-3,792,087
250	-198,372	-3,595,496	-7,343,888	-5,196,567	-4,095,496	-3,965,496
275	-207,939	-3,768,888	-7,517,299	-5,369,958	-4,268,888	-4,138,888
300	-217,505	-3,942,279	-7,690,651	-5,543,349	-4,442,279	-4,312,279
325	-227,071	-4,115,670	-7,864,042	-5,716,741	-4,615,670	-4,485,670

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	104,323	886,745	-2,861,627	-714,325	386,745	516,745
20	94,444	802,772	-2,945,600	-798,298	302,772	432,772
30	89,505	760,790	-2,987,582	-840,281	260,790	390,790
50	79,625	676,808	-3,071,563	-924,262	176,808	306,808
70	69,745	592,836	-3,155,536	-1,008,235	92,836	222,836
90	59,866	508,863	-3,239,509	-1,092,208	8,863	138,863
100	54,926	466,872	-3,281,500	-1,134,198	-33,128	96,872
125	42,577	361,904	-3,386,468	-1,239,167	-138,096	-8,096
150	30,229	256,944	-3,491,428	-1,344,126	-243,056	-113,056
175	17,880	151,976	-3,596,396	-1,449,095	-348,024	-218,024
200	5,530	47,008	-3,701,364	-1,554,063	-452,992	-322,992
225	-6,931	-58,910	-3,807,282	-1,659,980	-558,910	-428,910
250	-19,482	-165,601	-3,913,973	-1,766,671	-665,601	-535,601
275	-32,033	-272,284	-4,020,656	-1,873,354	-772,284	-642,284
300	-44,584	-378,967	-4,127,338	-1,980,037	-878,967	-748,967
325	-57,135	-485,649	-4,234,021	-2,086,720	-985,649	-855,649

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£90	£100

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,233	-103,984	-3,852,356	-1,705,054	-603,984	-473,984
20	-22,275	-189,337	-3,937,709	-1,790,407	-689,337	-559,337
30	-27,296	-232,014	-3,980,385	-1,833,084	-732,014	-602,014
50	-37,338	-317,358	-4,065,730	-1,918,428	-817,358	-687,358
70	-47,377	-402,703	-4,151,074	-2,003,773	-902,703	-772,703
90	-57,418	-488,056	-4,236,427	-2,089,126	-988,056	-858,056
100	-62,438	-530,724	-4,279,095	-2,131,794	-1,030,724	-900,724
125	-74,990	-637,415	-4,385,787	-2,238,485	-1,137,415	-1,007,415
150	-87,541	-744,098	-4,492,469	-2,345,168	-1,244,098	-1,114,098
175	-100,092	-850,780	-4,599,152	-2,451,851	-1,350,780	-1,220,780
200	-112,643	-957,463	-4,705,835	-2,558,533	-1,457,463	-1,327,463
225	-125,195	-1,064,154	-4,812,526	-2,665,225	-1,564,154	-1,434,154
250	-137,746	-1,170,837	-4,919,209	-2,771,908	-1,670,837	-1,540,837
275	-150,296	-1,277,520	-5,025,892	-2,878,590	-1,777,520	-1,647,520
300	-162,847	-1,384,203	-5,132,574	-2,985,273	-1,884,203	-1,754,203
325	-175,399	-1,490,884	-5,239,266	-3,091,964	-1,990,884	-1,860,884

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-130,613	-1,110,213	-4,858,584	-2,711,283	-1,610,213	-1,480,213
20	-140,655	-1,195,566	-4,943,937	-2,796,636	-1,695,566	-1,565,566
30	-146,675	-1,238,234	-4,986,605	-2,839,304	-1,738,234	-1,608,234
50	-155,716	-1,323,587	-5,071,958	-2,924,657	-1,823,587	-1,693,587
70	-165,757	-1,408,931	-5,157,303	-3,010,002	-1,908,931	-1,778,931
90	-175,798	-1,494,284	-5,242,666	-3,095,355	-1,994,284	-1,864,284
100	-180,818	-1,536,952	-5,285,324	-3,138,023	-2,036,952	-1,906,952
125	-193,370	-1,643,643	-5,392,015	-3,244,714	-2,143,643	-2,013,643
150	-205,921	-1,750,326	-5,498,698	-3,351,397	-2,250,326	-2,120,326
175	-218,472	-1,857,009	-5,605,381	-3,458,079	-2,357,009	-2,227,009
200	-231,023	-1,963,692	-5,712,064	-3,564,762	-2,463,692	-2,333,692
225	-243,574	-2,070,369	-5,818,755	-3,671,453	-2,570,369	-2,440,369
250	-256,125	-2,177,066	-5,925,438	-3,778,136	-2,677,066	-2,547,066
275	-268,676	-2,283,749	-6,032,120	-3,884,819	-2,783,749	-2,653,749
300	-281,227	-2,390,431	-6,138,803	-3,991,502	-2,890,431	-2,760,431
325	-293,779	-2,497,123	-6,245,494	-4,098,193	-2,997,123	-2,867,123

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **7**

Houses	
No of units	10 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,348,632	3,371,579	-376,793	1,770,509	2,871,579	3,001,579
20	1,337,668	3,344,170	-404,202	1,743,100	2,844,170	2,974,170
30	1,332,186	3,330,466	-417,906	1,729,395	2,830,466	2,960,466
50	1,321,223	3,303,057	-445,315	1,701,986	2,803,057	2,933,057
70	1,310,259	3,275,648	-472,724	1,674,577	2,775,648	2,905,648
90	1,299,296	3,248,239	-500,133	1,647,168	2,748,239	2,878,239
100	1,293,814	3,234,534	-513,837	1,633,464	2,734,534	2,864,534
125	1,280,109	3,200,273	-548,099	1,599,203	2,700,273	2,830,273
150	1,266,404	3,166,009	-582,362	1,564,939	2,666,009	2,796,009
175	1,252,699	3,131,748	-616,624	1,530,678	2,631,748	2,761,748
200	1,238,995	3,097,487	-650,885	1,496,416	2,597,487	2,727,487
225	1,225,290	3,063,226	-685,146	1,462,155	2,563,226	2,693,226
250	1,211,586	3,028,964	-719,407	1,427,894	2,528,964	2,658,964
275	1,197,881	2,994,703	-753,669	1,393,633	2,494,703	2,624,703
300	1,184,177	2,960,442	-787,930	1,359,372	2,460,442	2,590,442
325	1,170,472	2,926,181	-822,191	1,325,110	2,426,181	2,556,181

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,187,217	2,968,043	-780,329	1,366,973	2,466,043	2,598,043
20	1,176,254	2,940,634	-807,738	1,339,564	2,440,634	2,570,634
30	1,170,772	2,926,930	-821,442	1,325,859	2,426,930	2,556,930
50	1,159,808	2,899,521	-848,851	1,298,450	2,399,521	2,529,521
70	1,148,845	2,872,112	-876,260	1,271,041	2,372,112	2,502,112
90	1,137,881	2,844,703	-903,669	1,243,632	2,344,703	2,474,703
100	1,132,399	2,830,998	-917,374	1,229,928	2,330,998	2,460,998
125	1,118,695	2,796,737	-951,635	1,195,666	2,296,737	2,426,737
150	1,104,989	2,762,473	-985,899	1,161,403	2,262,473	2,392,473
175	1,091,285	2,728,212	-1,020,160	1,127,142	2,228,212	2,358,212
200	1,077,580	2,693,951	-1,054,421	1,092,880	2,193,951	2,323,951
225	1,063,876	2,659,689	-1,088,682	1,058,619	2,159,689	2,289,689
250	1,050,171	2,625,428	-1,122,944	1,024,358	2,125,428	2,255,428
275	1,036,467	2,591,167	-1,157,205	990,097	2,091,167	2,221,167
300	1,022,762	2,556,906	-1,191,466	955,835	2,056,906	2,186,906
325	1,009,058	2,522,644	-1,225,727	921,574	2,022,644	2,152,644

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,025,644	2,564,111	-1,184,261	963,041	2,064,111	2,194,111
20	1,014,681	2,536,702	-1,211,670	935,632	2,036,702	2,166,702
30	1,009,198	2,522,995	-1,225,377	921,925	2,022,995	2,152,995
50	998,234	2,495,586	-1,252,786	894,516	1,995,586	2,125,586
70	987,271	2,468,177	-1,280,195	867,107	1,968,177	2,098,177
90	976,307	2,440,768	-1,307,604	839,698	1,940,768	2,070,768
100	970,825	2,427,064	-1,321,308	825,993	1,927,064	2,057,064
125	957,121	2,392,802	-1,355,569	791,732	1,892,802	2,022,802
150	943,416	2,358,541	-1,389,831	757,471	1,858,541	1,988,541
175	929,712	2,324,280	-1,424,092	723,210	1,824,280	1,954,280
200	916,007	2,290,019	-1,458,353	688,948	1,790,019	1,920,019
225	902,303	2,255,757	-1,492,614	654,687	1,755,757	1,885,757
250	888,598	2,221,496	-1,526,876	620,426	1,721,496	1,851,496
275	874,894	2,187,235	-1,561,137	586,165	1,687,235	1,817,235
300	861,188	2,152,971	-1,595,401	551,901	1,652,971	1,782,971
325	847,484	2,118,710	-1,629,662	517,640	1,618,710	1,748,710

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	177,490	1,371,511	-2,376,861	-229,560	871,511	1,001,511
20	166,858	1,289,353	-2,459,018	-311,717	789,353	919,353
30	161,541	1,248,275	-2,500,097	-352,795	748,275	878,275
50	150,908	1,166,110	-2,582,262	-434,960	666,110	796,110
70	140,276	1,083,953	-2,664,419	-517,118	583,953	713,953
90	129,644	1,001,796	-2,746,576	-599,275	501,796	631,796
100	124,328	960,717	-2,787,655	-640,353	460,717	590,717
125	111,038	858,021	-2,890,351	-743,050	358,021	488,021
150	97,747	755,317	-2,993,055	-845,754	255,317	385,317
175	84,457	652,620	-3,095,752	-948,450	152,620	282,620
200	71,167	549,924	-3,198,448	-1,051,147	49,924	179,924
225	57,875	447,219	-3,301,152	-1,153,851	-52,781	77,219
250	44,585	344,523	-3,403,849	-1,256,547	-155,477	-25,477
275	31,295	241,827	-3,506,545	-1,359,244	-258,173	-128,173
300	18,004	139,122	-3,609,249	-1,461,948	-360,878	-230,878
325	4,714	36,426	-3,711,946	-1,564,644	-463,574	-333,574

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£225

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	48,361	373,695	-3,374,677	-1,227,375	-126,305	3,695
20	37,727	291,530	-3,456,842	-1,309,540	-208,470	-78,470
30	32,411	250,451	-3,497,920	-1,350,619	-249,549	-119,549
50	21,779	168,294	-3,580,078	-1,432,776	-331,706	-201,706
70	11,147	86,137	-3,662,235	-1,514,933	-413,863	-283,863
90	514	3,972	-3,744,400	-1,597,098	-496,028	-366,028
100	-4,880	-37,711	-3,786,083	-1,638,781	-537,711	-407,711
125	-18,388	-142,086	-3,890,458	-1,743,156	-642,086	-512,086
150	-31,896	-246,469	-3,994,841	-1,847,539	-746,469	-616,469
175	-45,403	-350,844	-4,099,216	-1,951,914	-850,844	-720,844
200	-58,912	-455,227	-4,203,598	-2,056,297	-955,227	-825,227
225	-72,419	-559,602	-4,307,973	-2,160,672	-1,059,602	-929,602
250	-85,927	-663,984	-4,412,356	-2,265,055	-1,163,984	-1,033,984
275	-99,435	-768,359	-4,516,731	-2,369,430	-1,268,359	-1,138,359
300	-112,943	-872,742	-4,621,114	-2,473,812	-1,372,742	-1,242,742
325	-126,450	-977,117	-4,725,489	-2,578,188	-1,477,117	-1,347,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-82,215	-635,300	-4,383,671	-2,236,370	-1,135,300	-1,005,300
20	-93,022	-718,806	-4,467,178	-2,319,876	-1,218,806	-1,088,806
30	-98,425	-760,559	-4,508,931	-2,351,629	-1,260,559	-1,130,559
50	-109,231	-844,057	-4,592,429	-2,446,128	-1,344,057	-1,214,057
70	-120,038	-927,564	-4,675,935	-2,528,634	-1,427,564	-1,297,564
90	-130,843	-1,011,062	-4,759,434	-2,612,132	-1,511,062	-1,381,062
100	-136,247	-1,052,815	-4,801,187	-2,653,886	-1,552,815	-1,422,815
125	-149,755	-1,157,198	-4,905,570	-2,758,268	-1,657,198	-1,527,198
150	-163,262	-1,261,573	-5,009,945	-2,862,643	-1,761,573	-1,631,573
175	-176,771	-1,365,956	-5,114,327	-2,967,026	-1,865,956	-1,735,956
200	-190,278	-1,470,331	-5,218,702	-3,071,401	-1,970,331	-1,840,331
225	-203,785	-1,574,706	-5,323,077	-3,175,776	-2,074,706	-1,944,706
250	-217,294	-1,679,088	-5,427,460	-3,280,159	-2,179,088	-2,049,088
275	-230,801	-1,783,463	-5,531,835	-3,384,534	-2,283,463	-2,153,463
300	-244,310	-1,887,846	-5,636,218	-3,488,917	-2,387,846	-2,257,846
325	-257,817	-1,992,221	-5,740,593	-3,593,292	-2,492,221	-2,362,221

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,463,865	3,326,966	-421,406	1,725,895	2,826,966	2,956,966
20	1,451,950	3,299,886	-448,485	1,698,816	2,799,886	2,929,886
30	1,445,992	3,286,345	-462,027	1,685,274	2,786,345	2,916,345
50	1,434,077	3,259,265	-489,106	1,658,195	2,759,265	2,889,265
70	1,422,161	3,232,184	-516,188	1,631,114	2,732,184	2,862,184
90	1,410,246	3,205,105	-543,267	1,604,034	2,705,105	2,835,105
100	1,404,288	3,191,563	-556,809	1,590,493	2,691,563	2,821,563
125	1,389,394	3,157,713	-590,659	1,556,643	2,657,713	2,787,713
150	1,374,500	3,123,863	-624,509	1,522,792	2,623,863	2,753,863
175	1,359,605	3,090,010	-658,361	1,488,940	2,590,010	2,720,010
200	1,344,711	3,056,160	-692,211	1,455,090	2,556,160	2,686,160
225	1,329,817	3,022,310	-726,061	1,421,240	2,522,310	2,652,310
250	1,314,921	2,988,458	-759,914	1,387,388	2,488,458	2,618,458
275	1,300,027	2,954,608	-793,764	1,353,537	2,454,608	2,584,608
300	1,285,133	2,920,758	-827,614	1,319,687	2,420,758	2,550,758
325	1,270,239	2,886,908	-861,464	1,285,837	2,386,908	2,516,908

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,288,438	2,928,268	-820,103	1,327,198	2,428,268	2,558,268
20	1,276,522	2,901,187	-847,185	1,300,117	2,401,187	2,531,187
30	1,270,565	2,887,647	-860,724	1,286,577	2,387,647	2,517,647
50	1,258,649	2,860,566	-887,806	1,259,496	2,360,566	2,490,566
70	1,246,734	2,833,487	-914,885	1,232,416	2,333,487	2,463,487
90	1,234,818	2,806,405	-941,966	1,205,335	2,306,405	2,436,405
100	1,228,861	2,792,866	-955,506	1,191,795	2,292,866	2,422,866
125	1,213,966	2,759,013	-989,358	1,157,943	2,259,013	2,389,013
150	1,199,072	2,725,163	-1,023,208	1,124,093	2,225,163	2,355,163
175	1,184,178	2,691,313	-1,057,059	1,090,243	2,191,313	2,321,313
200	1,169,283	2,657,461	-1,090,911	1,056,391	2,157,461	2,287,461
225	1,154,389	2,623,611	-1,124,761	1,022,540	2,123,611	2,253,611
250	1,139,495	2,589,761	-1,158,611	988,690	2,089,761	2,219,761
275	1,124,601	2,555,911	-1,192,461	954,840	2,055,911	2,185,911
300	1,109,706	2,522,058	-1,226,314	920,988	2,022,058	2,152,058
325	1,094,812	2,488,208	-1,260,164	887,138	1,988,208	2,118,208

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,112,838	2,529,178	-1,219,194	928,107	2,029,178	2,159,178
20	1,100,922	2,502,096	-1,246,275	901,026	2,002,096	2,132,096
30	1,094,965	2,488,557	-1,259,815	887,486	1,988,557	2,118,557
50	1,083,049	2,461,475	-1,286,896	860,405	1,961,475	2,091,475
70	1,071,134	2,434,396	-1,313,976	833,326	1,934,396	2,064,396
90	1,059,218	2,407,315	-1,341,057	806,244	1,907,315	2,037,315
100	1,053,261	2,393,775	-1,354,597	792,705	1,893,775	2,023,775
125	1,038,366	2,359,923	-1,388,449	758,852	1,859,923	1,989,923
150	1,023,472	2,326,073	-1,422,299	725,002	1,826,073	1,956,073
175	1,008,578	2,292,223	-1,456,149	691,152	1,792,223	1,922,223
200	993,683	2,258,370	-1,490,002	657,300	1,758,370	1,888,370
225	978,789	2,224,520	-1,523,852	623,450	1,724,520	1,854,520
250	963,895	2,190,670	-1,557,702	589,600	1,690,670	1,820,670
275	949,001	2,156,820	-1,591,552	555,750	1,656,820	1,786,820
300	934,106	2,122,968	-1,625,404	521,897	1,622,968	1,752,968
325	919,212	2,089,118	-1,659,254	488,047	1,589,118	1,719,118

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	172,590	1,093,073	-2,655,299	-507,997	593,073	723,073
20	158,407	1,003,244	-2,745,128	-597,826	503,244	633,244
30	151,316	958,336	-2,790,036	-642,734	458,336	588,336
50	137,134	868,514	-2,879,858	-732,557	368,514	498,514
70	122,950	778,685	-2,969,687	-822,385	278,685	408,685
90	108,768	688,863	-3,059,509	-912,208	188,863	318,863
100	101,677	643,955	-3,104,417	-957,116	143,955	273,955
125	83,948	531,672	-3,216,700	-1,069,399	31,672	161,672
150	66,220	419,395	-3,328,976	-1,181,675	-80,605	49,395
175	48,491	307,113	-3,441,259	-1,293,958	-192,887	-62,887
200	30,763	194,830	-3,553,542	-1,406,241	-305,170	-175,170
225	13,035	82,553	-3,665,818	-1,518,517	-417,447	-287,447
250	-4,770	-30,213	-3,778,085	-1,631,284	-530,213	-400,213
275	-22,788	-144,327	-3,892,699	-1,745,397	-644,327	-514,327
300	-40,807	-258,447	-4,006,819	-1,859,517	-758,447	-628,447
325	-58,825	-372,561	-4,120,933	-1,973,631	-872,561	-742,561

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£150

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£2,810	17,795	-3,730,577	-1,583,275	-482,205	-352,205
20	-11,559	-73,209	-3,821,581	-1,674,279	-573,209	-443,209
30	-18,767	-118,855	-3,867,226	-1,719,925	-618,855	-488,855
50	-33,181	-210,146	-3,958,517	-1,811,216	-710,146	-580,146
70	-47,595	-301,437	-4,049,808	-1,902,507	-801,437	-671,437
90	-62,011	-392,734	-4,141,106	-1,993,804	-892,734	-762,734
100	-69,218	-438,379	-4,186,751	-2,039,450	-938,379	-808,379
125	-87,236	-552,493	-4,300,865	-2,153,564	-1,052,493	-922,493
150	-105,255	-666,613	-4,414,985	-2,267,684	-1,166,613	-1,036,613
175	-123,273	-780,727	-4,529,099	-2,381,797	-1,280,727	-1,150,727
200	-141,291	-894,841	-4,643,213	-2,495,911	-1,394,841	-1,264,841
225	-159,310	-1,008,961	-4,757,333	-2,610,031	-1,508,961	-1,378,961
250	-177,328	-1,123,075	-4,871,447	-2,724,145	-1,623,075	-1,493,075
275	-195,346	-1,237,189	-4,985,560	-2,838,259	-1,737,189	-1,607,189
300	-213,365	-1,351,309	-5,099,680	-2,952,379	-1,851,309	-1,721,309
325	-231,382	-1,465,422	-5,213,794	-3,066,493	-1,965,422	-1,835,422

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-169,870	-1,075,841	-4,824,213	-2,676,911	-1,575,841	-1,445,841
20	-184,284	-1,167,132	-4,915,504	-2,768,202	-1,667,132	-1,537,132
30	-191,492	-1,212,784	-4,961,156	-2,813,854	-1,712,784	-1,582,784
50	-205,907	-1,304,075	-5,052,447	-2,905,145	-1,804,075	-1,674,075
70	-220,321	-1,395,366	-5,143,738	-2,996,436	-1,895,366	-1,765,366
90	-234,735	-1,486,657	-5,235,029	-3,087,727	-1,986,657	-1,856,657
100	-241,943	-1,532,309	-5,280,680	-3,133,379	-2,032,309	-1,902,309
125	-259,961	-1,646,422	-5,394,794	-3,247,493	-2,146,422	-2,016,422
150	-277,979	-1,760,536	-5,508,908	-3,361,607	-2,260,536	-2,130,536
175	-295,998	-1,874,656	-5,623,028	-3,475,721	-2,374,656	-2,244,656
200	-314,016	-1,988,770	-5,737,142	-3,589,841	-2,488,770	-2,358,770
225	-332,034	-2,102,884	-5,851,256	-3,703,954	-2,602,884	-2,472,884
250	-350,053	-2,217,004	-5,965,376	-3,818,074	-2,717,004	-2,587,004
275	-368,071	-2,331,118	-6,079,490	-3,932,188	-2,831,118	-2,701,118
300	-386,089	-2,445,232	-6,193,603	-4,046,302	-2,945,232	-2,815,232
325	-404,108	-2,559,352	-6,307,724	-4,160,422	-3,059,352	-2,929,352

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,727,244	3,409,055	-339,316	1,807,985	2,909,055	3,039,055
20	2,707,524	3,384,406	-363,966	1,783,335	2,884,406	3,014,406
30	2,697,594	3,371,993	-376,379	1,770,922	2,871,993	3,001,993
50	2,677,732	3,347,165	-401,206	1,746,095	2,847,165	2,977,165
70	2,657,870	3,322,338	-426,034	1,721,268	2,822,338	2,952,338
90	2,638,009	3,297,511	-450,861	1,696,441	2,797,511	2,927,511
100	2,628,078	3,285,098	-463,274	1,684,028	2,785,098	2,915,098
125	2,603,251	3,254,064	-494,308	1,652,993	2,754,064	2,884,064
150	2,578,424	3,223,030	-525,341	1,621,960	2,723,030	2,853,030
175	2,553,597	3,191,996	-556,376	1,590,926	2,691,996	2,821,996
200	2,528,769	3,160,962	-587,410	1,559,891	2,660,962	2,790,962
225	2,503,943	3,129,929	-618,443	1,528,858	2,629,929	2,759,929
250	2,479,115	3,098,894	-649,477	1,497,824	2,598,894	2,728,894
275	2,454,289	3,067,861	-680,511	1,466,791	2,567,861	2,697,861
300	2,429,461	3,036,827	-711,545	1,435,756	2,536,827	2,666,827
325	2,404,635	3,005,794	-742,578	1,404,723	2,505,794	2,635,794

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,408,209	3,010,261	-738,111	1,409,191	2,510,261	2,640,261
20	2,388,347	2,985,434	-762,938	1,384,364	2,485,434	2,615,434
30	2,378,416	2,973,020	-775,352	1,371,949	2,473,020	2,603,020
50	2,358,555	2,948,194	-800,178	1,347,123	2,448,194	2,578,194
70	2,338,693	2,923,367	-825,005	1,322,296	2,423,367	2,553,367
90	2,318,831	2,898,539	-849,832	1,297,469	2,398,539	2,528,539
100	2,308,900	2,886,125	-862,247	1,285,055	2,386,125	2,516,125
125	2,284,074	2,855,092	-893,280	1,254,022	2,355,092	2,485,092
150	2,259,246	2,824,058	-924,314	1,222,987	2,324,058	2,454,058
175	2,234,420	2,793,024	-955,347	1,191,954	2,293,024	2,423,024
200	2,209,592	2,761,990	-986,382	1,160,920	2,261,990	2,391,990
225	2,184,766	2,730,957	-1,017,415	1,129,887	2,230,957	2,360,957
250	2,159,938	2,699,923	-1,048,449	1,098,852	2,199,923	2,329,923
275	2,135,111	2,668,888	-1,079,483	1,067,818	2,168,888	2,298,888
300	2,110,284	2,637,855	-1,110,517	1,036,785	2,137,855	2,267,855
325	2,085,457	2,606,821	-1,141,551	1,005,751	2,106,821	2,236,821

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,088,722	2,610,903	-1,137,469	1,009,833	2,110,903	2,240,903
20	2,068,861	2,586,076	-1,162,296	985,005	2,086,076	2,216,076
30	2,058,930	2,573,663	-1,174,709	972,592	2,073,663	2,203,663
50	2,039,068	2,548,835	-1,199,536	947,765	2,048,835	2,178,835
70	2,019,207	2,524,008	-1,224,364	922,938	2,024,008	2,154,008
90	1,999,345	2,499,181	-1,249,191	898,111	1,999,181	2,129,181
100	1,989,414	2,486,768	-1,261,604	885,698	1,986,768	2,116,768
125	1,964,587	2,455,734	-1,292,638	854,663	1,955,734	2,085,734
150	1,939,759	2,424,699	-1,323,672	823,629	1,924,699	2,054,699
175	1,914,933	2,393,666	-1,354,706	792,596	1,893,666	2,023,666
200	1,890,105	2,362,632	-1,385,740	761,561	1,862,632	1,992,632
225	1,865,279	2,331,599	-1,416,773	730,526	1,831,599	1,961,599
250	1,840,452	2,300,564	-1,447,807	699,494	1,800,564	1,930,564
275	1,815,625	2,269,531	-1,478,840	668,461	1,769,531	1,899,531
300	1,790,798	2,238,497	-1,509,875	637,427	1,738,497	1,868,497
325	1,765,970	2,207,463	-1,540,909	606,392	1,707,463	1,837,463

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	389,187	972,968	-2,775,404	-628,102	472,968	602,968
20	360,936	902,339	-2,846,032	-698,731	402,339	532,339
30	346,809	867,022	-2,881,349	-734,048	367,022	497,022
50	318,557	796,394	-2,951,978	-804,677	296,394	426,394
70	290,305	725,762	-3,022,609	-875,308	225,762	355,762
90	262,052	655,131	-3,093,241	-945,939	155,131	285,131
100	247,927	619,817	-3,128,555	-981,254	119,817	249,817
125	212,612	531,529	-3,216,843	-1,069,541	31,529	161,529
150	177,296	443,239	-3,305,132	-1,157,831	-56,761	73,239
175	141,981	354,952	-3,393,420	-1,246,118	-145,048	-15,048
200	106,666	266,665	-3,481,707	-1,334,405	-233,335	-103,335
225	71,350	178,375	-3,569,997	-1,422,695	-321,625	-191,625
250	36,035	90,088	-3,658,284	-1,510,983	-409,912	-279,912
275	7,719	1,798	-3,746,574	-1,599,272	-498,202	-368,202
300	-35,162	-87,904	-3,836,276	-1,688,975	-587,904	-457,904
325	-71,054	-177,636	-3,926,008	-1,778,706	-677,636	-547,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£150

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	49,622	124,056	-3,624,316	-1,477,014	-375,944	-245,944
20	21,370	53,425	-3,694,947	-1,547,646	-446,575	-316,575
30	7,243	18,108	-3,730,264	-1,582,962	-481,892	-351,892
50	-21,352	-53,380	-3,801,752	-1,654,450	-553,380	-423,380
70	-50,066	-125,166	-3,873,538	-1,726,236	-625,166	-495,166
90	-78,781	-196,952	-3,945,323	-1,798,022	-696,952	-566,952
100	-93,138	-232,846	-3,981,218	-1,833,916	-732,846	-602,846
125	-129,031	-322,577	-4,070,949	-1,923,648	-822,577	-692,577
150	-164,924	-412,309	-4,160,681	-2,013,379	-912,309	-782,309
175	-200,816	-502,041	-4,250,412	-2,103,111	-1,002,041	-872,041
200	-236,709	-591,772	-4,340,144	-2,192,843	-1,091,772	-961,772
225	-272,603	-681,506	-4,429,878	-2,282,577	-1,181,506	-1,051,506
250	-308,495	-771,238	-4,519,610	-2,372,308	-1,271,238	-1,141,238
275	-344,388	-860,969	-4,609,341	-2,462,040	-1,360,969	-1,230,969
300	-380,280	-950,701	-4,699,073	-2,551,771	-1,450,701	-1,320,701
325	-416,173	-1,040,433	-4,788,804	-2,641,503	-1,540,433	-1,410,433

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-295,020	-737,549	-4,485,921	-2,338,620	-1,237,549	-1,107,549
20	-323,734	-809,335	-4,557,707	-2,410,405	-1,309,335	-1,179,335
30	-338,091	-845,227	-4,593,598	-2,446,297	-1,345,227	-1,215,227
50	-366,805	-917,012	-4,665,384	-2,518,083	-1,417,012	-1,287,012
70	-395,519	-988,798	-4,737,170	-2,589,869	-1,488,798	-1,358,798
90	-424,234	-1,060,584	-4,808,956	-2,661,654	-1,560,584	-1,430,584
100	-438,591	-1,096,478	-4,844,850	-2,697,548	-1,596,478	-1,466,478
125	-474,484	-1,186,210	-4,934,581	-2,787,280	-1,686,210	-1,556,210
150	-510,377	-1,275,941	-5,024,313	-2,877,012	-1,775,941	-1,645,941
175	-546,269	-1,365,673	-5,114,045	-2,966,743	-1,865,673	-1,735,673
200	-582,163	-1,455,407	-5,203,779	-3,056,477	-1,955,407	-1,825,407
225	-618,055	-1,545,139	-5,293,510	-3,146,209	-2,045,139	-1,915,139
250	-653,948	-1,634,870	-5,383,242	-3,235,941	-2,134,870	-2,004,870
275	-689,841	-1,724,602	-5,472,974	-3,325,672	-2,224,602	-2,094,602
300	-725,733	-1,814,333	-5,562,705	-3,415,404	-2,314,333	-2,184,333
325	-761,627	-1,904,068	-5,652,439	-3,505,138	-2,404,068	-2,274,068

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,761,851	4,052,257	303,885	2,451,186	3,552,257	3,682,257
20	1,714,211	3,942,686	194,315	2,341,616	3,442,686	3,572,686
30	1,690,392	3,887,901	139,529	2,286,831	3,387,901	3,517,901
50	1,642,753	3,778,331	29,959	2,177,260	3,278,331	3,408,331
70	1,595,112	3,668,758	-79,614	2,067,688	3,168,758	3,298,758
90	1,547,473	3,559,188	-189,184	1,958,117	3,059,188	3,189,188
100	1,523,653	3,504,402	-243,969	1,903,332	3,004,402	3,134,402
125	1,464,104	3,367,439	-380,932	1,766,369	2,867,439	2,997,439
150	1,404,555	3,230,476	-517,895	1,629,406	2,730,476	2,860,476
175	1,345,006	3,093,513	-654,858	1,492,443	2,593,513	2,723,513
200	1,285,456	2,956,548	-791,824	1,355,478	2,456,548	2,586,548
225	1,225,907	2,819,585	-928,787	1,218,515	2,319,585	2,449,585
250	1,166,357	2,682,622	-1,065,750	1,081,552	2,182,622	2,312,622
275	1,106,808	2,545,659	-1,202,713	944,589	2,045,659	2,175,659
300	1,047,259	2,408,696	-1,339,676	807,626	1,908,696	2,038,696
325	987,709	2,271,731	-1,476,641	670,661	1,771,731	1,901,731

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,172,022	2,695,651	-1,052,721	1,094,581	2,195,651	2,325,651
20	1,124,383	2,586,081	-1,162,291	985,010	2,086,081	2,216,081
30	1,100,562	2,531,293	-1,217,079	930,223	2,031,293	2,161,293
50	1,052,923	2,421,723	-1,326,649	820,653	1,921,723	2,051,723
70	1,005,284	2,312,152	-1,436,219	711,082	1,812,152	1,942,152
90	957,644	2,202,582	-1,545,790	601,512	1,702,582	1,832,582
100	933,825	2,147,797	-1,600,575	546,727	1,647,797	1,777,797
125	874,276	2,010,834	-1,737,538	409,764	1,510,834	1,640,834
150	814,725	1,873,869	-1,874,503	272,798	1,373,869	1,503,869
175	755,176	1,736,906	-2,011,466	135,835	1,236,906	1,366,906
200	695,627	1,599,943	-2,148,429	-1,128	1,099,943	1,229,943
225	636,078	1,462,980	-2,285,392	-138,091	962,980	1,092,980
250	576,529	1,326,017	-2,422,355	-275,054	826,017	956,017
275	516,979	1,189,051	-2,559,320	-412,019	689,051	819,051
300	457,430	1,052,088	-2,696,283	-548,982	552,088	682,088
325	397,881	915,125	-2,833,246	-685,945	415,125	545,125

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	581,608	1,337,699	-2,410,673	-263,371	837,699	967,699
20	533,969	1,228,129	-2,520,243	-372,942	728,129	858,129
30	510,149	1,173,343	-2,575,028	-427,727	673,343	803,343
50	462,510	1,063,773	-2,684,599	-537,297	563,773	693,773
70	414,870	954,200	-2,794,171	-646,870	454,200	584,200
90	367,230	844,630	-2,903,742	-756,440	344,630	474,630
100	343,411	789,845	-2,958,527	-811,226	289,845	419,845
125	283,862	652,882	-3,095,490	-948,189	152,882	282,882
150	224,313	515,919	-3,232,453	-1,085,152	15,919	145,919
175	164,763	378,956	-3,369,416	-1,222,115	-121,044	8,956
200	105,213	241,991	-3,506,381	-1,359,080	-258,009	-128,009
225	45,664	105,028	-3,643,344	-1,496,043	-394,972	-264,972
250	-14,112	-32,457	-3,780,307	-1,633,006	-532,457	-402,457
275	-74,636	-171,662	-3,917,270	-1,770,969	-670,920	-541,662
300	-135,159	-310,865	-4,054,233	-1,907,932	-808,883	-680,865
325	-195,682	-450,069	-4,191,196	-2,044,895	-946,846	-820,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£175

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,303,488	5,042,791	1,294,419	3,441,720	4,542,791	4,672,791
20	6,254,665	5,003,732	1,255,360	3,402,662	4,503,732	4,633,732
30	6,230,253	4,984,203	1,235,831	3,383,132	4,484,203	4,614,203
50	6,181,430	4,945,144	1,196,772	3,344,074	4,445,144	4,575,144
70	6,132,608	4,906,086	1,157,715	3,305,016	4,406,086	4,536,086
90	6,083,785	4,867,028	1,118,656	3,265,958	4,367,028	4,497,028
100	6,059,373	4,847,499	1,099,127	3,246,428	4,347,499	4,477,499
125	5,998,345	4,798,676	1,050,304	3,197,605	4,298,676	4,428,676
150	5,937,315	4,749,852	1,001,480	3,148,782	4,249,852	4,379,852
175	5,876,287	4,701,029	952,658	3,099,959	4,201,029	4,331,029
200	5,815,258	4,652,207	903,835	3,051,136	4,152,207	4,282,207
225	5,754,230	4,603,384	855,012	3,002,313	4,103,384	4,233,384
250	5,693,200	4,554,560	806,188	2,953,490	4,054,560	4,184,560
275	5,632,172	4,505,737	757,366	2,904,667	4,005,737	4,135,737
300	5,571,143	4,456,914	708,543	2,855,844	3,956,914	4,086,914
325	5,510,115	4,408,092	659,720	2,807,021	3,908,092	4,038,092

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,548,614	4,438,891	690,520	2,837,821	3,938,891	4,068,891
20	5,499,791	4,399,833	651,461	2,798,763	3,899,833	4,029,833
30	5,475,380	4,380,304	631,932	2,779,233	3,880,304	4,010,304
50	5,426,556	4,341,245	592,873	2,740,175	3,841,245	3,971,245
70	5,377,733	4,302,186	553,815	2,701,116	3,802,186	3,932,186
90	5,328,910	4,263,128	514,756	2,662,058	3,763,128	3,893,128
100	5,304,498	4,243,599	495,227	2,642,528	3,743,599	3,873,599
125	5,243,470	4,194,776	446,404	2,593,705	3,694,776	3,824,776
150	5,182,441	4,145,953	397,581	2,544,883	3,645,953	3,775,953
175	5,121,413	4,097,130	348,758	2,496,060	3,597,130	3,727,130
200	5,060,383	4,048,307	299,935	2,447,236	3,548,307	3,678,307
225	4,999,355	3,999,484	251,112	2,398,413	3,499,484	3,629,484
250	4,938,326	3,950,661	202,289	2,349,591	3,450,661	3,580,661
275	4,877,298	3,901,838	153,466	2,300,768	3,401,838	3,531,838
300	4,816,268	3,853,015	104,643	2,251,944	3,353,015	3,483,015
325	4,755,240	3,804,192	55,820	2,203,121	3,304,192	3,434,192

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,792,995	3,834,396	86,024	2,233,325	3,334,396	3,464,396
20	4,744,171	3,795,337	46,965	2,194,267	3,295,337	3,425,337
30	4,719,760	3,775,808	27,436	2,174,737	3,275,808	3,405,808
50	4,670,937	3,736,749	-11,623	2,135,679	3,236,749	3,366,749
70	4,622,113	3,697,691	-50,681	2,096,620	3,197,691	3,327,691
90	4,573,290	3,658,632	-89,740	2,057,562	3,158,632	3,288,632
100	4,548,879	3,639,104	-109,268	2,038,033	3,139,104	3,269,104
125	4,487,850	3,590,280	-158,092	1,989,210	3,090,280	3,220,280
150	4,426,821	3,541,457	-206,915	1,940,387	3,041,457	3,171,457
175	4,365,793	3,492,634	-255,737	1,891,564	2,992,634	3,122,634
200	4,304,764	3,443,812	-304,560	1,842,741	2,943,812	3,073,812
225	4,243,735	3,394,988	-353,384	1,793,918	2,894,988	3,024,988
250	4,182,706	3,346,165	-402,207	1,745,095	2,846,165	2,976,165
275	4,121,678	3,297,342	-451,029	1,696,272	2,797,342	2,927,342
300	4,060,648	3,248,519	-499,853	1,647,448	2,748,519	2,878,519
325	3,999,620	3,199,696	-548,676	1,598,625	2,699,696	2,829,696

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,711,066	6,124,373	2,376,001	4,523,302	5,624,373	5,754,373
20	4,662,514	6,061,269	2,312,897	4,460,198	5,561,269	5,691,269
30	4,638,242	6,029,715	2,281,343	4,428,645	5,529,715	5,659,715
50	4,589,701	5,966,611	2,218,239	4,365,541	5,466,611	5,596,611
70	4,541,159	5,903,507	2,155,135	4,302,437	5,403,507	5,533,507
90	4,492,617	5,840,401	2,092,030	4,239,331	5,340,401	5,470,401
100	4,468,346	5,808,849	2,060,478	4,207,779	5,308,849	5,438,849
125	4,407,668	5,729,969	1,981,597	4,128,898	5,229,969	5,359,969
150	4,346,992	5,651,089	1,902,717	4,050,019	5,151,089	5,281,089
175	4,286,314	5,572,208	1,823,836	3,971,138	5,072,208	5,202,208
200	4,225,636	5,493,327	1,744,956	3,892,257	4,993,327	5,123,327
225	4,164,959	5,414,446	1,666,075	3,813,376	4,914,446	5,044,446
250	4,104,281	5,335,566	1,587,194	3,734,495	4,835,566	4,965,566
275	4,043,604	5,256,685	1,508,313	3,655,614	4,756,685	4,886,685
300	3,982,926	5,177,804	1,429,432	3,576,734	4,677,804	4,807,804
325	3,922,249	5,098,923	1,350,551	3,497,853	4,598,923	4,728,923

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,016,659	5,221,656	1,473,284	3,620,586	4,721,656	4,851,656
20	3,968,117	5,158,552	1,410,180	3,557,482	4,658,552	4,788,552
30	3,943,846	5,127,000	1,378,628	3,525,929	4,627,000	4,757,000
50	3,895,303	5,063,894	1,315,523	3,462,824	4,563,894	4,693,894
70	3,846,762	5,000,790	1,252,418	3,399,720	4,500,790	4,630,790
90	3,798,220	4,937,686	1,189,314	3,336,616	4,437,686	4,567,686
100	3,773,949	4,906,134	1,157,762	3,305,064	4,406,134	4,536,134
125	3,713,272	4,827,253	1,078,881	3,226,183	4,327,253	4,457,253
150	3,652,594	4,748,372	1,000,001	3,147,302	4,248,372	4,378,372
175	3,591,917	4,669,491	921,120	3,068,421	4,169,491	4,299,491
200	3,531,239	4,590,611	842,239	2,989,540	4,090,611	4,220,611
225	3,470,561	4,511,730	763,358	2,910,659	4,011,730	4,141,730
250	3,409,884	4,432,849	684,477	2,831,779	3,932,849	4,062,849
275	3,349,206	4,353,968	605,596	2,752,898	3,853,968	3,983,968
300	3,288,529	4,275,087	526,716	2,674,017	3,775,087	3,905,087
325	3,227,852	4,196,206	447,836	2,595,137	3,696,206	3,826,206

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,321,575	4,318,048	569,676	2,716,978	3,818,048	3,948,048
20	3,273,034	4,254,944	506,572	2,653,873	3,754,944	3,884,944
30	3,248,763	4,223,392	475,020	2,622,321	3,723,392	3,853,392
50	3,200,221	4,160,288	411,916	2,559,217	3,660,288	3,790,288
70	3,151,679	4,097,182	348,810	2,496,112	3,597,182	3,727,182
90	3,103,137	4,034,078	285,706	2,433,008	3,534,078	3,664,078
100	3,078,866	4,002,526	254,154	2,401,456	3,502,526	3,632,526
125	3,018,189	3,923,645	175,273	2,322,575	3,423,645	3,553,645
150	2,957,511	3,844,764	96,392	2,243,694	3,344,764	3,474,764
175	2,896,833	3,765,883	17,512	2,164,813	3,265,883	3,395,883
200	2,836,156	3,687,003	-61,369	2,085,932	3,187,003	3,317,003
225	2,775,478	3,608,122	-140,250	2,007,051	3,108,122	3,238,122
250	2,714,801	3,529,241	-219,131	1,928,171	3,029,241	3,159,241
275	2,654,123	3,450,360	-298,012	1,849,290	2,950,360	3,080,360
300	2,593,210	3,371,479	-377,199	1,770,409	2,871,479	3,001,479
325	2,532,297	3,292,598	-456,280	1,691,528	2,792,598	2,922,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,961,956	5,825,271	2,076,900	4,224,201	5,325,271	5,455,271
20	8,869,831	5,765,390	2,017,019	4,164,320	5,265,390	5,395,390
30	8,823,769	5,735,450	1,987,078	4,134,380	5,235,450	5,365,450
50	8,731,644	5,675,569	1,927,197	4,074,498	5,175,569	5,305,569
70	8,639,520	5,615,688	1,867,316	4,014,617	5,115,688	5,245,688
90	8,547,394	5,555,806	1,807,434	3,954,736	5,055,806	5,185,806
100	8,501,332	5,525,866	1,777,494	3,924,795	5,025,866	5,155,866
125	8,396,176	5,451,014	1,702,643	3,849,944	4,951,014	5,081,014
150	8,270,298	5,375,694	1,627,322	3,774,623	4,875,694	5,005,694
175	8,153,258	5,299,618	1,551,246	3,698,547	4,799,618	4,929,618
200	8,036,218	5,223,542	1,475,170	3,622,472	4,723,542	4,853,542
225	7,919,179	5,147,467	1,399,095	3,546,396	4,647,467	4,777,467
250	7,802,140	5,071,391	1,323,019	3,470,320	4,571,391	4,701,391
275	7,685,101	4,995,316	1,246,944	3,394,245	4,495,316	4,625,316
300	7,568,061	4,919,240	1,170,868	3,318,169	4,419,240	4,549,240
325	7,451,021	4,843,164	1,094,792	3,242,094	4,343,164	4,473,164

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,643,793	4,968,466	1,220,094	3,367,395	4,468,466	4,598,466
20	7,550,162	4,907,606	1,159,234	3,306,535	4,407,606	4,537,606
30	7,503,347	4,877,175	1,128,804	3,276,105	4,377,175	4,507,175
50	7,409,715	4,816,315	1,067,943	3,215,244	4,316,315	4,446,315
70	7,316,084	4,755,455	1,007,083	3,154,384	4,255,455	4,385,455
90	7,222,452	4,694,594	946,222	3,093,523	4,194,594	4,324,594
100	7,175,636	4,664,164	915,792	3,063,093	4,164,164	4,294,164
125	7,058,597	4,588,088	839,716	2,987,017	4,088,088	4,218,088
150	6,941,557	4,512,012	763,640	2,910,942	4,012,012	4,142,012
175	6,824,518	4,435,937	687,565	2,834,866	3,935,937	4,065,937
200	6,707,478	4,359,861	611,489	2,758,790	3,859,861	3,989,861
225	6,590,439	4,283,786	535,414	2,682,715	3,783,786	3,913,786
250	6,473,400	4,207,710	459,338	2,606,639	3,707,710	3,837,710
275	6,356,360	4,131,634	383,262	2,530,563	3,631,634	3,761,634
300	6,239,321	4,055,559	307,187	2,454,488	3,555,559	3,685,559
325	6,122,281	3,979,483	231,111	2,378,412	3,479,483	3,609,483

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,313,722	4,103,920	355,548	2,502,849	3,603,920	3,733,920
20	6,220,091	4,043,059	294,688	2,441,989	3,543,059	3,673,059
30	6,173,275	4,012,629	264,257	2,411,558	3,512,629	3,642,629
50	6,079,644	3,951,768	203,397	2,350,698	3,451,768	3,581,768
70	5,986,012	3,890,908	142,536	2,289,837	3,390,908	3,520,908
90	5,892,381	3,830,048	81,676	2,228,977	3,330,048	3,460,048
100	5,845,565	3,799,617	51,246	2,198,547	3,299,617	3,429,617
125	5,728,525	3,723,542	-24,830	2,122,471	3,223,542	3,353,542
150	5,611,486	3,647,466	-100,906	2,046,395	3,147,466	3,277,466
175	5,494,447	3,571,390	-176,981	1,970,320	3,071,390	3,201,390
200	5,377,407	3,495,315	-253,057	1,894,244	2,995,315	3,125,315
225	5,260,367	3,419,239	-329,133	1,818,168	2,919,239	3,049,239
250	5,143,329	3,343,164	-405,208	1,742,093	2,843,164	2,973,164
275	5,026,289	3,267,088	-481,284	1,666,017	2,767,088	2,897,088
300	4,909,249	3,191,012	-557,360	1,589,941	2,691,012	2,821,012
325	4,792,209	3,114,936	-633,436	1,513,865	2,614,936	2,744,936

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	150	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	250	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	250	325	325
2 - £6,082 per sq m	#N/A	20	175	175
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	125	325	325
2 - £6,082 per sq m	#N/A	#N/A	125	150
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	100	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	225	325	325
2 - £6,082 per sq m	#N/A	0	250	275
3 - £5,705 per sq m	#N/A	#N/A	0	30

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	70	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	30	325	325	325
2 - £6,082 per sq m	#N/A	200	325	325
3 - £5,705 per sq m	#N/A	#N/A	175	200

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	150	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	175	200

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1

Houses	
No of units	1 units
Density:	20 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	163,841	3,276,823	-471,549	1,675,752	2,776,823	2,906,823
20	162,633	3,252,660	-495,712	1,651,589	2,752,660	2,882,660
30	162,029	3,240,578	-507,793	1,639,508	2,740,578	2,870,578
50	160,821	3,216,415	-531,956	1,615,345	2,716,415	2,846,415
70	159,613	3,192,252	-556,119	1,591,182	2,692,252	2,822,252
90	158,405	3,168,109	-580,282	1,567,039	2,668,109	2,798,109
100	157,801	3,156,028	-592,344	1,554,957	2,656,028	2,786,028
125	156,291	3,125,824	-622,548	1,524,754	2,625,824	2,755,824
150	154,781	3,095,620	-652,751	1,494,550	2,595,620	2,725,620
175	153,271	3,065,417	-682,955	1,464,346	2,565,417	2,695,417
200	151,761	3,035,213	-713,159	1,434,142	2,535,213	2,665,213
225	150,250	3,005,009	-743,363	1,403,939	2,505,009	2,635,009
250	148,741	2,974,825	-773,566	1,373,755	2,474,825	2,604,825
275	147,231	2,944,622	-803,750	1,343,551	2,444,622	2,574,622
300	145,721	2,914,418	-833,954	1,313,347	2,414,418	2,544,418
325	144,211	2,884,214	-864,158	1,283,144	2,384,214	2,514,214

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£145,758	2,915,153	-833,219	1,314,083	2,415,153	2,545,153
20	144,550	2,890,990	-857,382	1,289,920	2,390,990	2,520,990
30	143,946	2,878,929	-869,443	1,277,858	2,378,929	2,508,929
50	142,738	2,854,766	-893,606	1,253,695	2,354,766	2,484,766
70	141,530	2,830,603	-917,769	1,229,532	2,330,603	2,460,603
90	140,322	2,806,440	-941,932	1,205,369	2,306,440	2,436,440
100	139,718	2,794,358	-954,014	1,193,288	2,294,358	2,424,358
125	138,208	2,764,154	-984,217	1,163,084	2,264,154	2,394,154
150	136,698	2,733,951	-1,014,421	1,132,880	2,233,951	2,363,951
175	135,188	2,703,767	-1,044,605	1,102,696	2,203,767	2,333,767
200	133,678	2,673,563	-1,074,809	1,072,493	2,173,563	2,303,563
225	132,168	2,643,359	-1,105,012	1,042,289	2,143,359	2,273,359
250	130,658	2,613,156	-1,135,216	1,012,085	2,113,156	2,243,156
275	129,148	2,582,952	-1,165,420	981,881	2,082,952	2,212,952
300	127,637	2,552,748	-1,195,624	951,678	2,052,748	2,182,748
325	126,128	2,522,564	-1,225,807	921,494	2,022,564	2,152,564

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	127,661	2,553,222	-1,195,150	952,152	2,053,222	2,183,222
20	126,453	2,529,059	-1,219,313	927,989	2,029,059	2,159,059
30	125,849	2,516,978	-1,231,394	915,907	2,016,978	2,146,978
50	124,641	2,492,815	-1,255,557	891,744	1,992,815	2,122,815
70	123,433	2,468,652	-1,279,720	867,581	1,968,652	2,098,652
90	122,224	2,444,489	-1,303,883	843,418	1,944,489	2,074,489
100	121,620	2,432,407	-1,315,965	831,337	1,932,407	2,062,407
125	120,111	2,402,223	-1,346,148	801,153	1,902,223	2,032,223
150	118,601	2,372,020	-1,376,352	770,949	1,872,020	2,002,020
175	117,091	2,341,816	-1,406,556	740,746	1,841,816	1,971,816
200	115,581	2,311,612	-1,436,760	710,542	1,811,612	1,941,612
225	114,070	2,281,408	-1,466,963	680,338	1,781,408	1,911,408
250	112,560	2,251,205	-1,497,167	650,134	1,751,205	1,881,205
275	111,051	2,221,021	-1,527,351	619,951	1,721,021	1,851,021
300	109,541	2,190,817	-1,557,555	589,747	1,690,817	1,820,817
325	108,031	2,160,613	-1,587,758	559,543	1,660,613	1,790,613

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	327,682	3,276,823	-471,549	1,675,752	2,776,823	2,906,823
20	325,266	3,252,660	-495,712	1,651,589	2,752,660	2,882,660
30	324,058	3,240,578	-507,793	1,639,508	2,740,578	2,870,578
50	321,643	3,216,425	-531,946	1,615,355	2,716,425	2,846,425
70	319,226	3,192,262	-556,109	1,591,192	2,692,262	2,822,262
90	316,810	3,168,099	-580,272	1,567,029	2,668,099	2,798,099
100	315,602	3,156,018	-592,354	1,554,947	2,656,018	2,786,018
125	312,582	3,125,824	-622,548	1,524,754	2,625,824	2,755,824
150	309,562	3,095,620	-652,751	1,494,550	2,595,620	2,725,620
175	306,542	3,065,417	-682,955	1,464,346	2,565,417	2,695,417
200	303,522	3,035,223	-713,149	1,434,142	2,535,223	2,665,223
225	300,502	3,005,019	-743,353	1,403,949	2,505,019	2,635,019
250	297,482	2,974,815	-773,556	1,373,745	2,474,815	2,604,815
275	294,462	2,944,622	-803,750	1,343,551	2,444,622	2,574,622
300	291,442	2,914,418	-833,954	1,313,347	2,414,418	2,544,418
325	288,421	2,884,214	-864,158	1,283,144	2,384,214	2,514,214

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	291,516	2,915,163	-833,209	1,314,093	2,415,163	2,545,163
20	289,100	2,891,000	-857,372	1,289,930	2,391,000	2,521,000
30	287,892	2,878,919	-869,453	1,277,848	2,378,919	2,508,919
50	285,476	2,854,756	-893,616	1,253,685	2,354,756	2,484,756
70	283,060	2,830,603	-917,769	1,229,532	2,330,603	2,460,603
90	280,644	2,806,440	-941,932	1,205,369	2,306,440	2,436,440
100	279,436	2,794,358	-954,014	1,193,288	2,294,358	2,424,358
125	276,415	2,764,154	-984,217	1,163,084	2,264,154	2,394,154
150	273,396	2,733,961	-1,014,411	1,132,890	2,233,961	2,363,961
175	270,376	2,703,757	-1,044,615	1,102,686	2,203,757	2,333,757
200	267,355	2,673,553	-1,074,819	1,072,483	2,173,553	2,303,553
225	264,336	2,643,359	-1,105,012	1,042,289	2,143,359	2,273,359
250	261,316	2,613,156	-1,135,216	1,012,085	2,113,156	2,243,156
275	258,295	2,582,952	-1,165,420	981,881	2,082,952	2,212,952
300	255,276	2,552,758	-1,195,614	951,688	2,052,758	2,182,758
325	252,255	2,522,554	-1,225,817	921,484	2,022,554	2,152,554

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	255,321	2,553,212	-1,195,160	952,142	2,053,212	2,183,212
20	252,906	2,529,059	-1,219,313	927,989	2,029,059	2,159,059
30	251,698	2,516,978	-1,231,394	915,907	2,016,978	2,146,978
50	248,281	2,492,815	-1,255,557	891,744	1,992,815	2,122,815
70	246,865	2,468,652	-1,279,720	867,581	1,968,652	2,098,652
90	244,450	2,444,499	-1,303,873	843,428	1,944,499	2,074,499
100	243,242	2,432,417	-1,315,955	831,347	1,932,417	2,062,417
125	240,221	2,402,213	-1,346,158	801,143	1,902,213	2,032,213
150	237,201	2,372,010	-1,376,362	770,939	1,872,010	2,002,010
175	234,182	2,341,816	-1,406,566	740,746	1,841,816	1,971,816
200	231,161	2,311,612	-1,436,760	710,542	1,811,612	1,941,612
225	228,141	2,281,408	-1,466,963	680,338	1,781,408	1,911,408
250	225,121	2,251,215	-1,497,167	650,144	1,751,215	1,881,215
275	222,101	2,221,011	-1,527,361	619,941	1,721,011	1,851,011
300	219,082	2,190,817	-1,557,555	589,747	1,690,817	1,820,817
325	216,061	2,160,613	-1,587,758	559,543	1,660,613	1,790,613

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	601,787	4,513,400	765,028	2,912,329	4,013,400	4,143,400
20	597,318	4,479,887	731,515	2,878,816	3,979,887	4,109,887
30	598,084	4,463,130	714,759	2,862,060	3,963,130	4,093,130
50	590,616	4,429,618	681,246	2,828,547	3,929,618	4,059,618
70	586,147	4,396,105	647,733	2,795,035	3,896,105	4,026,105
90	581,679	4,362,592	614,221	2,761,522	3,862,592	3,992,592
100	579,445	4,345,836	597,464	2,744,766	3,845,836	3,975,836
125	573,859	4,303,941	555,570	2,702,871	3,803,941	3,933,941
150	568,274	4,262,054	513,682	2,660,984	3,762,054	3,892,054
175	562,688	4,220,160	471,788	2,619,089	3,720,160	3,850,160
200	557,103	4,178,272	429,901	2,577,202	3,678,272	3,808,272
225	551,518	4,136,385	388,013	2,535,315	3,636,385	3,766,385
250	545,932	4,094,491	346,119	2,493,420	3,594,491	3,724,491
275	540,347	4,052,603	304,232	2,451,533	3,552,603	3,682,603
300	534,761	4,010,709	262,337	2,409,638	3,510,709	3,640,709
325	529,176	3,968,822	220,450	2,367,751	3,468,822	3,598,822

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	534,898	4,011,737	263,365	2,410,667	3,511,737	3,641,737
20	530,430	3,978,224	229,852	2,377,154	3,478,224	3,608,224
30	528,196	3,961,468	213,096	2,360,398	3,461,468	3,591,468
50	523,727	3,927,955	179,583	2,326,885	3,427,955	3,557,955
70	519,259	3,894,442	146,071	2,293,372	3,394,442	3,524,442
90	514,791	3,860,930	112,558	2,259,859	3,360,930	3,490,930
100	512,556	3,844,173	95,802	2,243,103	3,344,173	3,474,173
125	506,972	3,802,286	53,914	2,201,216	3,302,286	3,432,286
150	501,386	3,760,392	12,020	2,159,321	3,260,392	3,390,392
175	495,801	3,718,504	-29,867	2,117,434	3,218,504	3,348,504
200	490,215	3,676,610	-71,762	2,075,539	3,176,610	3,306,610
225	484,630	3,634,723	-113,649	2,033,652	3,134,723	3,264,723
250	479,044	3,592,828	-155,544	1,991,758	3,092,828	3,222,828
275	473,459	3,550,941	-197,431	1,949,871	3,050,941	3,180,941
300	467,873	3,509,046	-239,325	1,907,976	3,009,046	3,139,046
325	462,288	3,467,159	-281,213	1,866,089	2,967,159	3,097,159

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	467,958	3,509,687	-238,685	1,908,616	3,009,687	3,139,687
20	463,490	3,476,174	-272,198	1,875,104	2,976,174	3,106,174
30	461,256	3,459,418	-288,954	1,858,347	2,959,418	3,089,418
50	456,787	3,425,905	-322,467	1,824,835	2,925,905	3,055,905
70	452,319	3,392,392	-355,980	1,791,322	2,892,392	3,022,392
90	447,851	3,358,880	-389,492	1,757,809	2,858,880	2,988,880
100	445,616	3,342,123	-406,249	1,741,053	2,842,123	2,972,123
125	440,031	3,300,236	-448,136	1,699,166	2,800,236	2,930,236
150	434,446	3,258,341	-490,030	1,657,271	2,758,341	2,888,341
175	428,861	3,216,454	-531,916	1,615,384	2,716,454	2,846,454
200	423,275	3,174,560	-573,812	1,573,499	2,674,560	2,804,560
225	417,690	3,132,672	-615,699	1,531,602	2,632,672	2,762,672
250	412,104	3,090,778	-657,594	1,489,707	2,590,778	2,720,778
275	406,519	3,048,891	-699,481	1,447,820	2,548,891	2,678,891
300	400,933	3,006,996	-741,376	1,405,926	2,506,996	2,636,996
325	395,348	2,965,109	-783,263	1,364,039	2,465,109	2,595,109

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	947,761	5,528,605	1,780,233	3,927,535	5,028,605	5,158,605
20	940,599	5,486,829	1,738,457	3,885,759	4,986,829	5,116,829
30	937,018	5,465,938	1,717,566	3,864,868	4,965,938	5,095,938
50	929,855	5,424,156	1,675,784	3,823,086	4,924,156	5,054,156
70	922,694	5,382,380	1,634,008	3,781,309	4,882,380	5,012,380
90	915,532	5,340,604	1,592,232	3,739,533	4,840,604	4,970,604
100	911,951	5,319,713	1,571,341	3,718,642	4,819,713	4,949,713
125	902,998	5,267,488	1,519,116	3,666,418	4,767,488	4,897,488
150	894,045	5,215,264	1,466,892	3,614,193	4,715,264	4,845,264
175	885,092	5,163,039	1,414,667	3,561,969	4,663,039	4,793,039
200	876,141	5,110,820	1,362,449	3,509,750	4,610,820	4,740,820
225	867,188	5,058,596	1,310,224	3,457,526	4,558,596	4,688,596
250	858,235	5,006,371	1,258,000	3,405,301	4,506,371	4,636,371
275	849,282	4,954,147	1,205,775	3,353,076	4,454,147	4,584,147
300	840,330	4,901,922	1,153,551	3,300,852	4,401,922	4,531,922
325	831,378	4,849,704	1,101,332	3,248,633	4,349,704	4,479,704

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	842,276	4,913,275	1,164,904	3,312,205	4,413,275	4,543,275
20	835,114	4,871,499	1,123,127	3,270,429	4,371,499	4,501,499
30	831,533	4,850,608	1,102,236	3,249,538	4,350,608	4,480,608
50	824,371	4,808,832	1,060,460	3,207,762	4,308,832	4,438,832
70	817,209	4,767,050	1,018,678	3,165,980	4,267,050	4,397,050
90	810,047	4,725,274	976,902	3,124,204	4,225,274	4,355,274
100	806,466	4,704,383	956,011	3,103,313	4,204,383	4,334,383
125	797,513	4,652,159	903,787	3,051,088	4,152,159	4,282,159
150	788,561	4,599,940	851,568	2,998,869	4,099,940	4,229,940
175	779,608	4,547,715	799,344	2,946,645	4,047,715	4,177,715
200	770,656	4,495,491	747,119	2,894,420	3,995,491	4,125,491
225	761,703	4,443,266	694,894	2,842,196	3,943,266	4,073,266
250	752,750	4,391,042	642,670	2,789,971	3,891,042	4,021,042
275	743,797	4,338,817	590,445	2,737,747	3,838,817	3,968,817
300	734,845	4,286,598	538,227	2,685,528	3,786,598	3,916,598
325	725,893	4,234,374	486,002	2,633,304	3,734,374	3,864,374

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	736,709	4,297,470	549,098	2,696,400	3,797,470	3,927,470
20	729,547	4,255,688	507,316	2,654,618	3,755,688	3,885,688
30	725,966	4,234,803	486,431	2,633,732	3,734,803	3,864,803
50	718,804	4,193,021	444,649	2,591,951	3,693,021	3,823,021
70	711,642	4,151,245	402,873	2,550,174	3,651,245	3,781,245
90	704,479	4,109,463	361,091	2,508,392	3,609,463	3,739,463
100	700,898	4,088,572	340,200	2,487,501	3,588,572	3,718,572
125	691,946	4,036,353	287,981	2,435,283	3,536,353	3,666,353
150	682,993	3,984,129	235,757	2,383,058	3,484,129	3,614,129
175	674,041	3,931,904	183,532	2,330,834	3,431,904	3,561,904
200	665,088	3,879,680	131,308	2,278,609	3,379,680	3,509,680
225	656,135	3,827,455	79,083	2,226,385	3,327,455	3,457,455
250	647,183	3,775,236	26,865	2,174,166	3,275,236	3,405,236
275	638,231	3,723,012	-25,360	2,121,941	3,223,012	3,353,012
300	629,278	3,670,787	-77,585	2,069,717	3,170,787	3,300,787
325	620,325	3,618,563	-129,809	2,017,492	3,118,563	3,248,563

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,368	3,522,916	-225,456	1,921,845	3,022,916	3,152,916
20	186,258	3,375,924	-372,448	1,774,854	2,875,924	3,005,924
30	182,203	3,302,437	-445,935	1,701,367	2,802,437	2,932,437
50	174,095	3,155,464	-592,908	1,554,393	2,655,464	2,785,464
70	165,985	3,008,472	-739,900	1,407,402	2,508,472	2,638,472
90	157,876	2,861,498	-886,873	1,260,428	2,361,498	2,491,498
100	153,821	2,788,012	-960,360	1,186,941	2,288,012	2,418,012
125	143,685	2,604,295	-1,144,077	1,003,224	2,104,295	2,234,295
150	133,548	2,420,560	-1,327,812	819,489	1,920,560	2,050,560
175	123,412	2,236,843	-1,511,529	635,772	1,736,843	1,866,843
200	113,275	2,053,108	-1,695,264	452,037	1,553,108	1,683,108
225	103,139	1,869,391	-1,878,981	268,321	1,369,391	1,499,391
250	93,002	1,685,656	-2,062,716	84,585	1,185,656	1,315,656
275	82,866	1,501,939	-2,246,433	-99,131	1,001,939	1,131,939
300	72,729	1,318,222	-2,430,150	-282,848	818,222	948,222
325	62,592	1,134,487	-2,613,885	-466,583	634,487	764,487

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	98,820	1,791,106	-1,957,266	190,036	1,291,106	1,421,106
20	90,711	1,644,133	-2,104,239	43,062	1,144,133	1,274,133
30	86,655	1,570,628	-2,177,744	-30,443	1,070,628	1,200,628
50	78,546	1,423,654	-2,324,718	-177,416	923,654	1,053,654
70	70,438	1,276,681	-2,471,691	-324,390	776,681	906,681
90	62,328	1,129,689	-2,618,683	-471,381	629,689	759,689
100	58,273	1,056,202	-2,692,169	-544,868	556,202	686,202
125	48,137	872,485	-2,875,886	-728,585	372,485	502,485
150	38,000	688,750	-3,059,621	-912,320	188,750	318,750
175	27,864	505,033	-3,243,338	-1,096,037	5,033	135,033
200	17,728	321,317	-3,427,055	-1,279,754	-178,683	-48,683
225	7,591	137,582	-3,610,790	-1,463,489	-362,418	-232,418
250	-2,587	-46,891	-3,795,263	-1,647,961	-546,891	-416,891
275	-12,890	-233,632	-3,982,004	-1,834,703	-733,632	-603,632
300	-23,192	-420,356	-4,168,728	-2,021,426	-920,356	-790,356
325	-33,494	-607,079	-4,355,451	-2,208,150	-1,107,079	-977,079

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£175	£175

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,197	57,952	-3,690,420	-1,543,119	-442,048	-312,048
20	-4,993	-90,493	-3,838,865	-1,691,564	-590,493	-460,493
30	-9,113	-165,179	-3,913,551	-1,766,250	-665,179	-535,179
50	-17,356	-314,569	-4,062,941	-1,915,639	-814,569	-684,569
70	-23,597	-463,940	-4,212,312	-2,065,011	-963,940	-833,940
90	-33,839	-613,330	-4,361,702	-2,214,400	-1,113,330	-983,330
100	-37,959	-688,016	-4,436,388	-2,289,086	-1,188,016	-1,058,016
125	-48,262	-874,757	-4,623,129	-2,475,828	-1,374,757	-1,244,757
150	-58,564	-1,061,481	-4,809,853	-2,662,551	-1,561,481	-1,431,481
175	-68,866	-1,248,204	-4,996,576	-2,849,275	-1,748,204	-1,618,204
200	-79,169	-1,434,946	-5,183,318	-3,036,016	-1,934,946	-1,804,946
225	-89,471	-1,621,670	-5,370,041	-3,222,740	-2,121,670	-1,991,670
250	-99,773	-1,808,393	-5,556,765	-3,409,463	-2,308,393	-2,178,393
275	-110,076	-1,995,135	-5,743,506	-3,596,205	-2,495,135	-2,365,135
300	-120,378	-2,181,858	-5,930,230	-3,782,929	-2,681,858	-2,551,858
325	-130,680	-2,368,582	-6,116,953	-3,969,652	-2,868,582	-2,738,582

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,670	2,198,698	-1,549,674	597,628	1,698,698	1,828,698
20	248,031	2,108,262	-1,640,110	507,191	1,608,262	1,738,262
30	242,711	2,063,044	-1,685,328	461,973	1,563,044	1,693,044
50	232,072	1,972,616	-1,775,756	371,545	1,472,616	1,602,616
70	221,433	1,882,180	-1,866,192	281,109	1,382,180	1,512,180
90	210,793	1,791,743	-1,956,628	190,673	1,291,743	1,421,743
100	205,474	1,746,525	-2,001,847	145,455	1,246,525	1,376,525
125	192,175	1,633,488	-2,114,883	32,418	1,133,488	1,263,488
150	178,876	1,520,443	-2,227,929	-80,627	1,020,443	1,150,443
175	165,576	1,407,398	-2,340,974	-193,673	907,398	1,037,398
200	152,277	1,294,361	-2,454,011	-306,710	794,361	924,361
225	138,978	1,181,315	-2,567,056	-419,755	681,315	811,315
250	125,679	1,068,270	-2,680,102	-532,800	568,270	698,270
275	112,380	955,233	-2,793,138	-645,837	455,233	585,233
300	99,081	842,188	-2,906,184	-758,882	342,188	472,188
325	85,781	729,143	-3,019,229	-871,928	229,143	359,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	133,311	1,133,146	-2,615,226	-467,924	633,146	763,146
20	122,673	1,042,718	-2,705,654	-558,352	542,718	672,718
30	117,353	997,500	-2,750,872	-603,570	497,500	627,500
50	106,713	907,064	-2,841,308	-694,007	407,064	537,064
70	96,074	816,627	-2,931,744	-784,443	316,627	446,627
90	85,435	726,200	-3,022,172	-874,871	226,200	356,200
100	80,115	680,982	-3,067,390	-920,089	180,982	310,982
125	66,816	567,936	-3,180,436	-1,033,134	67,936	197,936
150	53,517	454,891	-3,293,481	-1,146,179	-45,109	84,891
175	40,218	341,854	-3,406,518	-1,259,216	-158,146	-28,146
200	26,919	228,809	-3,519,563	-1,372,262	-271,191	-141,191
225	13,619	115,763	-3,632,608	-1,485,307	-384,237	-254,237
250	321	2,727	-3,745,645	-1,598,344	-497,273	-367,273
275	-13,191	-112,127	-3,860,499	-1,713,198	-612,127	-482,127
300	-26,707	-227,012	-3,975,383	-1,828,082	-727,012	-597,012
325	-40,224	-341,905	-4,090,277	-1,942,975	-841,905	-711,905

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£150

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,855	66,767	-3,681,604	-1,534,303	-433,233	-303,233
20	-2,830	-24,059	-3,772,430	-1,625,129	-524,059	-394,059
30	-8,237	-70,011	-3,818,383	-1,671,081	-570,011	-440,011
50	-19,050	-161,924	-3,910,295	-1,762,994	-661,924	-531,924
70	-29,863	-253,836	-4,002,208	-1,854,907	-753,836	-623,836
90	-40,676	-345,749	-4,094,121	-1,946,819	-845,749	-715,749
100	-46,083	-391,710	-4,140,081	-1,992,780	-891,710	-761,710
125	-59,600	-506,603	-4,254,974	-2,107,673	-1,006,603	-876,603
150	-73,116	-621,487	-4,369,859	-2,222,558	-1,121,487	-991,487
175	-86,633	-736,380	-4,484,752	-2,337,451	-1,236,380	-1,106,380
200	-100,150	-851,273	-4,599,645	-2,452,344	-1,351,273	-1,221,273
225	-113,667	-966,166	-4,714,538	-2,567,237	-1,466,166	-1,336,166
250	-127,183	-1,081,059	-4,829,431	-2,682,130	-1,581,059	-1,451,059
275	-140,699	-1,195,944	-4,944,316	-2,797,014	-1,695,944	-1,565,944
300	-154,216	-1,310,837	-5,059,209	-2,911,907	-1,810,837	-1,680,837
325	-167,733	-1,425,730	-5,174,102	-3,026,800	-1,925,730	-1,795,730

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,560,911	3,902,278	153,906	2,301,207	3,402,278	3,532,278
20	1,549,104	3,872,759	124,387	2,271,688	3,372,759	3,502,759
30	1,543,200	3,858,001	109,629	2,256,930	3,358,001	3,488,001
50	1,531,393	3,828,482	80,110	2,227,412	3,328,482	3,458,482
70	1,519,586	3,798,966	50,594	2,197,895	3,298,966	3,428,966
90	1,507,779	3,769,447	21,075	2,168,377	3,269,447	3,399,447
100	1,501,876	3,754,689	6,317	2,153,619	3,254,689	3,384,689
125	1,487,117	3,717,792	-30,579	2,116,722	3,217,792	3,347,792
150	1,472,358	3,680,896	-67,476	2,079,826	3,180,896	3,310,896
175	1,457,600	3,643,999	-104,372	2,042,929	3,143,999	3,273,999
200	1,442,840	3,607,100	-141,271	2,006,030	3,107,100	3,237,100
225	1,428,082	3,570,204	-178,168	1,969,133	3,070,204	3,200,204
250	1,413,323	3,533,307	-215,064	1,932,237	3,033,307	3,163,307
275	1,398,564	3,496,411	-251,961	1,895,340	2,996,411	3,126,411
300	1,383,806	3,459,514	-288,858	1,858,444	2,959,514	3,089,514
325	1,369,046	3,422,615	-325,757	1,821,545	2,922,615	3,052,615

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,387,014	3,467,536	-280,836	1,866,465	2,967,536	3,097,536
20	1,375,207	3,438,017	-310,355	1,836,947	2,938,017	3,068,017
30	1,369,304	3,423,259	-325,113	1,822,188	2,923,259	3,053,259
50	1,357,496	3,393,740	-354,632	1,792,670	2,893,740	3,023,740
70	1,345,689	3,364,224	-384,148	1,763,153	2,864,224	2,994,224
90	1,333,882	3,334,705	-413,667	1,733,635	2,834,705	2,964,705
100	1,327,979	3,319,947	-428,425	1,718,877	2,819,947	2,949,947
125	1,313,220	3,283,050	-465,321	1,681,980	2,783,050	2,913,050
150	1,298,461	3,246,151	-502,220	1,645,081	2,746,151	2,876,151
175	1,283,702	3,209,255	-539,117	1,608,185	2,709,255	2,839,255
200	1,268,943	3,172,358	-576,013	1,571,288	2,672,358	2,802,358
225	1,254,185	3,135,462	-612,910	1,534,392	2,635,462	2,765,462
250	1,239,426	3,098,565	-649,806	1,497,495	2,598,565	2,728,565
275	1,224,668	3,061,669	-686,703	1,460,598	2,561,669	2,691,669
300	1,209,908	3,024,770	-723,602	1,423,699	2,524,770	2,654,770
325	1,195,149	2,987,873	-760,498	1,386,803	2,487,873	2,617,873

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,212,980	3,032,451	-715,921	1,431,381	2,532,451	2,662,451
20	1,201,174	3,002,935	-745,437	1,401,865	2,502,935	2,632,935
30	1,195,270	2,988,174	-760,197	1,387,104	2,488,174	2,618,174
50	1,183,463	2,958,658	-789,714	1,357,588	2,458,658	2,588,658
70	1,171,656	2,929,139	-819,232	1,328,069	2,429,139	2,559,139
90	1,159,849	2,899,623	-848,749	1,298,553	2,399,623	2,529,623
100	1,153,946	2,884,865	-863,507	1,283,795	2,384,865	2,514,865
125	1,139,186	2,847,966	-900,406	1,246,896	2,347,966	2,477,966
150	1,124,428	2,811,070	-937,302	1,209,999	2,311,070	2,441,070
175	1,109,669	2,774,173	-974,199	1,173,103	2,274,173	2,404,173
200	1,094,911	2,737,277	-1,011,095	1,136,206	2,237,277	2,367,277
225	1,080,152	2,700,380	-1,047,992	1,099,310	2,200,380	2,330,380
250	1,065,392	2,663,481	-1,084,889	1,062,411	2,163,481	2,293,481
275	1,050,634	2,626,584	-1,121,787	1,025,514	2,126,584	2,256,584
300	1,035,875	2,589,688	-1,158,684	988,618	2,089,688	2,219,688
325	1,021,117	2,552,791	-1,195,580	951,721	2,052,791	2,182,791

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	348,855	2,695,696	-1,052,675	1,094,626	2,195,696	2,325,696
20	337,404	2,607,214	-1,141,158	1,006,144	2,107,214	2,237,214
30	331,679	2,562,977	-1,185,395	961,906	2,062,977	2,192,977
50	320,230	2,474,502	-1,273,870	873,432	1,974,502	2,104,502
70	308,779	2,386,020	-1,362,352	784,950	1,886,020	2,016,020
90	297,328	2,297,538	-1,450,834	696,467	1,797,538	1,927,538
100	291,604	2,253,300	-1,495,071	652,230	1,753,300	1,883,300
125	277,291	2,142,699	-1,605,672	541,629	1,642,699	1,772,699
150	262,978	2,032,106	-1,716,266	431,036	1,532,106	1,662,106
175	248,665	1,921,505	-1,826,866	320,435	1,421,505	1,551,505
200	234,352	1,810,904	-1,937,467	209,834	1,310,904	1,440,904
225	220,040	1,700,311	-2,048,061	99,241	1,200,311	1,330,311
250	205,727	1,589,710	-2,158,661	-11,360	1,089,710	1,219,710
275	191,414	1,479,109	-2,269,262	-121,961	979,109	1,109,109
300	177,101	1,368,508	-2,379,863	-232,562	868,508	998,508
325	162,789	1,257,915	-2,490,457	-343,155	757,915	887,915

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	209,741	1,620,726	-2,127,646	19,655	1,120,726	1,250,726
20	198,290	1,532,243	-2,216,128	-68,827	1,032,243	1,162,243
30	192,565	1,488,006	-2,260,366	-113,064	988,006	1,118,006
50	181,116	1,399,532	-2,348,840	-201,539	899,532	1,029,532
70	169,665	1,311,049	-2,437,323	-290,021	811,049	941,049
90	158,215	1,222,567	-2,525,805	-378,503	722,567	852,567
100	152,490	1,178,330	-2,570,042	-422,741	678,330	808,330
125	138,177	1,067,729	-2,680,643	-533,342	567,729	697,729
150	123,865	957,136	-2,791,236	-643,935	457,136	587,136
175	109,552	846,535	-2,901,837	-754,536	346,535	476,535
200	95,238	735,934	-3,012,438	-865,137	235,934	365,934
225	80,926	625,340	-3,123,031	-975,730	125,340	255,340
250	66,613	514,740	-3,233,632	-1,086,331	14,740	144,740
275	52,300	404,139	-3,344,233	-1,196,932	-95,861	34,139
300	37,987	293,538	-3,454,834	-1,307,533	-206,462	-76,462
325	23,675	182,945	-3,565,427	-1,418,126	-317,055	-187,055

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£275

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	70,522	544,942	-3,203,430	-1,056,129	44,942	174,942
20	59,071	456,459	-3,291,912	-1,144,611	-43,541	86,459
30	53,346	412,222	-3,336,150	-1,198,848	-87,778	42,222
50	41,896	323,740	-3,424,632	-1,277,331	-176,260	-46,260
70	30,446	235,265	-3,513,107	-1,365,805	-264,735	-134,735
90	18,995	146,783	-3,601,589	-1,454,287	-353,217	-223,217
100	13,271	102,546	-3,645,826	-1,498,525	-397,454	-267,454
125	-1,060	-8,189	-3,756,561	-1,609,259	-508,189	-378,189
150	-15,606	-120,592	-3,868,963	-1,721,662	-620,592	-490,592
175	-30,153	-233,002	-3,981,374	-1,834,072	-733,002	-603,002
200	-44,700	-345,412	-4,093,784	-1,946,483	-845,412	-715,412
225	-59,247	-457,815	-4,206,187	-2,058,885	-957,815	-827,815
250	-73,794	-570,225	-4,318,597	-2,171,296	-1,070,225	-940,225
275	-88,341	-682,636	-4,431,008	-2,283,706	-1,182,636	-1,052,636
300	-102,887	-795,039	-4,543,410	-2,396,109	-1,295,039	-1,165,039
325	-117,435	-907,449	-4,655,821	-2,508,519	-1,407,449	-1,277,449

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£30

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,694,573	3,851,303	102,931	2,250,233	3,351,303	3,481,303
20	1,681,741	3,822,139	73,767	2,221,069	3,322,139	3,452,139
30	1,675,325	3,807,557	59,185	2,206,486	3,307,557	3,437,557
50	1,662,493	3,778,392	30,021	2,177,322	3,278,392	3,408,392
70	1,649,660	3,749,228	856	2,148,158	3,249,228	3,379,228
90	1,636,829	3,720,066	-28,306	2,118,996	3,220,066	3,350,066
100	1,630,413	3,705,484	-42,888	2,104,414	3,205,484	3,335,484
125	1,614,373	3,669,029	-79,343	2,067,958	3,169,029	3,299,029
150	1,598,332	3,632,573	-115,798	2,031,503	3,132,573	3,262,573
175	1,582,293	3,596,120	-152,251	1,995,050	3,096,120	3,226,120
200	1,566,253	3,559,665	-188,707	1,958,595	3,059,665	3,189,665
225	1,550,212	3,523,210	-225,162	1,922,139	3,023,210	3,153,210
250	1,534,173	3,486,757	-261,615	1,885,686	2,986,757	3,116,757
275	1,518,133	3,450,301	-298,071	1,849,231	2,950,301	3,080,301
300	1,502,092	3,413,846	-334,526	1,812,776	2,913,846	3,043,846
325	1,486,053	3,377,393	-370,979	1,776,322	2,877,393	3,007,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,505,580	3,421,772	-326,600	1,820,701	2,921,772	3,051,772
20	1,492,747	3,392,608	-355,764	1,791,537	2,892,608	3,022,608
30	1,486,331	3,378,025	-370,346	1,776,955	2,878,025	3,008,025
50	1,473,499	3,348,861	-399,511	1,747,791	2,848,861	2,978,861
70	1,460,668	3,319,699	-428,673	1,718,629	2,819,699	2,949,699
90	1,447,835	3,290,535	-457,837	1,689,465	2,790,535	2,920,535
100	1,441,419	3,275,953	-472,419	1,674,882	2,775,953	2,905,953
125	1,425,379	3,239,497	-508,874	1,638,427	2,739,497	2,869,497
150	1,409,340	3,203,044	-545,327	1,601,974	2,703,044	2,833,044
175	1,393,299	3,166,589	-581,783	1,565,519	2,666,589	2,796,589
200	1,377,259	3,130,134	-618,238	1,529,063	2,630,134	2,760,134
225	1,361,219	3,093,681	-654,691	1,492,610	2,593,681	2,723,681
250	1,345,179	3,057,225	-691,147	1,456,155	2,557,225	2,687,225
275	1,329,139	3,020,770	-727,602	1,419,700	2,520,770	2,650,770
300	1,313,098	2,984,315	-764,057	1,383,244	2,484,315	2,614,315
325	1,297,059	2,947,862	-800,510	1,346,791	2,447,862	2,577,862

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,316,438	2,991,905	-756,467	1,390,835	2,491,905	2,621,905
20	1,303,606	2,962,741	-785,631	1,361,670	2,462,741	2,592,741
30	1,297,190	2,948,159	-800,213	1,347,088	2,448,159	2,578,159
50	1,284,357	2,918,994	-829,378	1,317,924	2,418,994	2,548,994
70	1,271,526	2,889,832	-858,540	1,288,762	2,389,832	2,519,832
90	1,258,694	2,860,668	-887,704	1,259,598	2,360,668	2,490,668
100	1,252,278	2,846,086	-902,286	1,245,015	2,346,086	2,476,086
125	1,236,237	2,809,631	-938,741	1,208,560	2,309,631	2,439,631
150	1,220,198	2,773,177	-975,194	1,172,107	2,273,177	2,403,177
175	1,204,158	2,736,722	-1,011,650	1,135,652	2,236,722	2,366,722
200	1,188,117	2,700,267	-1,048,105	1,099,196	2,200,267	2,330,267
225	1,172,078	2,663,814	-1,084,558	1,062,743	2,163,814	2,293,814
250	1,156,038	2,627,358	-1,121,013	1,026,288	2,127,358	2,257,358
275	1,139,997	2,590,903	-1,157,469	989,833	2,090,903	2,220,903
300	1,123,958	2,554,450	-1,193,922	953,380	2,054,450	2,184,450
325	1,107,918	2,517,995	-1,230,377	916,924	2,017,995	2,147,995

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,411	3,948,271	199,899	2,347,201	3,448,271	3,578,271
20	607,047	3,844,628	96,256	2,243,558	3,344,628	3,474,628
30	598,864	3,792,807	44,435	2,191,737	3,292,807	3,422,807
50	582,500	3,689,164	-59,208	2,088,094	3,189,164	3,319,164
70	566,135	3,585,521	-162,850	1,984,451	3,085,521	3,215,521
90	549,770	3,481,879	-266,493	1,880,808	2,981,879	3,111,879
100	541,588	3,430,057	-318,314	1,828,987	2,930,057	3,060,057
125	521,132	3,300,501	-447,871	1,699,430	2,800,501	2,930,501
150	500,676	3,170,951	-577,421	1,569,880	2,670,951	2,800,951
175	480,220	3,041,394	-706,978	1,440,324	2,541,394	2,671,394
200	459,765	2,911,844	-836,528	1,310,773	2,411,844	2,541,844
225	439,309	2,782,287	-966,085	1,181,217	2,282,287	2,412,287
250	418,853	2,652,737	-1,095,635	1,051,667	2,152,737	2,282,737
275	398,397	2,523,180	-1,225,191	922,110	2,023,180	2,153,180
300	377,942	2,393,630	-1,354,742	792,560	1,893,630	2,023,630
325	357,485	2,264,074	-1,484,298	663,003	1,764,074	1,894,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£427,373	2,706,694	-1,041,677	1,105,624	2,206,694	2,336,694
20	411,008	2,603,052	-1,145,320	1,001,981	2,103,052	2,233,052
30	402,826	2,551,230	-1,197,141	950,160	2,051,230	2,181,230
50	386,461	2,447,588	-1,300,784	846,517	1,947,588	2,077,588
70	370,097	2,343,945	-1,404,427	742,875	1,843,945	1,973,945
90	353,732	2,240,302	-1,508,070	639,232	1,740,302	1,870,302
100	345,550	2,188,481	-1,559,891	587,410	1,688,481	1,818,481
125	325,094	2,058,931	-1,689,441	457,860	1,558,931	1,688,931
150	304,638	1,929,374	-1,819,988	328,304	1,429,374	1,559,374
175	284,183	1,799,824	-1,948,548	198,753	1,299,824	1,429,824
200	263,726	1,670,267	-2,078,105	69,197	1,170,267	1,300,267
225	243,271	1,540,717	-2,207,655	-60,353	1,040,717	1,170,717
250	222,815	1,411,160	-2,337,211	-189,910	911,160	1,041,160
275	202,360	1,281,610	-2,466,762	-319,460	781,610	911,610
300	181,903	1,152,054	-2,596,318	-449,017	652,054	782,054
325	161,448	1,022,503	-2,725,868	-578,567	522,503	652,503

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	231,216	1,464,371	-2,284,001	-136,699	964,371	1,094,371
20	214,852	1,360,728	-2,387,643	-240,342	860,728	990,728
30	206,670	1,308,907	-2,439,465	-292,163	808,907	938,907
50	190,305	1,205,264	-2,543,107	-395,806	705,264	835,264
70	173,940	1,101,622	-2,646,750	-499,449	601,622	731,622
90	157,576	997,979	-2,750,393	-603,091	497,979	627,979
100	149,393	946,158	-2,802,214	-654,913	446,158	576,158
125	128,938	816,607	-2,931,764	-784,463	316,607	446,607
150	108,482	687,051	-3,061,321	-914,020	187,051	317,051
175	88,026	557,501	-3,190,871	-1,043,570	57,501	187,501
200	67,570	427,944	-3,320,428	-1,173,126	-72,056	57,944
225	47,114	298,387	-3,449,984	-1,302,683	-201,613	-71,613
250	26,658	168,837	-3,579,535	-1,432,233	-331,163	-201,163
275	6,202	39,281	-3,709,091	-1,561,790	-460,719	-330,719
300	-14,486	-91,746	-3,840,118	-1,692,816	-591,746	-461,746
325	-35,276	-223,418	-3,971,790	-1,824,488	-723,418	-593,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,560,014	4,450,018	701,646	2,848,947	3,950,018	4,080,018
20	3,537,466	4,421,833	673,461	2,820,763	3,921,833	4,051,833
30	3,526,192	4,407,739	659,368	2,806,669	3,907,739	4,037,739
50	3,503,643	4,379,554	631,182	2,778,483	3,879,554	4,009,554
70	3,481,095	4,351,369	602,997	2,750,299	3,851,369	3,981,369
90	3,458,547	4,323,183	574,811	2,722,113	3,823,183	3,953,183
100	3,447,272	4,309,090	560,718	2,708,019	3,809,090	3,939,090
125	3,419,087	4,273,858	525,486	2,672,788	3,773,858	3,903,858
150	3,390,901	4,238,626	490,254	2,637,555	3,738,626	3,868,626
175	3,362,715	4,203,394	455,022	2,602,324	3,703,394	3,833,394
200	3,334,529	4,168,162	419,790	2,567,091	3,668,162	3,798,162
225	3,306,344	4,132,930	384,559	2,531,860	3,632,930	3,762,930
250	3,278,158	4,097,698	349,326	2,496,627	3,597,698	3,727,698
275	3,249,973	4,062,466	314,095	2,461,396	3,562,466	3,692,466
300	3,221,787	4,027,234	278,862	2,426,163	3,527,234	3,657,234
325	3,193,601	3,992,001	243,629	2,390,931	3,492,001	3,622,001

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,194,462	3,993,077	244,706	2,392,007	3,493,077	3,623,077
20	3,171,913	3,964,892	216,520	2,363,821	3,464,892	3,594,892
30	3,160,638	3,950,798	202,426	2,349,728	3,450,798	3,580,798
50	3,138,091	3,922,613	174,242	2,321,543	3,422,613	3,552,613
70	3,115,542	3,894,428	146,056	2,293,357	3,394,428	3,524,428
90	3,092,993	3,866,242	117,870	2,265,171	3,366,242	3,496,242
100	3,081,720	3,852,149	103,778	2,251,079	3,352,149	3,482,149
125	3,053,533	3,816,917	68,545	2,215,846	3,316,917	3,446,917
150	3,025,347	3,781,684	33,312	2,180,614	3,281,684	3,411,684
175	2,997,162	3,746,453	-1,919	2,145,382	3,246,453	3,376,453
200	2,968,976	3,711,220	-37,152	2,110,150	3,211,220	3,341,220
225	2,940,777	3,675,971	-72,651	2,074,911	3,175,971	3,305,971
250	2,911,931	3,639,914	-108,458	2,038,844	3,139,914	3,269,914
275	2,883,284	3,604,106	-144,266	2,003,035	3,104,106	3,234,106
300	2,854,638	3,568,297	-180,075	1,967,227	3,068,297	3,198,297
325	2,825,991	3,532,489	-215,883	1,931,418	3,032,489	3,162,489

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,828,692	3,535,865	-212,507	1,934,794	3,035,865	3,165,865
20	2,806,143	3,507,679	-240,693	1,906,609	3,007,679	3,137,679
30	2,794,869	3,493,587	-254,785	1,892,516	2,993,587	3,123,587
50	2,772,321	3,465,401	-282,971	1,864,330	2,965,401	3,095,401
70	2,749,427	3,437,215	-311,588	1,835,143	2,937,215	3,067,215
90	2,726,509	3,409,030	-340,295	1,806,957	2,909,030	3,039,030
100	2,715,051	3,393,813	-354,558	1,792,743	2,893,813	3,023,813
125	2,686,404	3,358,005	-390,367	1,756,935	2,858,005	2,988,005
150	2,657,757	3,322,197	-426,175	1,721,126	2,822,197	2,952,197
175	2,629,111	3,286,388	-461,984	1,685,318	2,786,388	2,916,388
200	2,600,465	3,250,581	-497,791	1,649,511	2,750,581	2,880,581
225	2,571,818	3,214,773	-533,599	1,613,702	2,714,773	2,844,773
250	2,543,171	3,178,964	-569,407	1,577,894	2,678,964	2,808,964
275	2,514,525	3,143,156	-605,216	1,542,086	2,643,156	2,773,156
300	2,485,878	3,107,348	-641,024	1,506,277	2,607,348	2,737,348
325	2,457,231	3,071,539	-676,833	1,470,469	2,571,539	2,701,539

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,290,862	3,227,156	-521,216	1,626,086	2,727,156	2,857,156
20	1,258,263	3,145,658	-602,714	1,544,588	2,645,658	2,775,658
30	1,241,965	3,104,912	-643,460	1,503,841	2,604,912	2,734,912
50	1,209,366	3,023,414	-724,958	1,422,344	2,523,414	2,653,414
70	1,176,766	2,941,916	-806,456	1,340,846	2,441,916	2,571,916
90	1,144,168	2,860,421	-887,951	1,259,350	2,360,421	2,490,421
100	1,127,869	2,819,672	-928,700	1,218,601	2,319,672	2,449,672
125	1,087,120	2,717,801	-1,030,571	1,116,730	2,217,801	2,347,801
150	1,046,372	2,615,930	-1,132,442	1,014,859	2,115,930	2,245,930
175	1,005,623	2,514,058	-1,234,313	912,988	2,014,058	2,144,058
200	964,875	2,412,187	-1,336,184	811,117	1,912,187	2,042,187
225	924,127	2,310,316	-1,438,055	709,246	1,810,316	1,940,316
250	883,378	2,208,445	-1,539,927	607,375	1,708,445	1,838,445
275	842,631	2,106,577	-1,641,795	505,506	1,606,577	1,736,577
300	801,882	2,004,706	-1,743,666	403,635	1,504,706	1,634,706
325	761,134	1,902,834	-1,845,537	301,764	1,402,834	1,532,834

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	898,783	2,246,957	-1,501,415	645,887	1,746,957	1,876,957
20	866,184	2,165,459	-1,582,913	564,389	1,665,459	1,795,459
30	849,884	2,124,710	-1,623,662	523,640	1,624,710	1,754,710
50	817,286	2,043,215	-1,705,157	442,144	1,543,215	1,673,215
70	784,687	1,961,717	-1,786,655	360,647	1,461,717	1,591,717
90	752,089	1,880,222	-1,868,150	279,151	1,380,222	1,510,222
100	735,789	1,839,473	-1,908,899	238,402	1,339,473	1,469,473
125	695,041	1,737,602	-2,010,770	136,531	1,237,602	1,367,602
150	654,292	1,635,730	-2,112,641	34,660	1,135,730	1,265,730
175	613,544	1,533,859	-2,214,512	-67,211	1,033,859	1,163,859
200	572,795	1,431,988	-2,316,383	-169,082	931,988	1,061,988
225	532,047	1,330,117	-2,418,255	-270,953	830,117	960,117
250	491,298	1,228,246	-2,520,126	-372,824	728,246	858,246
275	450,550	1,126,375	-2,621,997	-474,695	626,375	756,375
300	409,802	1,024,504	-2,723,868	-576,566	524,504	654,504
325	369,053	922,633	-2,825,739	-678,438	422,633	552,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	506,467	1,266,168	-2,482,203	-334,902	766,168	896,168
20	473,869	1,184,673	-2,563,699	-416,397	684,673	814,673
30	457,570	1,143,924	-2,604,448	-457,146	643,924	773,924
50	424,972	1,062,429	-2,685,943	-538,642	562,429	692,429
70	392,373	980,931	-2,767,441	-620,139	480,931	610,931
90	359,773	899,433	-2,848,939	-701,637	399,433	529,433
100	343,475	858,687	-2,889,685	-742,384	358,687	488,687
125	302,726	756,815	-2,991,556	-844,255	256,815	386,815
150	261,978	654,944	-3,093,427	-946,126	154,944	284,944
175	221,229	553,073	-3,195,298	-1,047,997	53,073	183,073
200	180,481	451,202	-3,297,170	-1,149,868	-48,798	81,202
225	139,732	349,331	-3,399,041	-1,251,739	-150,669	-20,669
250	98,984	247,460	-3,500,912	-1,353,610	-252,540	-122,540
275	58,236	145,589	-3,602,783	-1,455,481	-354,411	-224,411
300	17,487	43,718	-3,704,654	-1,557,353	-456,282	-326,282
325	-23,641	-59,104	-3,807,476	-1,660,174	-559,104	-429,104

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,316,666	7,628,332	3,879,960	6,027,262	7,128,332	7,258,332
20	3,262,582	7,503,939	3,755,567	5,902,868	7,003,939	7,133,939
30	3,235,541	7,441,744	3,693,373	5,840,674	6,941,744	7,071,744
50	3,181,457	7,317,351	3,568,979	5,716,281	6,817,351	6,947,351
70	3,127,373	7,192,958	3,444,586	5,591,887	6,692,958	6,822,958
90	3,073,289	7,068,564	3,320,192	5,467,494	6,568,564	6,698,564
100	3,046,247	7,006,367	3,257,996	5,405,297	6,506,367	6,636,367
125	2,978,641	6,850,874	3,102,503	5,249,804	6,350,874	6,480,874
150	2,911,036	6,695,384	2,947,012	5,094,313	6,195,384	6,325,384
175	2,842,953	6,538,792	2,790,420	4,937,722	6,038,792	6,168,792
200	2,774,242	6,380,757	2,632,385	4,779,686	5,880,757	6,010,757
225	2,705,532	6,222,724	2,474,352	4,621,653	5,722,724	5,852,724
250	2,636,821	6,064,688	2,316,317	4,463,618	5,564,688	5,694,688
275	2,568,110	5,906,653	2,158,281	4,305,583	5,406,653	5,536,653
300	2,499,399	5,748,618	2,000,246	4,147,548	5,248,618	5,378,618
325	2,430,689	5,590,585	1,842,213	3,989,515	5,090,585	5,220,585

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,642,871	6,078,603	2,330,231	4,477,532	5,578,603	5,708,603
20	2,587,901	5,952,173	2,203,802	4,351,103	5,452,173	5,582,173
30	2,560,417	5,888,959	2,140,587	4,287,888	5,388,959	5,518,959
50	2,505,449	5,762,532	2,014,160	4,161,462	5,262,532	5,392,532
70	2,450,481	5,636,105	1,887,733	4,035,035	5,136,105	5,266,105
90	2,395,511	5,509,676	1,761,304	3,908,606	5,009,676	5,139,676
100	2,368,027	5,446,461	1,698,090	3,845,391	4,946,461	5,076,461
125	2,299,317	5,288,428	1,540,057	3,687,358	4,788,428	4,918,428
150	2,230,606	5,130,393	1,382,021	3,529,323	4,630,393	4,760,393
175	2,161,895	4,972,358	1,223,986	3,371,287	4,472,358	4,602,358
200	2,093,184	4,814,323	1,065,951	3,213,252	4,314,323	4,444,323
225	2,024,474	4,656,290	907,918	3,055,219	4,156,290	4,286,290
250	1,955,763	4,498,254	749,883	2,897,184	3,998,254	4,128,254
275	1,887,052	4,340,219	591,847	2,739,149	3,840,219	3,970,219
300	1,818,341	4,182,184	433,812	2,581,113	3,682,184	3,812,184
325	1,749,631	4,024,151	275,779	2,423,080	3,524,151	3,654,151

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,961,394	4,511,207	762,835	2,910,136	4,011,207	4,141,207
20	1,906,426	4,384,780	636,408	2,783,709	3,884,780	4,014,780
30	1,878,941	4,321,565	573,193	2,720,495	3,821,565	3,951,565
50	1,823,972	4,195,136	446,764	2,594,066	3,695,136	3,825,136
70	1,769,004	4,068,709	320,337	2,467,639	3,568,709	3,698,709
90	1,714,036	3,942,282	193,911	2,341,212	3,442,282	3,572,282
100	1,688,551	3,879,068	130,696	2,277,997	3,379,068	3,509,068
125	1,617,840	3,721,032	-27,339	2,119,962	3,221,032	3,351,032
150	1,549,129	3,562,997	-185,375	1,961,927	3,062,997	3,192,997
175	1,480,419	3,404,964	-343,406	1,803,894	2,904,964	3,034,964
200	1,411,708	3,246,929	-501,443	1,645,859	2,746,929	2,876,929
225	1,342,997	3,088,894	-659,478	1,487,823	2,588,894	2,718,894
250	1,274,286	2,930,858	-817,513	1,329,788	2,430,858	2,560,858
275	1,205,576	2,772,825	-975,546	1,171,755	2,272,825	2,402,825
300	1,136,865	2,614,790	-1,133,582	1,013,720	2,114,790	2,244,790
325	1,068,154	2,456,755	-1,291,617	855,684	1,956,755	2,086,755

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
	Houses
No of units	50 units
Density:	40 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,274,476	6,619,581	2,871,209	5,018,510	6,119,581	6,249,581
20	8,219,048	6,575,238	2,826,867	4,974,168	6,075,238	6,205,238
30	8,191,334	6,553,067	2,804,695	4,951,997	6,053,067	6,183,067
50	8,135,906	6,508,725	2,760,353	4,907,655	6,008,725	6,138,725
70	8,080,478	6,464,383	2,716,011	4,863,312	5,964,383	6,094,383
90	8,025,051	6,420,041	2,671,669	4,818,970	5,920,041	6,050,041
100	7,997,337	6,397,869	2,649,498	4,796,979	5,897,869	6,027,869
125	7,928,052	6,342,442	2,594,070	4,741,371	5,842,442	5,972,442
150	7,858,768	6,287,015	2,538,643	4,685,944	5,787,015	5,917,015
175	7,789,483	6,231,587	2,483,215	4,630,516	5,731,587	5,861,587
200	7,720,199	6,176,159	2,427,787	4,575,089	5,676,159	5,806,159
225	7,650,914	6,120,731	2,372,359	4,519,661	5,620,731	5,750,731
250	7,581,629	6,065,303	2,316,932	4,464,233	5,565,303	5,695,303
275	7,512,344	6,009,876	2,261,504	4,408,805	5,509,876	5,639,876
300	7,443,060	5,954,448	2,206,076	4,353,377	5,454,448	5,584,448
325	7,373,775	5,899,020	2,150,648	4,297,949	5,399,020	5,529,020

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,409,937	5,927,950	2,179,578	4,326,879	5,427,950	5,557,950
20	7,354,509	5,883,607	2,135,236	4,282,537	5,383,607	5,513,607
30	7,326,795	5,861,436	2,113,065	4,260,366	5,361,436	5,491,436
50	7,271,368	5,817,094	2,068,722	4,216,024	5,317,094	5,447,094
70	7,215,940	5,772,752	2,024,380	4,171,682	5,272,752	5,402,752
90	7,160,512	5,728,410	1,980,038	4,127,340	5,228,410	5,358,410
100	7,132,798	5,706,239	1,957,867	4,105,168	5,206,239	5,336,239
125	7,063,513	5,650,811	1,902,439	4,049,740	5,150,811	5,280,811
150	6,994,229	5,595,383	1,847,011	3,994,313	5,095,383	5,225,383
175	6,924,944	5,539,955	1,791,583	3,938,885	5,039,955	5,169,955
200	6,855,660	5,484,527	1,736,155	3,883,457	4,984,527	5,114,527
225	6,786,375	5,429,099	1,680,727	3,828,029	4,929,099	5,059,099
250	6,717,090	5,373,671	1,625,299	3,772,601	4,873,671	5,003,671
275	6,647,805	5,318,243	1,569,871	3,717,173	4,818,243	4,948,243
300	6,578,520	5,262,815	1,514,443	3,661,745	4,762,815	4,892,815
325	6,509,235	5,207,387	1,459,015	3,606,317	4,707,387	4,837,387

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,544,874	5,235,900	1,487,528	3,634,829	4,735,900	4,865,900
20	6,488,838	5,191,071	1,442,699	3,590,000	4,691,071	4,821,071
30	6,460,672	5,168,538	1,420,166	3,567,467	4,668,538	4,798,538
50	6,404,338	5,123,470	1,375,098	3,522,400	4,623,470	4,753,470
70	6,348,003	5,078,403	1,330,031	3,477,332	4,578,403	4,708,403
90	6,291,669	5,033,335	1,284,963	3,432,265	4,533,335	4,663,335
100	6,263,501	5,010,801	1,262,429	3,409,731	4,510,801	4,640,801
125	6,193,084	4,954,467	1,206,095	3,353,397	4,454,467	4,584,467
150	6,122,668	4,898,133	1,149,761	3,297,063	4,398,133	4,528,133
175	6,052,251	4,841,799	1,093,427	3,240,729	4,341,799	4,471,799
200	5,981,834	4,785,464	1,037,092	3,184,394	4,285,464	4,415,464
225	5,911,417	4,729,130	980,758	3,128,060	4,229,130	4,359,130
250	5,840,999	4,672,796	924,424	3,071,726	4,172,796	4,302,796
275	5,770,582	4,616,462	868,090	3,015,391	4,116,462	4,246,462
300	5,700,165	4,560,128	811,756	2,959,057	4,060,128	4,190,128
325	5,629,748	4,503,793	755,421	2,902,723	4,003,793	4,133,793

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
	Flats and Houses
No of units	50 units
Density:	65 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,540,892	8,503,159	4,754,788	6,902,089	8,003,159	8,133,159
20	6,484,881	8,430,346	4,681,974	6,829,275	7,930,346	8,060,346
30	6,456,876	8,393,939	4,645,567	6,792,868	7,893,939	8,023,939
50	6,400,867	8,321,126	4,572,755	6,720,056	7,821,126	7,951,126
70	6,344,857	8,248,314	4,499,942	6,647,244	7,748,314	7,878,314
90	6,288,846	8,175,500	4,427,129	6,574,430	7,675,500	7,805,500
100	6,260,841	8,139,094	4,390,722	6,538,023	7,639,094	7,769,094
125	6,190,830	8,048,078	4,299,707	6,447,008	7,548,078	7,678,078
150	6,120,817	7,957,062	4,208,690	6,355,992	7,457,062	7,587,062
175	6,050,804	7,866,046	4,117,674	6,264,975	7,366,046	7,496,046
200	5,980,792	7,775,029	4,026,657	6,173,959	7,275,029	7,405,029
225	5,910,779	7,684,013	3,935,641	6,082,942	7,184,013	7,314,013
250	5,840,767	7,592,997	3,844,626	5,991,927	7,092,997	7,222,997
275	5,770,755	7,501,981	3,753,609	5,900,911	7,001,981	7,131,981
300	5,700,742	7,410,965	3,662,593	5,809,894	6,910,965	7,040,965
325	5,630,729	7,319,948	3,571,576	5,718,878	6,819,948	6,949,948

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,739,093	7,460,821	3,712,449	5,859,751	6,960,821	7,090,821
20	5,683,083	7,388,007	3,639,636	5,786,937	6,888,007	7,018,007
30	5,655,078	7,351,602	3,603,230	5,750,532	6,851,602	6,981,602
50	5,599,068	7,278,788	3,530,416	5,677,718	6,778,788	6,908,788
70	5,543,058	7,205,976	3,457,604	5,604,906	6,705,976	6,835,976
90	5,487,048	7,133,162	3,384,790	5,532,092	6,633,162	6,763,162
100	5,459,044	7,096,757	3,348,385	5,495,686	6,596,757	6,726,757
125	5,389,031	7,005,740	3,257,368	5,404,670	6,505,740	6,635,740
150	5,319,018	6,914,724	3,166,352	5,313,653	6,414,724	6,544,724
175	5,249,006	6,823,707	3,075,336	5,222,637	6,323,707	6,453,707
200	5,179,994	6,732,692	2,984,320	5,131,622	6,232,692	6,362,692
225	5,109,981	6,641,676	2,893,304	5,040,605	6,141,676	6,271,676
250	5,039,969	6,550,659	2,802,287	4,949,589	6,050,659	6,180,659
275	4,969,956	6,459,643	2,711,271	4,858,572	5,959,643	6,089,643
300	4,899,943	6,368,626	2,620,255	4,767,556	5,868,626	5,998,626
325	4,829,932	6,277,611	2,529,239	4,676,541	5,777,611	5,907,611

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,936,805	6,417,847	2,669,475	4,816,776	5,917,847	6,047,847
20	4,880,795	6,345,033	2,596,661	4,743,963	5,845,033	5,975,033
30	4,852,790	6,308,627	2,560,256	4,707,557	5,808,627	5,938,627
50	4,796,780	6,235,814	2,487,442	4,634,743	5,735,814	5,865,814
70	4,740,770	6,163,001	2,414,630	4,561,931	5,663,001	5,793,001
90	4,684,760	6,090,188	2,341,816	4,489,117	5,590,188	5,720,188
100	4,656,755	6,053,782	2,305,410	4,452,712	5,553,782	5,683,782
125	4,586,743	5,962,766	2,214,394	4,361,696	5,462,766	5,592,766
150	4,516,730	5,871,749	2,123,377	4,270,679	5,371,749	5,501,749
175	4,446,717	5,780,733	2,032,361	4,179,662	5,280,733	5,410,733
200	4,376,706	5,689,718	1,941,346	4,088,647	5,189,718	5,319,718
225	4,306,693	5,598,701	1,850,329	3,997,631	5,098,701	5,228,701
250	4,236,681	5,507,685	1,759,313	3,906,614	5,007,685	5,137,685
275	4,166,668	5,416,668	1,668,296	3,815,598	4,916,668	5,046,668
300	4,096,655	5,325,652	1,577,280	3,724,581	4,825,652	4,955,652
325	4,026,644	5,234,637	1,486,265	3,633,566	4,734,637	4,864,637

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,427,730	8,078,025	4,329,653	6,476,954	7,578,025	7,708,025
20	12,321,432	8,008,931	4,260,559	6,407,860	7,508,931	7,638,931
30	12,268,283	7,974,384	4,226,012	6,373,314	7,474,384	7,604,384
50	12,161,986	7,905,291	4,156,919	6,304,220	7,405,291	7,535,291
70	12,055,687	7,836,197	4,087,825	6,235,126	7,336,197	7,466,197
90	11,949,390	7,767,103	4,018,731	6,166,033	7,267,103	7,397,103
100	11,896,241	7,732,556	3,984,185	6,131,486	7,232,556	7,362,556
125	11,763,368	7,646,189	3,897,817	6,045,119	7,146,189	7,276,189
150	11,630,496	7,559,822	3,811,451	5,958,752	7,059,822	7,189,822
175	11,497,624	7,473,456	3,725,084	5,872,385	6,973,456	7,103,456
200	11,364,751	7,387,088	3,638,716	5,786,018	6,887,088	7,017,088
225	11,231,879	7,300,722	3,552,350	5,699,651	6,800,722	6,930,722
250	11,099,006	7,214,354	3,465,982	5,613,284	6,714,354	6,844,354
275	10,966,134	7,127,987	3,379,616	5,526,917	6,627,987	6,757,987
300	10,833,262	7,041,620	3,293,248	5,440,550	6,541,620	6,671,620
325	10,700,390	6,955,253	3,206,881	5,354,183	6,455,253	6,585,253

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,909,163	7,090,956	3,342,584	5,489,885	6,590,956	6,720,956
20	10,802,864	7,021,862	3,273,490	5,420,791	6,521,862	6,651,862
30	10,749,715	6,987,315	3,238,943	5,386,245	6,487,315	6,617,315
50	10,643,418	6,918,222	3,169,850	5,317,151	6,418,222	6,548,222
70	10,537,119	6,849,128	3,100,756	5,248,057	6,349,128	6,479,128
90	10,430,822	6,780,034	3,031,662	5,178,964	6,280,034	6,410,034
100	10,377,673	6,745,487	2,997,116	5,144,417	6,245,487	6,375,487
125	10,244,800	6,659,120	2,910,748	5,058,050	6,159,120	6,289,120
150	10,111,928	6,572,753	2,824,382	4,971,683	6,072,753	6,202,753
175	9,979,055	6,486,386	2,738,014	4,885,316	5,986,386	6,116,386
200	9,846,183	6,400,019	2,651,647	4,798,949	5,900,019	6,030,019
225	9,713,311	6,313,652	2,565,280	4,712,581	5,813,652	5,943,652
250	9,580,439	6,227,285	2,478,913	4,626,215	5,727,285	5,857,285
275	9,447,567	6,140,918	2,392,547	4,539,848	5,640,918	5,770,918
300	9,314,694	6,054,551	2,306,179	4,453,481	5,554,551	5,684,551
325	9,181,822	5,968,184	2,219,812	4,367,114	5,468,184	5,598,184

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,389,659	6,103,279	2,354,907	4,502,208	5,603,279	5,733,279
20	9,283,361	6,034,185	2,285,813	4,433,114	5,534,185	5,664,185
30	9,230,212	5,999,638	2,251,266	4,398,567	5,499,638	5,629,638
50	9,123,915	5,930,544	2,182,173	4,329,474	5,430,544	5,560,544
70	9,017,616	5,861,450	2,113,079	4,260,380	5,361,450	5,491,450
90	8,911,319	5,792,357	2,043,985	4,191,287	5,292,357	5,422,357
100	8,858,170	5,757,810	2,009,439	4,156,740	5,257,810	5,387,810
125	8,725,297	5,671,443	1,923,071	4,070,373	5,171,443	5,301,443
150	8,592,425	5,585,076	1,836,704	3,984,006	5,085,076	5,215,076
175	8,459,552	5,498,709	1,750,337	3,897,639	4,998,709	5,128,709
200	8,324,218	5,410,742	1,662,370	3,809,671	4,910,742	5,040,742
225	8,189,172	5,322,775	1,574,403	3,721,704	4,822,775	4,952,775
250	8,054,127	5,235,182	1,486,436	3,634,112	4,735,182	4,865,182
275	7,919,081	5,147,403	1,399,031	3,546,332	4,647,403	4,777,403
300	7,784,036	5,059,623	1,311,251	3,458,553	4,559,623	4,689,623
325	7,648,990	4,971,843	1,223,472	3,370,773	4,471,843	4,601,843

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	150	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	225	325	325	325
2 - £6,082 per sq m	0	275	325	325
3 - £5,705 per sq m	#N/A	30	175	200

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	125	175

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	125	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	50	325	325	325
2 - £6,082 per sq m	#N/A	250	325	325
3 - £5,705 per sq m	#N/A	20	250	275

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	30	325	325	325
2 - £6,082 per sq m	#N/A	200	325	325
3 - £5,705 per sq m	#N/A	#N/A	175	200

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	150	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	175	200

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	185,916	3,718,314	-30,058	2,117,244	3,218,314	3,348,314
20	184,622	3,692,439	-55,932	2,091,369	3,192,439	3,322,439
30	183,975	3,679,492	-68,880	2,078,422	3,179,492	3,309,492
50	182,680	3,653,597	-94,774	2,052,527	3,153,597	3,283,597
70	181,386	3,627,723	-120,649	2,026,652	3,127,723	3,257,723
90	180,091	3,601,828	-146,544	2,000,758	3,101,828	3,231,828
100	179,444	3,588,881	-159,491	1,987,810	3,088,881	3,218,881
125	177,827	3,556,542	-191,829	1,955,472	3,056,542	3,186,542
150	176,209	3,524,184	-224,188	1,923,114	3,024,184	3,154,184
175	174,591	3,491,826	-256,546	1,890,755	2,991,826	3,121,826
200	172,973	3,459,468	-288,904	1,858,397	2,959,468	3,089,468
225	171,355	3,427,109	-321,263	1,826,039	2,927,109	3,057,109
250	169,738	3,394,751	-353,621	1,793,681	2,894,751	3,024,751
275	168,120	3,362,393	-385,979	1,761,322	2,862,393	2,992,393
300	166,502	3,330,034	-418,337	1,728,964	2,830,034	2,960,034
325	164,884	3,297,676	-450,696	1,696,606	2,797,676	2,927,676

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£166,535	3,330,691	-417,681	1,729,620	2,830,691	2,960,691
20	165,241	3,304,816	-443,556	1,703,746	2,804,816	2,934,816
30	164,593	3,291,869	-456,503	1,690,798	2,791,869	2,921,869
50	163,299	3,265,974	-482,398	1,664,904	2,765,974	2,895,974
70	162,005	3,240,099	-508,272	1,639,029	2,740,099	2,870,099
90	160,710	3,214,205	-534,167	1,613,134	2,714,205	2,844,205
100	160,064	3,201,277	-547,094	1,600,207	2,701,277	2,831,277
125	158,446	3,168,919	-579,453	1,567,849	2,668,919	2,798,919
150	156,828	3,136,561	-611,811	1,535,490	2,636,561	2,766,561
175	155,210	3,104,203	-644,169	1,503,132	2,604,203	2,734,203
200	153,592	3,071,844	-676,528	1,470,774	2,571,844	2,701,844
225	151,974	3,039,486	-708,886	1,438,416	2,539,486	2,669,486
250	150,356	3,007,128	-741,244	1,406,057	2,507,128	2,637,128
275	148,738	2,974,769	-773,602	1,373,699	2,474,769	2,604,769
300	147,121	2,942,411	-805,961	1,341,341	2,442,411	2,572,411
325	145,503	2,910,053	-838,319	1,308,982	2,410,053	2,540,053

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	147,142	2,942,836	-805,535	1,341,766	2,442,836	2,572,836
20	145,848	2,916,962	-831,410	1,315,891	2,416,962	2,546,962
30	145,201	2,904,014	-844,357	1,302,944	2,404,014	2,534,014
50	143,906	2,878,120	-870,252	1,277,049	2,378,120	2,508,120
70	142,612	2,852,245	-896,127	1,251,175	2,352,245	2,482,245
90	141,318	2,826,350	-922,021	1,225,280	2,326,350	2,456,350
100	140,670	2,813,403	-934,969	1,212,333	2,313,403	2,443,403
125	139,053	2,781,065	-967,307	1,179,994	2,281,065	2,411,065
150	137,435	2,748,707	-999,665	1,147,636	2,248,707	2,378,707
175	135,817	2,716,348	-1,032,024	1,115,278	2,216,348	2,346,348
200	134,199	2,683,990	-1,064,382	1,082,920	2,183,990	2,313,990
225	132,582	2,651,632	-1,096,740	1,050,561	2,151,632	2,281,632
250	130,964	2,619,273	-1,129,098	1,018,203	2,119,273	2,249,273
275	129,346	2,586,915	-1,161,457	985,845	2,086,915	2,216,915
300	127,728	2,554,557	-1,193,815	953,486	2,054,557	2,184,557
325	126,110	2,522,198	-1,226,173	921,128	2,022,198	2,152,198

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	371,832	3,718,324	-30,048	2,117,254	3,218,324	3,348,324
20	369,243	3,692,429	-55,942	2,091,359	3,192,429	3,322,429
30	367,949	3,679,492	-68,880	2,078,422	3,179,492	3,309,492
50	365,361	3,653,607	-94,764	2,052,537	3,153,607	3,283,607
70	362,772	3,627,723	-120,649	2,026,652	3,127,723	3,257,723
90	360,184	3,601,838	-146,534	2,000,768	3,101,838	3,231,838
100	358,889	3,588,891	-159,481	1,987,820	3,088,891	3,218,891
125	356,653	3,566,532	-191,839	1,955,462	3,056,532	3,186,532
150	352,417	3,524,174	-224,198	1,923,104	3,024,174	3,154,174
175	348,182	3,491,816	-256,556	1,890,745	2,991,816	3,121,816
200	345,946	3,459,458	-288,914	1,858,387	2,959,458	3,089,458
225	342,710	3,427,099	-321,273	1,826,029	2,927,099	3,057,099
250	339,474	3,394,741	-353,631	1,793,671	2,894,741	3,024,741
275	336,239	3,362,383	-385,979	1,761,312	2,862,383	2,992,383
300	333,003	3,330,024	-418,337	1,728,954	2,830,024	2,960,024
325	329,768	3,297,676	-450,696	1,696,606	2,797,676	2,927,676

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	333,070	3,330,701	-417,671	1,729,630	2,830,701	2,960,701
20	330,482	3,304,816	-443,556	1,703,746	2,804,816	2,934,816
30	329,187	3,291,869	-456,503	1,690,798	2,791,869	2,921,869
50	326,598	3,265,984	-482,388	1,664,914	2,765,984	2,895,984
70	324,010	3,240,099	-508,272	1,639,029	2,740,099	2,870,099
90	321,421	3,214,215	-534,157	1,613,144	2,714,215	2,844,215
100	320,127	3,201,267	-547,104	1,600,197	2,701,267	2,831,267
125	316,891	3,168,909	-579,463	1,567,839	2,668,909	2,798,909
150	313,655	3,136,551	-611,821	1,535,480	2,636,551	2,766,551
175	310,419	3,104,193	-644,179	1,503,122	2,604,193	2,734,193
200	307,183	3,071,834	-676,538	1,470,764	2,571,834	2,701,834
225	303,949	3,039,486	-708,896	1,438,416	2,539,486	2,669,486
250	300,713	3,007,128	-741,244	1,406,057	2,507,128	2,637,128
275	297,477	2,974,769	-773,602	1,373,699	2,474,769	2,604,769
300	294,241	2,942,411	-805,961	1,341,341	2,442,411	2,572,411
325	291,005	2,910,053	-838,319	1,308,982	2,410,053	2,540,053

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	294,285	2,942,846	-805,525	1,341,776	2,442,846	2,572,846
20	291,695	2,916,952	-831,420	1,315,881	2,416,952	2,546,952
30	290,401	2,904,014	-844,357	1,302,944	2,404,014	2,534,014
50	287,813	2,878,130	-870,242	1,277,059	2,378,130	2,508,130
70	285,225	2,852,245	-896,127	1,251,175	2,352,245	2,482,245
90	282,636	2,826,360	-922,011	1,225,290	2,326,360	2,456,360
100	281,341	2,813,413	-934,959	1,212,343	2,313,413	2,443,413
125	278,105	2,781,055	-967,317	1,179,984	2,281,055	2,411,055
150	274,870	2,748,697	-999,675	1,147,626	2,248,697	2,378,697
175	271,634	2,716,338	-1,032,034	1,115,268	2,216,338	2,346,338
200	268,398	2,683,980	-1,064,392	1,082,910	2,183,980	2,313,980
225	265,162	2,651,622	-1,096,750	1,050,551	2,151,622	2,281,622
250	261,926	2,619,263	-1,129,108	1,018,193	2,119,263	2,249,263
275	258,692	2,586,915	-1,161,467	985,845	2,086,915	2,216,915
300	255,456	2,554,557	-1,193,815	953,486	2,054,557	2,184,557
325	252,220	2,522,198	-1,226,173	921,128	2,022,198	2,152,198

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	683,440	5,125,798	1,377,426	3,524,727	4,625,798	4,755,798
20	676,653	5,089,897	1,341,525	3,488,826	4,589,897	4,719,897
30	676,258	5,071,938	1,323,567	3,470,868	4,571,938	4,701,938
50	671,472	5,036,037	1,287,666	3,434,967	4,536,037	4,666,037
70	666,684	5,000,129	1,251,757	3,399,058	4,500,129	4,630,129
90	661,896	4,964,220	1,215,848	3,363,150	4,464,220	4,594,220
100	659,503	4,946,270	1,197,898	3,345,199	4,446,270	4,576,270
125	653,518	4,901,382	1,153,010	3,300,312	4,401,382	4,531,382
150	647,534	4,856,502	1,108,130	3,255,431	4,356,502	4,486,502
175	641,550	4,811,622	1,063,250	3,210,551	4,311,622	4,441,622
200	635,565	4,766,734	1,018,362	3,165,664	4,266,734	4,396,734
225	629,581	4,721,854	973,482	3,120,783	4,221,854	4,351,854
250	623,596	4,676,974	928,602	3,075,903	4,176,974	4,306,974
275	617,611	4,632,086	883,714	3,031,016	4,132,086	4,262,086
300	611,627	4,587,206	838,834	2,986,136	4,087,206	4,217,206
325	605,642	4,542,318	793,946	2,941,248	4,042,318	4,172,318

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	611,751	4,588,132	839,760	2,987,062	4,088,132	4,218,132
20	606,963	4,552,223	803,852	2,951,153	4,052,223	4,182,223
30	604,570	4,534,273	785,901	2,933,202	4,034,273	4,164,273
50	599,782	4,498,364	749,992	2,897,294	3,998,364	4,128,364
70	594,994	4,462,456	714,084	2,861,385	3,962,456	4,092,456
90	590,207	4,426,544	678,183	2,825,484	3,926,544	4,056,544
100	587,813	4,408,596	660,225	2,807,526	3,908,596	4,038,596
125	581,829	4,363,716	615,344	2,762,646	3,863,716	3,993,716
150	575,845	4,318,836	570,464	2,717,766	3,818,836	3,948,836
175	569,860	4,273,948	525,577	2,672,878	3,773,948	3,903,948
200	563,876	4,229,068	480,697	2,627,998	3,729,068	3,859,068
225	557,891	4,184,181	435,809	2,583,110	3,684,181	3,814,181
250	551,907	4,139,301	390,929	2,538,230	3,639,301	3,769,301
275	545,923	4,094,420	346,049	2,493,350	3,594,420	3,724,420
300	539,938	4,049,533	301,161	2,448,462	3,549,533	3,679,533
325	533,954	4,004,653	256,281	2,403,582	3,504,653	3,634,653

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	540,019	4,050,141	301,769	2,449,070	3,550,141	3,680,141
20	535,231	4,014,232	265,860	2,413,162	3,514,232	3,644,232
30	532,837	3,996,274	247,902	2,395,204	3,496,274	3,626,274
50	528,050	3,960,373	212,001	2,359,303	3,460,373	3,590,373
70	523,262	3,924,464	176,093	2,323,394	3,424,464	3,554,464
90	518,474	3,888,556	140,184	2,287,485	3,388,556	3,518,556
100	516,081	3,870,605	122,233	2,269,535	3,370,605	3,500,605
125	510,097	3,825,725	77,353	2,224,655	3,325,725	3,455,725
150	504,112	3,780,837	32,466	2,179,767	3,280,837	3,410,837
175	498,128	3,735,957	-12,415	2,134,887	3,235,957	3,365,957
200	492,144	3,691,077	-57,295	2,090,007	3,191,077	3,321,077
225	486,159	3,646,189	-102,182	2,045,119	3,146,189	3,276,189
250	480,175	3,601,309	-147,062	2,000,239	3,101,309	3,231,309
275	474,190	3,556,422	-191,950	1,955,351	3,056,422	3,186,422
300	468,206	3,511,541	-236,830	1,910,471	3,011,541	3,141,541
325	462,222	3,466,661	-281,710	1,865,591	2,966,661	3,096,661

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,076,528	6,279,747	2,531,375	4,678,676	5,779,747	5,909,747
20	1,068,854	6,234,985	2,486,613	4,633,914	5,734,985	5,864,985
30	1,066,018	6,212,603	2,464,232	4,611,533	5,712,603	5,842,603
50	1,057,344	6,167,841	2,419,469	4,566,771	5,667,841	5,797,841
70	1,049,671	6,123,079	2,374,707	4,522,009	5,623,079	5,753,079
90	1,041,996	6,078,311	2,329,939	4,477,241	5,578,311	5,708,311
100	1,038,159	6,055,930	2,307,558	4,454,859	5,555,930	5,685,930
125	1,028,567	5,999,977	2,251,605	4,398,907	5,499,977	5,629,977
150	1,018,976	5,944,024	2,195,653	4,342,954	5,444,024	5,574,024
175	1,008,384	5,888,072	2,139,700	4,287,001	5,388,072	5,518,072
200	999,792	5,832,119	2,083,747	4,231,048	5,332,119	5,462,119
225	990,200	5,776,166	2,027,794	4,175,096	5,276,166	5,406,166
250	980,608	5,720,213	1,971,841	4,119,143	5,220,213	5,350,213
275	971,015	5,664,255	1,915,883	4,063,184	5,164,255	5,294,255
300	961,423	5,608,302	1,859,930	4,007,231	5,108,302	5,238,302
325	951,831	5,552,349	1,803,977	3,951,279	5,052,349	5,182,349

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	963,472	5,620,251	1,871,879	4,019,181	5,120,251	5,250,251
20	955,798	5,575,489	1,827,117	3,974,419	5,075,489	5,205,489
30	951,961	5,553,108	1,804,736	3,952,038	5,053,108	5,183,108
50	944,287	5,508,340	1,759,968	3,907,269	5,008,340	5,138,340
70	936,613	5,463,578	1,715,206	3,862,507	4,963,578	5,093,578
90	928,940	5,418,815	1,670,444	3,817,745	4,918,815	5,048,815
100	925,103	5,396,434	1,648,063	3,795,364	4,896,434	5,026,434
125	915,511	5,340,482	1,592,110	3,739,411	4,840,482	4,970,482
150	905,919	5,284,529	1,536,157	3,683,458	4,784,529	4,914,529
175	896,327	5,228,576	1,480,204	3,627,506	4,728,576	4,858,576
200	886,735	5,172,623	1,424,251	3,571,553	4,672,623	4,802,623
225	877,143	5,116,665	1,368,293	3,515,594	4,616,665	4,746,665
250	867,551	5,060,712	1,312,340	3,459,641	4,560,712	4,690,712
275	857,959	5,004,759	1,256,387	3,403,689	4,504,759	4,634,759
300	848,367	4,948,806	1,200,435	3,347,736	4,448,806	4,578,806
325	838,775	4,892,854	1,144,482	3,291,783	4,392,854	4,522,854

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	850,346	4,960,354	1,211,983	3,359,284	4,460,354	4,590,354
20	842,672	4,915,586	1,167,215	3,314,516	4,415,586	4,545,586
30	838,835	4,893,205	1,144,834	3,292,135	4,393,205	4,523,205
50	831,162	4,848,443	1,100,071	3,247,373	4,348,443	4,478,443
70	823,488	4,803,681	1,055,309	3,202,610	4,303,681	4,433,681
90	815,815	4,758,919	1,010,547	3,157,848	4,258,919	4,388,919
100	811,978	4,736,538	988,166	3,135,467	4,236,538	4,366,538
125	802,386	4,680,585	932,213	3,079,514	4,180,585	4,310,585
150	792,794	4,624,632	876,260	3,023,562	4,124,632	4,254,632
175	783,202	4,568,679	820,307	2,967,609	4,068,679	4,198,679
200	773,609	4,512,721	764,349	2,911,650	4,012,721	4,142,721
225	764,017	4,456,768	708,396	2,855,697	3,956,768	4,086,768
250	754,425	4,400,815	652,443	2,799,745	3,900,815	4,030,815
275	744,834	4,344,862	596,491	2,743,792	3,844,862	3,974,862
300	735,242	4,288,910	540,538	2,687,839	3,788,910	3,918,910
325	725,650	4,232,957	484,585	2,631,886	3,732,957	3,862,957

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	312,323	5,660,861	1,912,489	4,059,790	5,160,861	5,290,861
20	303,635	5,503,384	1,755,012	3,902,313	5,003,384	5,133,384
30	299,291	5,424,645	1,676,274	3,823,575	4,924,645	5,054,645
50	290,602	5,267,169	1,518,797	3,666,098	4,767,169	4,897,169
70	281,914	5,109,692	1,361,320	3,508,621	4,609,692	4,739,692
90	273,226	4,952,215	1,203,843	3,351,145	4,452,215	4,582,215
100	268,881	4,873,477	1,125,105	3,272,406	4,373,477	4,503,477
125	258,020	4,676,621	928,250	3,075,551	4,176,621	4,306,621
150	247,161	4,479,785	731,413	2,878,714	3,979,785	4,109,785
175	236,300	4,282,929	534,558	2,681,859	3,782,929	3,912,929
200	225,440	4,086,092	337,721	2,485,022	3,586,092	3,716,092
225	214,579	3,889,237	140,866	2,288,167	3,389,237	3,519,237
250	203,718	3,692,382	-55,989	2,091,312	3,192,382	3,322,382
275	192,858	3,495,545	-252,826	1,894,475	2,995,545	3,125,545
300	181,997	3,298,690	-449,682	1,697,620	2,798,690	2,928,690
325	171,137	3,101,853	-646,518	1,500,783	2,601,853	2,731,853

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	209,917	3,804,751	56,379	2,203,681	3,304,751	3,434,751
20	201,229	3,647,274	-101,098	2,046,204	3,147,274	3,277,274
30	196,885	3,568,536	-179,836	1,967,465	3,068,536	3,198,536
50	188,196	3,411,059	-337,313	1,809,988	2,911,059	3,041,059
70	179,508	3,253,582	-494,790	1,652,512	2,753,582	2,883,582
90	170,820	3,096,105	-652,267	1,495,035	2,596,105	2,726,105
100	166,475	3,017,367	-731,005	1,416,296	2,517,367	2,647,367
125	155,614	2,820,512	-927,860	1,219,441	2,320,512	2,450,512
150	144,754	2,623,675	-1,124,697	1,022,604	2,123,675	2,253,675
175	133,893	2,426,820	-1,321,552	825,749	1,926,820	2,056,820
200	123,033	2,229,965	-1,518,407	628,894	1,729,965	1,859,965
225	112,173	2,033,128	-1,715,244	432,057	1,533,128	1,663,128
250	101,312	1,836,273	-1,912,099	235,202	1,336,273	1,466,273
275	90,452	1,639,436	-2,108,936	38,365	1,139,436	1,269,436
300	79,591	1,442,580	-2,305,791	-158,490	942,580	1,072,580
325	68,730	1,245,725	-2,502,646	-355,345	745,725	875,725

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£275	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,448	1,947,502	-1,800,870	346,432	1,447,502	1,577,502
20	98,760	1,790,025	-1,958,346	188,955	1,290,025	1,420,025
30	94,416	1,711,287	-2,037,085	110,217	1,211,287	1,341,287
50	85,727	1,553,810	-2,194,562	-47,260	1,053,810	1,183,810
70	77,039	1,396,333	-2,352,038	-204,737	896,333	1,026,333
90	68,351	1,238,857	-2,509,515	-352,214	738,857	868,857
100	64,007	1,160,118	-2,588,254	-440,952	660,118	790,118
125	53,146	963,263	-2,785,109	-637,807	463,263	593,263
150	42,286	766,426	-2,981,946	-834,644	266,426	396,426
175	31,425	569,571	-3,178,801	-1,031,498	69,571	199,571
200	20,565	372,734	-3,375,638	-1,228,336	-127,266	2,734
225	9,704	175,879	-3,572,493	-1,425,191	-324,121	-194,121
250	-1,176	-21,308	-3,769,680	-1,622,378	-521,308	-391,308
275	-12,214	-221,382	-3,969,794	-1,822,452	-721,382	-591,382
300	-23,252	-421,437	-4,169,809	-2,022,508	-921,437	-791,437
325	-34,290	-621,511	-4,369,883	-2,222,582	-1,121,511	-991,511

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£175	£200

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	413,018	3,510,651	-237,721	1,909,581	3,010,651	3,140,651
20	401,618	3,413,751	-334,620	1,812,681	2,913,751	3,043,751
30	396,918	3,365,306	-383,066	1,764,235	2,865,306	2,995,306
50	384,519	3,268,415	-479,957	1,667,344	2,768,415	2,898,415
70	373,120	3,171,524	-576,848	1,570,453	2,671,524	2,801,524
90	361,720	3,074,624	-673,748	1,473,553	2,574,624	2,704,624
100	356,021	3,026,178	-722,193	1,425,108	2,526,178	2,656,178
125	341,772	2,905,064	-843,307	1,303,994	2,405,064	2,535,064
150	327,523	2,783,942	-964,430	1,182,872	2,283,942	2,413,942
175	313,274	2,662,828	-1,085,544	1,061,758	2,162,828	2,292,828
200	299,025	2,541,714	-1,206,658	940,644	2,041,714	2,171,714
225	284,775	2,420,592	-1,327,780	819,521	1,920,592	2,050,592
250	270,527	2,299,478	-1,448,894	698,407	1,799,478	1,929,478
275	256,278	2,178,364	-1,570,008	577,293	1,678,364	1,808,364
300	242,028	2,057,241	-1,691,130	456,171	1,557,241	1,687,241
325	227,780	1,936,127	-1,812,244	335,057	1,436,127	1,566,127

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	278,661	2,368,616	-1,379,755	767,546	1,868,616	1,998,616
20	267,261	2,271,717	-1,476,655	670,646	1,771,717	1,901,717
30	261,561	2,223,271	-1,525,101	622,201	1,723,271	1,853,271
50	250,162	2,126,380	-1,621,992	525,310	1,626,380	1,756,380
70	238,763	2,029,489	-1,718,883	428,419	1,529,489	1,659,489
90	227,363	1,932,589	-1,815,782	331,519	1,432,589	1,562,589
100	221,664	1,884,144	-1,864,228	283,073	1,384,144	1,514,144
125	207,415	1,763,030	-1,985,342	161,959	1,263,030	1,393,030
150	193,166	1,641,907	-2,106,464	40,837	1,141,907	1,271,907
175	178,917	1,520,793	-2,227,578	-80,277	1,020,793	1,150,793
200	164,668	1,399,680	-2,348,692	-201,391	899,680	1,029,680
225	150,418	1,278,567	-2,469,805	-322,513	778,567	908,567
250	136,170	1,157,443	-2,590,929	-443,627	657,443	787,443
275	121,921	1,036,329	-2,712,043	-564,741	536,329	666,329
300	107,673	915,207	-2,833,165	-685,864	415,207	545,207
325	93,423	794,093	-2,954,279	-806,977	294,093	424,093

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	144,221	1,225,879	-2,522,493	-375,191	725,879	855,879
20	132,822	1,128,988	-2,619,384	-472,083	628,988	758,988
30	127,123	1,080,542	-2,667,830	-520,528	580,542	710,542
50	115,724	983,651	-2,764,721	-617,419	483,651	613,651
70	104,324	886,751	-2,861,620	-714,319	386,751	516,751
90	92,925	789,860	-2,958,511	-811,210	289,860	419,860
100	87,225	741,415	-3,006,957	-859,656	241,415	371,415
125	72,977	620,301	-3,128,071	-980,770	120,301	250,301
150	58,727	499,178	-3,249,183	-1,101,882	-822	129,178
175	44,478	378,064	-3,370,307	-1,223,006	-121,936	8,064
200	30,228	256,942	-3,491,430	-1,344,128	-243,058	-113,058
225	15,980	135,828	-3,612,544	-1,465,242	-364,172	-234,172
250	1,731	14,714	-3,733,658	-1,586,356	-485,286	-355,286
275	-12,723	-108,148	-3,854,772	-1,707,470	-606,400	-476,400
300	-27,205	-231,243	-3,975,886	-1,828,584	-727,514	-597,514
325	-41,687	-354,338	-4,097,000	-1,949,708	-848,628	-718,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£175

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,773,190	4,432,976	684,604	2,831,905	3,932,976	4,062,976
20	1,760,540	4,401,350	652,978	2,800,279	3,901,350	4,031,350
30	1,754,214	4,385,536	637,164	2,784,465	3,885,536	4,015,536
50	1,741,564	4,353,910	605,538	2,752,839	3,853,910	3,983,910
70	1,728,913	4,322,284	573,912	2,721,213	3,822,284	3,952,284
90	1,716,263	4,290,658	542,286	2,689,587	3,790,658	3,920,658
100	1,709,938	4,274,846	526,474	2,673,776	3,774,846	3,904,846
125	1,694,125	4,235,312	486,940	2,634,241	3,735,312	3,865,312
150	1,678,312	4,195,780	447,408	2,594,710	3,695,780	3,825,780
175	1,662,499	4,156,248	407,876	2,555,178	3,656,248	3,786,248
200	1,646,687	4,116,716	368,345	2,515,646	3,616,716	3,746,716
225	1,630,873	4,077,182	328,810	2,476,112	3,577,182	3,707,182
250	1,615,060	4,037,650	289,278	2,436,580	3,537,650	3,667,650
275	1,599,247	3,998,118	249,747	2,397,048	3,498,118	3,628,118
300	1,583,434	3,958,584	210,212	2,357,514	3,458,584	3,588,584
325	1,567,621	3,919,052	170,680	2,317,982	3,419,052	3,549,052

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,586,810	3,967,026	218,654	2,365,955	3,467,026	3,597,026
20	1,574,160	3,935,400	187,028	2,334,329	3,435,400	3,565,400
30	1,567,835	3,919,588	171,216	2,318,518	3,419,588	3,549,588
50	1,555,185	3,887,962	139,590	2,286,892	3,387,962	3,517,962
70	1,542,534	3,856,336	107,964	2,255,266	3,356,336	3,486,336
90	1,529,884	3,824,710	76,338	2,223,640	3,324,710	3,454,710
100	1,523,558	3,808,896	60,524	2,207,826	3,308,896	3,438,896
125	1,507,746	3,769,364	20,992	2,168,294	3,269,364	3,399,364
150	1,491,933	3,729,832	-18,539	2,128,762	3,229,832	3,359,832
175	1,476,119	3,690,298	-58,074	2,089,228	3,190,298	3,320,298
200	1,460,306	3,650,766	-97,606	2,049,696	3,150,766	3,280,766
225	1,444,494	3,611,234	-137,137	2,010,164	3,111,234	3,241,234
250	1,428,681	3,571,703	-176,669	1,970,632	3,071,703	3,201,703
275	1,412,867	3,532,168	-216,204	1,931,098	3,032,168	3,162,168
300	1,397,055	3,492,636	-255,735	1,891,566	2,992,636	3,122,636
325	1,381,242	3,453,105	-295,267	1,852,034	2,953,105	3,083,105

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,400,318	3,500,794	-247,578	1,899,724	3,000,794	3,130,794
20	1,387,667	3,469,168	-279,204	1,868,098	2,969,168	3,099,168
30	1,381,341	3,453,354	-295,018	1,852,283	2,953,354	3,083,354
50	1,368,691	3,421,728	-326,644	1,820,657	2,921,728	3,051,728
70	1,356,041	3,390,102	-358,270	1,789,031	2,890,102	3,020,102
90	1,343,390	3,358,476	-389,896	1,757,405	2,858,476	2,988,476
100	1,337,066	3,342,664	-405,708	1,741,594	2,842,664	2,972,664
125	1,321,253	3,303,132	-445,239	1,702,062	2,803,132	2,933,132
150	1,305,439	3,263,598	-484,774	1,662,528	2,763,598	2,893,598
175	1,289,626	3,224,066	-524,306	1,622,996	2,724,066	2,854,066
200	1,273,814	3,184,534	-563,837	1,583,464	2,684,534	2,814,534
225	1,258,001	3,145,003	-603,369	1,543,932	2,645,003	2,775,003
250	1,242,187	3,105,468	-642,904	1,504,398	2,605,468	2,735,468
275	1,226,375	3,065,936	-682,435	1,464,866	2,565,936	2,695,936
300	1,210,562	3,026,405	-721,967	1,425,334	2,526,405	2,656,405
325	1,194,748	2,986,870	-761,501	1,385,800	2,486,870	2,616,870

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	520,220	4,019,882	271,510	2,418,812	3,519,882	3,649,882
20	507,952	3,925,082	176,711	2,324,012	3,425,082	3,555,082
30	501,818	3,877,686	129,315	2,276,616	3,377,686	3,507,686
50	489,550	3,782,887	34,515	2,181,816	3,282,887	3,412,887
70	477,282	3,688,087	-60,285	2,087,017	3,188,087	3,318,087
90	465,014	3,593,287	-155,084	1,992,217	3,093,287	3,223,287
100	458,880	3,545,891	-202,480	1,944,821	3,045,891	3,175,891
125	443,544	3,427,386	-320,986	1,826,316	2,927,386	3,057,386
150	428,209	3,308,888	-439,483	1,707,818	2,808,888	2,938,888
175	412,874	3,190,391	-557,981	1,589,320	2,690,391	2,820,391
200	397,539	3,071,893	-676,479	1,470,823	2,571,893	2,701,893
225	382,204	2,953,395	-794,977	1,352,325	2,453,395	2,583,395
250	366,869	2,834,898	-913,474	1,233,827	2,334,898	2,464,898
275	351,534	2,716,400	-1,031,972	1,115,330	2,216,400	2,346,400
300	336,198	2,597,894	-1,150,477	996,824	2,097,894	2,227,894
325	320,863	2,479,397	-1,268,975	878,326	1,979,397	2,109,397

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	371,121	2,867,756	-880,615	1,266,686	2,367,756	2,497,756
20	358,854	2,772,964	-975,407	1,171,894	2,272,964	2,402,964
30	352,720	2,725,561	-1,022,811	1,124,490	2,225,561	2,355,561
50	340,451	2,630,761	-1,117,611	1,029,691	2,130,761	2,260,761
70	328,183	2,535,961	-1,212,410	934,891	2,035,961	2,165,961
90	315,915	2,441,162	-1,307,210	840,091	1,941,162	2,071,162
100	309,781	2,393,766	-1,354,606	792,695	1,893,766	2,023,766
125	294,446	2,275,268	-1,473,104	674,198	1,775,268	1,905,268
150	279,111	2,156,770	-1,591,601	555,700	1,656,770	1,786,770
175	263,776	2,038,273	-1,710,099	437,202	1,538,273	1,668,273
200	248,440	1,919,767	-1,828,605	318,697	1,419,767	1,549,767
225	233,105	1,801,270	-1,947,102	200,199	1,301,270	1,431,270
250	217,770	1,682,772	-2,065,600	81,701	1,182,772	1,312,772
275	202,435	1,564,274	-2,184,098	-36,796	1,064,274	1,194,274
300	187,100	1,445,777	-2,302,595	-155,294	945,777	1,075,777
325	171,765	1,327,279	-2,421,093	-273,792	827,279	967,279

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,935	1,714,956	-2,033,416	113,885	1,214,956	1,344,956
20	209,667	1,620,156	-2,128,216	19,085	1,120,156	1,250,156
30	203,534	1,572,760	-2,175,612	-28,311	1,072,760	1,202,760
50	191,265	1,477,960	-2,270,412	-123,110	977,960	1,107,960
70	178,997	1,383,160	-2,365,211	-217,910	883,160	1,013,160
90	166,729	1,288,361	-2,460,011	-312,710	788,361	918,361
100	160,595	1,240,965	-2,507,407	-360,106	740,965	870,965
125	145,260	1,122,467	-2,625,905	-478,603	622,467	752,467
150	129,924	1,003,962	-2,744,410	-597,106	503,962	633,962
175	114,589	885,464	-2,862,908	-715,606	385,464	515,464
200	99,254	766,966	-2,981,405	-834,104	266,966	396,966
225	83,919	648,469	-3,099,903	-952,602	148,469	278,469
250	68,584	529,971	-3,218,401	-1,071,099	29,971	159,971
275	53,249	411,473	-3,336,898	-1,189,597	-88,527	41,473
300	37,914	292,976	-3,455,396	-1,308,095	-207,024	-77,024
325	22,580	174,478	-3,573,894	-1,426,592	-325,522	-195,522

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£275

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,925,281	4,375,638	627,267	2,774,568	3,875,638	4,005,638
20	1,911,532	4,344,391	596,020	2,743,321	3,844,391	3,974,391
30	1,904,658	4,328,769	580,397	2,727,699	3,828,769	3,958,769
50	1,890,910	4,297,522	549,150	2,696,451	3,797,522	3,927,522
70	1,877,161	4,266,275	517,903	2,665,204	3,766,275	3,896,275
90	1,863,412	4,235,028	486,656	2,633,957	3,735,028	3,865,028
100	1,856,537	4,219,403	471,031	2,618,333	3,719,403	3,849,403
125	1,838,352	4,180,345	431,973	2,579,274	3,680,345	3,810,345
150	1,822,166	4,141,286	392,914	2,540,216	3,641,286	3,771,286
175	1,804,980	4,102,228	353,856	2,501,158	3,602,228	3,732,228
200	1,787,795	4,063,170	314,798	2,462,099	3,563,170	3,693,170
225	1,770,609	4,024,111	275,740	2,423,041	3,524,111	3,654,111
250	1,753,423	3,985,053	236,681	2,383,983	3,485,053	3,615,053
275	1,736,238	3,945,995	197,623	2,344,924	3,445,995	3,575,995
300	1,719,052	3,906,936	158,565	2,305,866	3,406,936	3,536,936
325	1,701,866	3,867,878	119,506	2,266,808	3,367,878	3,497,878

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,722,721	3,915,275	166,904	2,314,205	3,415,275	3,545,275
20	1,708,972	3,884,028	135,656	2,282,958	3,384,028	3,514,028
30	1,702,099	3,868,406	120,034	2,267,335	3,368,406	3,498,406
50	1,688,350	3,837,159	88,787	2,236,088	3,337,159	3,467,159
70	1,674,601	3,805,912	57,540	2,204,841	3,305,912	3,435,912
90	1,660,852	3,774,664	26,293	2,173,594	3,274,664	3,404,664
100	1,653,977	3,759,040	10,668	2,157,969	3,259,040	3,389,040
125	1,636,792	3,719,981	-28,390	2,118,911	3,219,981	3,349,981
150	1,619,606	3,680,923	-67,449	2,079,853	3,180,923	3,310,923
175	1,602,421	3,641,865	-106,507	2,040,794	3,141,865	3,271,865
200	1,585,235	3,602,806	-145,565	2,001,736	3,102,806	3,232,806
225	1,568,049	3,563,748	-184,624	1,962,678	3,063,748	3,193,748
250	1,550,864	3,524,690	-223,682	1,923,619	3,024,690	3,154,690
275	1,533,678	3,485,632	-262,740	1,884,561	2,985,632	3,115,632
300	1,516,492	3,446,573	-301,799	1,845,503	2,946,573	3,076,573
325	1,499,307	3,407,515	-340,857	1,806,444	2,907,515	3,037,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,520,038	3,454,632	-293,740	1,853,562	2,954,632	3,084,632
20	1,506,289	3,423,385	-324,987	1,822,315	2,923,385	3,053,385
30	1,499,416	3,407,763	-340,609	1,806,692	2,907,763	3,037,763
50	1,485,667	3,376,515	-371,856	1,775,445	2,876,515	3,006,515
70	1,471,918	3,345,268	-403,103	1,744,198	2,845,268	2,975,268
90	1,458,169	3,314,021	-434,351	1,712,951	2,814,021	2,944,021
100	1,451,295	3,298,399	-449,973	1,697,328	2,798,399	2,928,399
125	1,434,109	3,259,338	-489,034	1,658,268	2,759,338	2,889,338
150	1,416,923	3,220,280	-528,092	1,619,210	2,720,280	2,850,280
175	1,399,738	3,181,222	-567,150	1,580,151	2,681,222	2,811,222
200	1,382,552	3,142,163	-606,209	1,541,093	2,642,163	2,772,163
225	1,365,366	3,103,105	-645,267	1,502,035	2,603,105	2,733,105
250	1,348,181	3,064,047	-684,325	1,462,976	2,564,047	2,694,047
275	1,330,995	3,024,988	-723,383	1,423,918	2,524,988	2,654,988
300	1,313,809	2,985,930	-762,442	1,384,860	2,485,930	2,615,930
325	1,296,624	2,946,872	-801,500	1,345,801	2,446,872	2,576,872

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,411	3,948,271	199,899	2,347,201	3,448,271	3,578,271
20	607,047	3,844,628	96,256	2,243,558	3,344,628	3,474,628
30	598,864	3,792,807	44,435	2,191,737	3,292,807	3,422,807
50	582,500	3,689,164	-59,208	2,088,094	3,189,164	3,319,164
70	566,135	3,585,521	-162,850	1,984,451	3,085,521	3,215,521
90	549,770	3,481,879	-266,493	1,880,808	2,981,879	3,111,879
100	541,588	3,430,057	-318,314	1,828,987	2,930,057	3,060,057
125	521,132	3,300,501	-447,871	1,699,430	2,800,501	2,930,501
150	500,676	3,170,951	-577,421	1,569,880	2,670,951	2,800,951
175	480,220	3,041,394	-706,978	1,440,324	2,541,394	2,671,394
200	459,765	2,911,844	-836,528	1,310,773	2,411,844	2,541,844
225	439,309	2,782,287	-966,085	1,181,217	2,282,287	2,412,287
250	418,853	2,652,737	-1,095,635	1,051,667	2,152,737	2,282,737
275	398,397	2,523,180	-1,225,191	922,110	2,023,180	2,153,180
300	377,942	2,393,630	-1,354,742	792,560	1,893,630	2,023,630
325	357,485	2,264,074	-1,484,298	663,003	1,764,074	1,894,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£427,373	2,706,694	-1,041,677	1,105,624	2,206,694	2,336,694
20	411,008	2,603,052	-1,145,320	1,001,981	2,103,052	2,233,052
30	402,826	2,551,230	-1,197,141	950,160	2,051,230	2,181,230
50	386,461	2,447,588	-1,300,784	846,517	1,947,588	2,077,588
70	370,097	2,343,945	-1,404,427	742,875	1,843,945	1,973,945
90	353,732	2,240,302	-1,508,070	639,232	1,740,302	1,870,302
100	345,550	2,188,481	-1,559,891	587,410	1,688,481	1,818,481
125	325,094	2,058,931	-1,689,441	457,860	1,558,931	1,688,931
150	304,638	1,929,374	-1,818,998	328,304	1,429,374	1,559,374
175	284,183	1,799,824	-1,948,548	198,753	1,299,824	1,429,824
200	263,726	1,670,267	-2,078,105	69,197	1,170,267	1,300,267
225	243,271	1,540,717	-2,207,655	-60,353	1,040,717	1,170,717
250	222,815	1,411,160	-2,337,211	-189,910	911,160	1,041,160
275	202,360	1,281,610	-2,466,762	-319,460	781,610	911,610
300	181,903	1,152,054	-2,596,318	-449,017	652,054	782,054
325	161,448	1,022,503	-2,725,868	-578,567	522,503	652,503

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	231,216	1,464,371	-2,284,001	-136,699	964,371	1,094,371
20	214,852	1,360,728	-2,387,643	-240,342	860,728	990,728
30	206,670	1,308,907	-2,439,465	-292,163	808,907	938,907
50	190,305	1,205,264	-2,543,107	-395,806	705,264	835,264
70	173,940	1,101,622	-2,646,750	-499,449	601,622	731,622
90	157,576	997,979	-2,750,393	-603,091	497,979	627,979
100	149,393	946,158	-2,802,214	-654,913	446,158	576,158
125	128,938	816,607	-2,931,764	-784,463	316,607	446,607
150	108,482	687,051	-3,061,321	-914,020	187,051	317,051
175	88,026	557,501	-3,190,871	-1,043,570	57,501	187,501
200	67,570	427,944	-3,320,428	-1,173,126	-72,056	57,944
225	47,114	298,387	-3,449,984	-1,302,683	-201,613	-71,613
250	26,658	168,837	-3,579,535	-1,432,233	-331,163	-201,163
275	6,202	39,281	-3,709,091	-1,561,790	-460,719	-330,719
300	-14,486	-91,746	-3,840,118	-1,692,816	-591,746	-461,746
325	-35,276	-223,418	-3,971,790	-1,824,488	-723,418	-593,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,560,014	4,450,018	701,646	2,848,947	3,950,018	4,080,018
20	3,537,466	4,421,833	673,461	2,820,763	3,921,833	4,051,833
30	3,526,192	4,407,739	659,368	2,806,669	3,907,739	4,037,739
50	3,503,643	4,379,554	631,182	2,778,483	3,879,554	4,009,554
70	3,481,095	4,351,369	602,997	2,750,299	3,851,369	3,981,369
90	3,458,547	4,323,183	574,811	2,722,113	3,823,183	3,953,183
100	3,447,272	4,309,090	560,718	2,708,019	3,809,090	3,939,090
125	3,419,087	4,273,858	525,486	2,672,788	3,773,858	3,903,858
150	3,390,901	4,238,626	490,254	2,637,555	3,738,626	3,868,626
175	3,362,715	4,203,394	455,022	2,602,324	3,703,394	3,833,394
200	3,334,529	4,168,162	419,790	2,567,091	3,668,162	3,798,162
225	3,306,344	4,132,930	384,559	2,531,860	3,632,930	3,762,930
250	3,278,158	4,097,698	349,326	2,496,627	3,597,698	3,727,698
275	3,249,973	4,062,466	314,095	2,461,396	3,562,466	3,692,466
300	3,221,787	4,027,234	278,862	2,426,163	3,527,234	3,657,234
325	3,193,601	3,992,001	243,629	2,390,931	3,492,001	3,622,001

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,194,462	3,993,077	244,706	2,392,007	3,493,077	3,623,077
20	3,171,913	3,964,892	216,520	2,363,821	3,464,892	3,594,892
30	3,160,638	3,950,798	202,426	2,349,728	3,450,798	3,580,798
50	3,138,091	3,922,613	174,242	2,321,543	3,422,613	3,552,613
70	3,115,542	3,894,428	146,056	2,293,357	3,394,428	3,524,428
90	3,092,993	3,866,242	117,870	2,265,171	3,366,242	3,496,242
100	3,081,720	3,852,149	103,778	2,251,079	3,352,149	3,482,149
125	3,053,533	3,816,917	68,545	2,215,846	3,316,917	3,446,917
150	3,025,347	3,781,684	33,312	2,180,614	3,281,684	3,411,684
175	2,997,162	3,746,453	-1,919	2,145,382	3,246,453	3,376,453
200	2,968,976	3,711,220	-37,152	2,110,150	3,211,220	3,341,220
225	2,940,777	3,675,971	-72,651	2,074,918	3,175,971	3,305,971
250	2,911,931	3,639,914	-108,458	2,038,844	3,139,914	3,269,914
275	2,883,284	3,604,106	-144,266	2,003,035	3,104,106	3,234,106
300	2,854,638	3,568,297	-180,075	1,967,227	3,068,297	3,198,297
325	2,825,991	3,532,489	-215,883	1,931,418	3,032,489	3,162,489

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,828,692	3,535,865	-212,507	1,934,794	3,035,865	3,165,865
20	2,806,143	3,507,679	-240,693	1,906,609	3,007,679	3,137,679
30	2,794,869	3,493,587	-254,785	1,892,516	2,993,587	3,123,587
50	2,772,321	3,465,401	-282,971	1,864,330	2,965,401	3,095,401
70	2,749,427	3,437,215	-311,588	1,835,144	2,937,215	3,067,215
90	2,726,509	3,409,030	-340,295	1,806,958	2,909,030	3,039,030
100	2,715,051	3,393,813	-354,558	1,792,743	2,893,813	3,023,813
125	2,686,404	3,358,005	-390,367	1,756,935	2,858,005	2,988,005
150	2,657,757	3,322,197	-426,175	1,721,126	2,822,197	2,952,197
175	2,629,111	3,286,388	-461,984	1,685,318	2,786,388	2,916,388
200	2,600,465	3,250,581	-497,791	1,649,510	2,750,581	2,880,581
225	2,571,818	3,214,773	-533,599	1,613,702	2,714,773	2,844,773
250	2,543,171	3,178,964	-569,407	1,577,894	2,678,964	2,808,964
275	2,514,525	3,143,156	-605,216	1,542,086	2,643,156	2,773,156
300	2,485,878	3,107,348	-641,024	1,506,277	2,607,348	2,737,348
325	2,457,231	3,071,539	-676,833	1,470,469	2,571,539	2,701,539

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,290,862	3,227,156	-521,216	1,626,086	2,727,156	2,857,156
20	1,258,263	3,145,658	-602,714	1,544,588	2,645,658	2,775,658
30	1,241,965	3,104,912	-643,460	1,503,841	2,604,912	2,734,912
50	1,209,366	3,023,414	-724,958	1,422,344	2,523,414	2,653,414
70	1,176,766	2,941,916	-806,456	1,340,846	2,441,916	2,571,916
90	1,144,168	2,860,421	-887,951	1,259,350	2,360,421	2,490,421
100	1,127,869	2,819,672	-928,700	1,218,601	2,319,672	2,449,672
125	1,087,120	2,717,801	-1,030,571	1,116,730	2,217,801	2,347,801
150	1,046,372	2,615,930	-1,132,442	1,014,859	2,115,930	2,245,930
175	1,005,623	2,514,058	-1,234,313	912,988	2,014,058	2,144,058
200	964,875	2,412,187	-1,336,184	811,117	1,912,187	2,042,187
225	924,127	2,310,316	-1,438,055	709,246	1,810,316	1,940,316
250	883,378	2,208,445	-1,539,927	607,375	1,708,445	1,838,445
275	842,631	2,106,577	-1,641,795	505,506	1,606,577	1,736,577
300	801,882	2,004,706	-1,743,666	403,635	1,504,706	1,634,706
325	761,134	1,902,834	-1,845,537	301,764	1,402,834	1,532,834

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	898,783	2,246,957	-1,501,415	645,887	1,746,957	1,876,957
20	866,184	2,165,459	-1,582,913	564,389	1,665,459	1,795,459
30	849,884	2,124,710	-1,623,662	523,640	1,624,710	1,754,710
50	817,286	2,043,215	-1,705,157	442,144	1,543,215	1,673,215
70	784,687	1,961,717	-1,786,655	360,647	1,461,717	1,591,717
90	752,089	1,880,222	-1,868,150	279,151	1,380,222	1,510,222
100	735,789	1,839,473	-1,908,899	238,402	1,339,473	1,469,473
125	695,041	1,737,602	-2,010,770	136,531	1,237,602	1,367,602
150	654,292	1,635,730	-2,112,641	34,660	1,135,730	1,265,730
175	613,544	1,533,859	-2,214,512	-67,211	1,033,859	1,163,859
200	572,795	1,431,988	-2,316,383	-169,082	931,988	1,061,988
225	532,047	1,330,117	-2,418,255	-270,953	830,117	960,117
250	491,298	1,228,246	-2,520,126	-372,824	728,246	858,246
275	450,550	1,126,375	-2,621,997	-474,695	626,375	756,375
300	409,802	1,024,504	-2,723,868	-576,566	524,504	654,504
325	369,053	922,633	-2,825,739	-678,438	422,633	552,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	506,467	1,266,168	-2,482,203	-334,902	766,168	896,168
20	473,869	1,184,673	-2,563,699	-416,397	684,673	814,673
30	457,570	1,143,924	-2,604,448	-457,146	643,924	773,924
50	424,972	1,062,429	-2,685,943	-538,642	562,429	692,429
70	392,373	980,931	-2,767,441	-620,139	480,931	610,931
90	359,773	899,433	-2,848,939	-701,637	399,433	529,433
100	343,475	858,687	-2,889,685	-742,384	358,687	488,687
125	302,726	756,815	-2,991,556	-844,255	256,815	386,815
150	261,978	654,944	-3,093,427	-946,126	154,944	284,944
175	221,229	553,073	-3,195,298	-1,047,997	53,073	183,073
200	180,481	451,202	-3,297,170	-1,149,868	-48,798	81,202
225	139,732	349,331	-3,399,041	-1,251,739	-150,669	-20,669
250	98,984	247,460	-3,500,912	-1,353,610	-252,540	-122,540
275	58,236	145,589	-3,602,783	-1,455,481	-354,411	-224,411
300	17,487	43,718	-3,704,654	-1,557,353	-456,282	-326,282
325	-23,641	-59,104	-3,807,476	-1,660,174	-559,104	-429,104

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,316,666	7,628,332	3,879,960	6,027,262	7,128,332	7,258,332
20	3,262,582	7,503,939	3,755,567	5,902,868	7,003,939	7,133,939
30	3,235,541	7,441,744	3,693,373	5,840,674	6,941,744	7,071,744
50	3,181,457	7,317,351	3,568,979	5,716,281	6,817,351	6,947,351
70	3,127,373	7,192,958	3,444,586	5,591,887	6,692,958	6,822,958
90	3,073,289	7,068,564	3,320,192	5,467,494	6,568,564	6,698,564
100	3,046,247	7,006,367	3,257,996	5,405,297	6,506,367	6,636,367
125	2,978,641	6,850,874	3,102,503	5,249,804	6,350,874	6,480,874
150	2,911,036	6,695,384	2,947,012	5,094,313	6,195,384	6,325,384
175	2,842,953	6,538,792	2,790,420	4,937,722	6,038,792	6,168,792
200	2,774,242	6,380,757	2,632,385	4,779,686	5,880,757	6,010,757
225	2,705,532	6,222,724	2,474,352	4,621,653	5,722,724	5,852,724
250	2,636,821	6,064,688	2,316,317	4,463,618	5,564,688	5,694,688
275	2,568,110	5,906,653	2,158,281	4,305,583	5,406,653	5,536,653
300	2,499,399	5,748,618	2,000,246	4,147,548	5,248,618	5,378,618
325	2,430,689	5,590,585	1,842,213	3,989,515	5,090,585	5,220,585

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,642,871	6,078,603	2,330,231	4,477,532	5,578,603	5,708,603
20	2,587,901	5,952,173	2,203,802	4,351,103	5,452,173	5,582,173
30	2,560,417	5,888,959	2,140,587	4,287,888	5,388,959	5,518,959
50	2,505,449	5,762,532	2,014,160	4,161,462	5,262,532	5,392,532
70	2,450,481	5,636,105	1,887,733	4,035,035	5,136,105	5,266,105
90	2,395,511	5,509,676	1,761,304	3,908,606	5,009,676	5,139,676
100	2,368,027	5,446,461	1,698,090	3,845,391	4,946,461	5,076,461
125	2,299,317	5,288,428	1,540,057	3,687,358	4,788,428	4,918,428
150	2,230,606	5,130,393	1,382,021	3,529,323	4,630,393	4,760,393
175	2,161,895	4,972,358	1,223,986	3,371,287	4,472,358	4,602,358
200	2,093,184	4,814,323	1,065,951	3,213,252	4,314,323	4,444,323
225	2,024,474	4,656,290	907,918	3,055,219	4,156,290	4,286,290
250	1,955,763	4,498,254	749,883	2,897,184	3,998,254	4,128,254
275	1,887,052	4,340,219	591,847	2,739,149	3,840,219	3,970,219
300	1,818,341	4,182,184	433,812	2,581,113	3,682,184	3,812,184
325	1,749,631	4,024,151	275,779	2,423,080	3,524,151	3,654,151

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,961,394	4,511,207	762,835	2,910,136	4,011,207	4,141,207
20	1,906,426	4,384,780	636,408	2,783,709	3,884,780	4,014,780
30	1,878,941	4,321,565	573,193	2,720,495	3,821,565	3,951,565
50	1,823,972	4,195,136	446,764	2,594,066	3,695,136	3,825,136
70	1,769,004	4,068,709	320,337	2,467,639	3,568,709	3,698,709
90	1,714,036	3,942,282	193,911	2,341,212	3,442,282	3,572,282
100	1,688,551	3,879,068	130,696	2,277,997	3,379,068	3,509,068
125	1,617,840	3,721,032	-27,339	2,119,962	3,221,032	3,351,032
150	1,549,129	3,562,997	-185,375	1,961,927	3,062,997	3,192,997
175	1,480,419	3,404,964	-343,406	1,803,894	2,904,964	3,034,964
200	1,411,708	3,246,929	-501,443	1,645,859	2,746,929	2,876,929
225	1,342,997	3,088,894	-659,478	1,487,823	2,588,894	2,718,894
250	1,274,286	2,930,858	-817,513	1,329,788	2,430,858	2,560,858
275	1,205,576	2,772,825	-975,546	1,171,755	2,272,825	2,402,825
300	1,136,865	2,614,790	-1,133,582	1,013,720	2,114,790	2,244,790
325	1,068,154	2,456,755	-1,291,617	855,684	1,956,755	2,086,755

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,274,476	6,619,581	2,871,209	5,018,510	6,119,581	6,249,581
20	8,219,048	6,575,238	2,826,867	4,974,168	6,075,238	6,205,238
30	8,191,334	6,553,067	2,804,695	4,951,997	6,053,067	6,183,067
50	8,135,906	6,508,725	2,760,353	4,907,655	6,008,725	6,138,725
70	8,080,478	6,464,383	2,716,011	4,863,312	5,964,383	6,094,383
90	8,025,051	6,420,041	2,671,669	4,818,970	5,920,041	6,050,041
100	7,997,337	6,397,869	2,649,498	4,796,799	5,897,869	6,027,869
125	7,928,052	6,342,442	2,594,070	4,741,371	5,842,442	5,972,442
150	7,858,768	6,287,015	2,538,643	4,685,944	5,787,015	5,917,015
175	7,789,483	6,231,587	2,483,215	4,630,516	5,731,587	5,861,587
200	7,720,199	6,176,159	2,427,787	4,575,089	5,676,159	5,806,159
225	7,650,914	6,120,731	2,372,359	4,519,661	5,620,731	5,750,731
250	7,581,629	6,065,303	2,316,932	4,464,233	5,565,303	5,695,303
275	7,512,344	6,009,876	2,261,504	4,408,805	5,509,876	5,639,876
300	7,443,060	5,954,448	2,206,076	4,353,377	5,454,448	5,584,448
325	7,373,775	5,899,020	2,150,648	4,297,949	5,399,020	5,529,020

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,409,937	5,927,950	2,179,578	4,328,879	5,427,950	5,557,950
20	7,354,509	5,883,607	2,135,236	4,284,537	5,383,607	5,513,607
30	7,326,795	5,861,436	2,113,065	4,260,366	5,361,436	5,491,436
50	7,271,368	5,817,094	2,068,722	4,216,024	5,317,094	5,447,094
70	7,215,940	5,772,752	2,024,380	4,171,682	5,272,752	5,402,752
90	7,160,512	5,728,410	1,980,038	4,127,340	5,228,410	5,358,410
100	7,132,798	5,706,239	1,957,867	4,105,168	5,206,239	5,336,239
125	7,063,513	5,650,811	1,902,439	4,049,740	5,150,811	5,280,811
150	6,994,229	5,595,383	1,847,011	3,994,313	5,095,383	5,225,383
175	6,924,944	5,539,955	1,791,583	3,938,885	5,039,955	5,169,955
200	6,855,660	5,484,527	1,736,155	3,883,457	4,984,527	5,114,527
225	6,786,375	5,429,099	1,680,727	3,828,029	4,929,099	5,059,099
250	6,717,090	5,373,671	1,625,299	3,772,601	4,873,671	5,003,671
275	6,647,805	5,318,243	1,569,871	3,717,173	4,818,243	4,948,243
300	6,578,520	5,262,815	1,514,443	3,661,745	4,762,815	4,892,815
325	6,509,235	5,207,387	1,459,015	3,606,317	4,707,387	4,837,387

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,544,874	5,235,900	1,487,528	3,634,829	4,735,900	4,865,900
20	6,488,838	5,191,071	1,442,699	3,590,000	4,691,071	4,821,071
30	6,460,672	5,168,538	1,420,166	3,567,467	4,668,538	4,798,538
50	6,404,338	5,123,470	1,375,098	3,522,400	4,623,470	4,753,470
70	6,348,003	5,078,403	1,330,031	3,477,332	4,578,403	4,708,403
90	6,291,669	5,033,335	1,284,963	3,432,265	4,533,335	4,663,335
100	6,263,501	5,010,801	1,262,429	3,409,731	4,510,801	4,640,801
125	6,193,084	4,954,467	1,206,095	3,353,397	4,454,467	4,584,467
150	6,122,668	4,898,133	1,149,761	3,297,063	4,398,133	4,528,133
175	6,052,251	4,841,799	1,093,427	3,240,729	4,341,799	4,471,799
200	5,981,834	4,785,464	1,037,092	3,184,394	4,285,464	4,415,464
225	5,911,417	4,729,130	980,758	3,128,060	4,229,130	4,359,130
250	5,840,999	4,672,796	924,424	3,071,726	4,172,796	4,302,796
275	5,770,582	4,616,462	868,090	3,015,391	4,116,462	4,246,462
300	5,700,165	4,560,128	811,756	2,959,057	4,060,128	4,190,128
325	5,629,748	4,503,793	755,421	2,902,723	4,003,793	4,133,793

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,540,892	8,503,159	4,754,788	6,902,089	8,003,159	8,133,159
20	6,484,881	8,430,346	4,681,974	6,829,275	7,930,346	8,060,346
30	6,456,876	8,393,939	4,645,567	6,792,868	7,893,939	8,023,939
50	6,400,867	8,321,126	4,572,755	6,720,056	7,821,126	7,951,126
70	6,344,857	8,248,314	4,499,942	6,647,244	7,748,314	7,878,314
90	6,288,846	8,175,500	4,427,129	6,574,430	7,675,500	7,805,500
100	6,260,841	8,139,094	4,390,722	6,538,023	7,639,094	7,769,094
125	6,190,830	8,048,078	4,299,707	6,447,008	7,548,078	7,678,078
150	6,120,817	7,957,062	4,208,690	6,355,992	7,457,062	7,587,062
175	6,050,804	7,866,046	4,117,674	6,264,975	7,366,046	7,496,046
200	5,980,792	7,775,029	4,026,657	6,173,959	7,275,029	7,405,029
225	5,910,779	7,684,013	3,935,641	6,082,942	7,184,013	7,314,013
250	5,840,767	7,592,997	3,844,626	5,991,927	7,092,997	7,222,997
275	5,770,755	7,501,981	3,753,609	5,900,911	7,001,981	7,131,981
300	5,700,742	7,410,965	3,662,593	5,809,894	6,910,965	7,040,965
325	5,630,729	7,319,948	3,571,576	5,718,878	6,819,948	6,949,948

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,739,093	7,460,821	3,712,449	5,859,751	6,960,821	7,090,821
20	5,683,083	7,388,007	3,639,636	5,786,937	6,888,007	7,018,007
30	5,655,078	7,351,602	3,603,230	5,750,532	6,851,602	6,981,602
50	5,599,068	7,278,788	3,530,416	5,677,718	6,778,788	6,908,788
70	5,543,058	7,205,976	3,457,604	5,604,906	6,705,976	6,835,976
90	5,487,048	7,133,162	3,384,790	5,532,092	6,633,162	6,763,162
100	5,459,044	7,096,757	3,348,385	5,495,686	6,596,757	6,726,757
125	5,389,031	7,005,740	3,257,368	5,404,670	6,505,740	6,635,740
150	5,319,018	6,914,724	3,166,352	5,313,653	6,414,724	6,544,724
175	5,249,006	6,823,707	3,075,336	5,222,637	6,323,707	6,453,707
200	5,178,994	6,732,692	2,984,320	5,131,622	6,232,692	6,362,692
225	5,108,981	6,641,676	2,893,304	5,040,605	6,141,676	6,271,676
250	5,038,969	6,550,659	2,802,287	4,949,589	6,050,659	6,180,659
275	4,968,956	6,459,643	2,711,271	4,858,572	5,959,643	6,089,643
300	4,898,943	6,368,626	2,620,255	4,767,556	5,868,626	5,998,626
325	4,828,932	6,277,611	2,529,239	4,676,541	5,777,611	5,907,611

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,936,805	6,417,847	2,669,475	4,816,776	5,917,847	6,047,847
20	4,880,795	6,345,033	2,596,661	4,743,963	5,845,033	5,975,033
30	4,852,790	6,308,627	2,560,256	4,707,557	5,808,627	5,938,627
50	4,796,780	6,235,814	2,487,442	4,634,743	5,735,814	5,865,814
70	4,740,770	6,163,001	2,414,630	4,561,931	5,663,001	5,793,001
90	4,684,760	6,090,188	2,341,816	4,489,117	5,590,188	5,720,188
100	4,656,755	6,053,782	2,305,410	4,452,712	5,553,782	5,683,782
125	4,586,743	5,962,766	2,214,394	4,361,696	5,462,766	5,592,766
150	4,516,730	5,871,749	2,123,377	4,270,679	5,371,749	5,501,749
175	4,446,717	5,780,733	2,032,361	4,179,662	5,280,733	5,410,733
200	4,376,706	5,689,718	1,941,346	4,088,647	5,189,718	5,319,718
225	4,306,693	5,598,701	1,850,329	3,997,631	5,098,701	5,228,701
250	4,236,681	5,507,685	1,759,313	3,906,614	5,007,685	5,137,685
275	4,166,668	5,416,668	1,668,296	3,815,598	4,916,668	5,046,668
300	4,096,655	5,325,652	1,577,280	3,724,581	4,825,652	4,955,652
325	4,026,644	5,234,637	1,486,265	3,633,566	4,734,637	4,864,637

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,427,730	8,078,025	4,329,653	6,476,954	7,578,025	7,708,025
20	12,321,432	8,008,931	4,260,559	6,407,860	7,508,931	7,638,931
30	12,268,283	7,974,384	4,226,012	6,373,314	7,474,384	7,604,384
50	12,161,986	7,905,291	4,156,919	6,304,220	7,405,291	7,535,291
70	12,055,687	7,836,197	4,087,825	6,235,126	7,336,197	7,466,197
90	11,949,390	7,767,103	4,018,731	6,166,033	7,267,103	7,397,103
100	11,896,241	7,732,556	3,984,185	6,131,486	7,232,556	7,362,556
125	11,763,368	7,646,189	3,897,817	6,045,119	7,146,189	7,276,189
150	11,630,496	7,559,822	3,811,451	5,958,752	7,059,822	7,189,822
175	11,497,624	7,473,456	3,725,084	5,872,385	6,973,456	7,103,456
200	11,364,751	7,387,088	3,638,716	5,786,018	6,887,088	7,017,088
225	11,231,879	7,300,722	3,552,350	5,699,651	6,800,722	6,930,722
250	11,099,006	7,214,354	3,465,982	5,613,284	6,714,354	6,844,354
275	10,966,134	7,127,987	3,379,616	5,526,917	6,627,987	6,757,987
300	10,833,262	7,041,620	3,293,248	5,440,550	6,541,620	6,671,620
325	10,700,390	6,955,253	3,206,881	5,354,183	6,455,253	6,585,253

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,909,163	7,090,956	3,342,584	5,489,885	6,590,956	6,720,956
20	10,802,864	7,021,862	3,273,490	5,420,791	6,521,862	6,651,862
30	10,749,715	6,987,315	3,238,943	5,386,245	6,487,315	6,617,315
50	10,643,418	6,918,222	3,169,850	5,317,151	6,418,222	6,548,222
70	10,537,119	6,849,128	3,100,756	5,248,057	6,349,128	6,479,128
90	10,430,822	6,780,034	3,031,662	5,178,964	6,280,034	6,410,034
100	10,377,673	6,745,487	2,997,116	5,144,417	6,245,487	6,375,487
125	10,244,800	6,659,120	2,910,748	5,058,050	6,159,120	6,289,120
150	10,111,928	6,572,753	2,824,382	4,971,683	6,072,753	6,202,753
175	9,979,055	6,486,386	2,738,014	4,885,316	5,986,386	6,116,386
200	9,846,183	6,400,019	2,651,647	4,798,949	5,900,019	6,030,019
225	9,713,311	6,313,652	2,565,280	4,712,581	5,813,652	5,943,652
250	9,580,439	6,227,285	2,478,913	4,626,215	5,727,285	5,857,285
275	9,447,567	6,140,918	2,392,547	4,539,848	5,640,918	5,770,918
300	9,314,694	6,054,551	2,306,179	4,453,481	5,554,551	5,684,551
325	9,181,822	5,968,184	2,219,812	4,367,114	5,468,184	5,598,184

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,389,659	6,103,279	2,354,907	4,502,208	5,603,279	5,733,279
20	9,283,361	6,034,185	2,285,813	4,433,114	5,534,185	5,664,185
30	9,230,212	5,999,638	2,251,266	4,398,567	5,499,638	5,629,638
50	9,123,915	5,930,544	2,182,173	4,329,474	5,430,544	5,560,544
70	9,017,616	5,861,450	2,113,079	4,260,380	5,361,450	5,491,450
90	8,911,319	5,792,357	2,043,985	4,191,287	5,292,357	5,422,357
100	8,858,170	5,757,810	2,009,439	4,156,740	5,257,810	5,387,810
125	8,725,297	5,671,443	1,923,071	4,070,373	5,171,443	5,301,443
150	8,592,425	5,585,076	1,836,704	3,984,006	5,085,076	5,215,076
175	8,459,552	5,498,709	1,750,337	3,897,639	4,998,709	5,128,709
200	8,324,218	5,410,742	1,662,370	3,809,671	4,910,742	5,040,742
225	8,189,172	5,322,775	1,574,403	3,721,704	4,822,775	4,952,775
250	8,054,127	5,235,182	1,486,436	3,634,112	4,735,182	4,865,182
275	7,919,081	5,147,403	1,399,031	3,546,332	4,647,403	4,777,403
300	7,784,036	5,059,623	1,311,251	3,458,553	4,559,623	4,689,623
325	7,648,990	4,971,843	1,223,472	3,370,773	4,471,843	4,601,843

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	275	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	275	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	225	325	325	325
3 - £5,705 per sq m	0	250	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	200	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	150	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	125	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	300	325	325	325
2 - £6,082 per sq m	70	325	325	325
3 - £5,705 per sq m	#N/A	250	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	275	325	325	325
2 - £6,082 per sq m	50	325	325	325
3 - £5,705 per sq m	#N/A	200	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	150	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	125	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	150	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	207,991	4,159,825	411,453	2,558,755	3,659,825	3,789,825
20	206,610	4,132,199	383,827	2,531,128	3,632,199	3,762,199
30	205,920	4,118,406	370,034	2,517,335	3,618,406	3,748,406
50	204,540	4,090,799	342,428	2,489,729	3,590,799	3,720,799
70	203,159	4,063,173	314,801	2,462,103	3,563,173	3,693,173
90	201,778	4,035,567	287,195	2,434,496	3,535,567	3,665,567
100	201,088	4,021,754	273,382	2,420,683	3,521,754	3,651,754
125	199,362	3,987,241	238,869	2,386,170	3,487,241	3,617,241
150	197,636	3,952,728	204,356	2,351,658	3,452,728	3,582,728
175	195,911	3,918,215	169,843	2,317,145	3,418,215	3,548,215
200	194,185	3,883,702	135,330	2,282,632	3,383,702	3,513,702
225	192,459	3,849,189	100,818	2,248,119	3,349,189	3,479,189
250	190,734	3,814,677	66,305	2,213,606	3,314,677	3,444,677
275	189,008	3,780,164	31,792	2,179,093	3,280,164	3,410,164
300	187,283	3,745,651	-2,721	2,144,580	3,245,651	3,375,651
325	185,557	3,711,138	-37,234	2,110,068	3,211,138	3,341,138

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£187,311	3,746,228	-2,144	2,145,158	3,246,228	3,376,228
20	185,931	3,718,622	-29,750	2,117,552	3,218,622	3,348,622
30	185,241	3,704,829	-43,543	2,103,758	3,204,829	3,334,829
50	183,860	3,677,202	-71,169	2,076,132	3,177,202	3,307,202
70	182,480	3,649,596	-98,776	2,048,526	3,149,596	3,279,596
90	181,099	3,621,990	-126,382	2,020,920	3,121,990	3,251,990
100	180,409	3,608,177	-140,195	2,007,106	3,108,177	3,238,177
125	178,683	3,573,664	-174,708	1,972,594	3,073,664	3,203,664
150	176,958	3,539,151	-209,221	1,938,081	3,039,151	3,169,151
175	175,232	3,504,638	-243,734	1,903,568	3,004,638	3,134,638
200	173,506	3,470,125	-278,246	1,869,055	2,970,125	3,100,125
225	171,781	3,435,612	-312,759	1,834,542	2,935,612	3,065,612
250	170,055	3,401,100	-347,272	1,800,029	2,901,100	3,031,100
275	168,328	3,366,587	-381,805	1,765,496	2,866,587	2,996,587
300	166,603	3,332,074	-416,318	1,730,984	2,832,074	2,962,074
325	164,877	3,297,561	-450,831	1,696,471	2,797,561	2,927,561

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	166,624	3,332,470	-415,901	1,731,400	2,832,470	2,962,470
20	165,243	3,304,864	-443,508	1,703,794	2,804,864	2,934,864
30	164,553	3,291,051	-457,321	1,689,981	2,791,051	2,921,051
50	163,172	3,263,445	-484,927	1,662,374	2,763,445	2,893,445
70	161,791	3,235,838	-512,533	1,634,768	2,735,838	2,865,838
90	160,411	3,208,232	-540,160	1,607,162	2,708,232	2,838,232
100	159,721	3,194,419	-553,953	1,593,349	2,694,419	2,824,419
125	157,994	3,159,886	-588,486	1,558,816	2,659,886	2,789,886
150	156,269	3,125,373	-622,998	1,524,303	2,625,373	2,755,373
175	154,543	3,090,860	-657,511	1,489,790	2,590,860	2,720,860
200	152,817	3,056,348	-692,024	1,455,277	2,556,348	2,686,348
225	151,092	3,021,835	-726,537	1,420,764	2,521,835	2,651,835
250	149,366	2,987,322	-761,050	1,386,252	2,487,322	2,617,322
275	147,640	2,952,809	-795,563	1,351,739	2,452,809	2,582,809
300	145,915	2,918,296	-830,076	1,317,226	2,418,296	2,548,296
325	144,189	2,883,783	-864,588	1,282,713	2,383,783	2,513,783

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	415,982	4,159,815	411,443	2,558,745	3,659,815	3,789,815
20	413,221	4,132,209	383,837	2,531,138	3,632,209	3,762,209
30	411,841	4,118,406	370,034	2,517,335	3,618,406	3,748,406
50	409,079	4,090,789	342,418	2,489,719	3,590,789	3,720,789
70	406,317	4,063,173	314,801	2,462,103	3,563,173	3,693,173
90	403,557	4,035,567	287,195	2,434,496	3,535,567	3,665,567
100	402,176	4,021,764	273,392	2,420,693	3,521,764	3,651,764
125	398,273	3,982,728	238,879	2,386,180	3,487,251	3,617,251
150	395,273	3,952,728	204,356	2,351,658	3,452,728	3,582,728
175	391,822	3,918,215	169,843	2,317,145	3,418,215	3,548,215
200	388,370	3,883,702	135,330	2,282,632	3,383,702	3,513,702
225	384,919	3,849,189	100,818	2,248,119	3,349,189	3,479,189
250	381,468	3,814,677	66,305	2,213,606	3,314,677	3,444,677
275	378,015	3,780,154	31,792	2,179,093	3,280,154	3,410,154
300	374,564	3,745,641	-2,731	2,144,570	3,245,641	3,375,641
325	371,113	3,711,128	-37,244	2,110,058	3,211,128	3,341,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	374,624	3,746,238	-2,134	2,145,168	3,246,238	3,376,238
20	371,862	3,718,622	-29,750	2,117,552	3,218,622	3,348,622
30	370,482	3,704,819	-43,553	2,103,748	3,204,819	3,334,819
50	367,721	3,677,212	-71,159	2,076,142	3,177,212	3,307,212
70	364,960	3,649,596	-98,776	2,048,526	3,149,596	3,279,596
90	362,199	3,621,990	-126,382	2,020,920	3,121,990	3,251,990
100	360,818	3,608,177	-140,195	2,007,106	3,108,177	3,238,177
125	357,366	3,573,664	-174,708	1,972,594	3,073,664	3,203,664
150	353,915	3,539,151	-209,221	1,938,081	3,039,151	3,169,151
175	350,464	3,504,638	-243,734	1,903,568	3,004,638	3,134,638
200	347,013	3,470,125	-278,246	1,869,055	2,970,125	3,100,125
225	343,560	3,435,602	-312,769	1,834,532	2,935,602	3,065,602
250	340,109	3,401,090	-347,282	1,800,019	2,901,090	3,031,090
275	336,658	3,366,577	-381,795	1,765,506	2,866,577	2,996,577
300	333,206	3,332,064	-416,308	1,730,994	2,832,064	2,962,064
325	329,755	3,297,551	-450,821	1,696,481	2,797,551	2,927,551

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	333,247	3,332,470	-415,901	1,731,400	2,832,470	2,962,470
20	330,485	3,304,854	-443,518	1,703,784	2,804,854	2,934,854
30	329,105	3,291,051	-457,321	1,689,981	2,791,051	2,921,051
50	326,343	3,263,435	-484,937	1,662,364	2,763,435	2,893,435
70	323,583	3,235,828	-512,543	1,634,758	2,735,828	2,865,828
90	320,821	3,208,212	-540,160	1,607,142	2,708,212	2,838,212
100	319,441	3,194,409	-553,963	1,593,339	2,694,409	2,824,409
125	315,990	3,159,896	-588,476	1,558,826	2,659,896	2,789,896
150	312,538	3,125,383	-622,988	1,524,313	2,625,383	2,755,383
175	309,087	3,090,870	-657,501	1,489,800	2,590,870	2,720,870
200	305,635	3,056,348	-692,024	1,455,277	2,556,348	2,686,348
225	302,183	3,021,835	-726,537	1,420,764	2,521,835	2,651,835
250	298,732	2,987,322	-761,050	1,386,252	2,487,322	2,617,322
275	295,281	2,952,809	-795,563	1,351,739	2,452,809	2,582,809
300	291,830	2,918,296	-830,076	1,317,226	2,418,296	2,548,296
325	288,378	2,883,783	-864,588	1,282,713	2,383,783	2,513,783

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	765,094	5,738,203	1,989,832	4,137,133	5,238,203	5,368,203
20	759,987	5,699,899	1,951,527	4,098,828	5,199,899	5,329,899
30	757,434	5,680,754	1,932,382	4,079,684	5,180,754	5,310,754
50	752,327	5,642,450	1,894,078	4,041,379	5,142,450	5,272,450
70	747,220	5,604,153	1,855,781	4,003,082	5,104,153	5,234,153
90	742,113	5,565,848	1,817,476	3,964,778	5,065,848	5,195,848
100	739,560	5,546,703	1,798,331	3,945,633	5,046,703	5,176,703
125	733,176	5,498,823	1,750,451	3,897,752	4,998,823	5,128,823
150	726,793	5,450,949	1,702,578	3,849,879	4,950,949	5,080,949
175	720,410	5,403,076	1,654,704	3,802,006	4,903,076	5,033,076
200	714,027	5,355,203	1,606,831	3,754,133	4,855,203	4,985,203
225	707,643	5,307,322	1,558,951	3,706,252	4,807,322	4,937,322
250	701,260	5,259,449	1,511,077	3,658,379	4,759,449	4,889,449
275	694,877	5,211,576	1,463,204	3,610,506	4,711,576	4,841,576
300	688,494	5,163,703	1,415,331	3,562,633	4,663,703	4,793,703
325	682,110	5,115,822	1,367,451	3,514,752	4,615,822	4,745,822

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,604	5,164,527	1,416,155	3,563,457	4,664,527	4,794,527
20	683,496	5,126,223	1,377,851	3,525,152	4,626,223	4,756,223
30	680,943	5,107,070	1,358,698	3,506,000	4,607,070	4,737,070
50	675,836	5,068,773	1,320,401	3,467,703	4,568,773	4,698,773
70	670,730	5,030,476	1,282,104	3,429,406	4,530,476	4,660,476
90	665,623	4,992,172	1,243,800	3,391,101	4,492,172	4,622,172
100	663,070	4,973,027	1,224,655	3,371,957	4,473,027	4,603,027
125	656,686	4,925,146	1,176,774	3,324,076	4,425,146	4,555,146
150	650,303	4,877,273	1,128,901	3,276,203	4,377,273	4,507,273
175	643,920	4,829,400	1,081,028	3,228,330	4,329,400	4,459,400
200	637,536	4,781,519	1,033,148	3,180,449	4,281,519	4,411,519
225	631,153	4,733,646	985,274	3,132,576	4,233,646	4,363,646
250	624,770	4,685,773	937,401	3,084,703	4,185,773	4,315,773
275	618,387	4,637,900	889,528	3,036,829	4,137,900	4,267,900
300	612,003	4,590,019	841,647	2,988,949	4,090,019	4,220,019
325	605,619	4,542,146	793,774	2,941,076	4,042,146	4,172,146

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	612,078	4,590,587	842,216	2,989,517	4,090,587	4,220,587
20	606,972	4,552,290	803,918	2,951,220	4,052,290	4,182,290
30	604,418	4,533,138	784,766	2,932,068	4,033,138	4,163,138
50	599,311	4,494,833	746,462	2,893,763	3,994,833	4,124,833
70	594,205	4,456,536	708,165	2,855,466	3,956,536	4,086,536
90	589,099	4,418,239	669,868	2,817,169	3,918,239	4,048,239
100	588,545	4,399,087	650,715	2,798,017	3,899,087	4,029,087
125	580,162	4,351,214	602,842	2,750,144	3,851,214	3,981,214
150	573,778	4,303,333	554,962	2,702,263	3,803,333	3,933,333
175	567,395	4,255,460	507,089	2,654,390	3,755,460	3,885,460
200	561,012	4,207,587	459,215	2,606,517	3,707,587	3,837,587
225	554,629	4,159,714	411,342	2,558,644	3,659,714	3,789,714
250	548,244	4,111,833	363,461	2,510,763	3,611,833	3,741,833
275	541,861	4,063,960	315,588	2,462,890	3,563,960	3,693,960
300	535,478	4,016,087	267,715	2,415,017	3,516,087	3,646,087
325	529,095	3,968,214	219,842	2,367,143	3,468,214	3,598,214

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,205,295	7,030,888	3,282,517	5,429,818	6,530,888	6,660,888
20	1,197,110	6,983,140	3,234,768	5,382,070	6,483,140	6,613,140
30	1,193,018	6,959,269	3,210,897	5,358,199	6,459,269	6,589,269
50	1,184,832	6,911,521	3,163,149	5,310,450	6,411,521	6,541,521
70	1,176,647	6,863,772	3,115,401	5,262,702	6,363,772	6,493,772
90	1,168,461	6,816,024	3,067,652	5,214,954	6,316,024	6,446,024
100	1,164,369	6,792,153	3,043,781	5,191,082	6,292,153	6,422,153
125	1,154,138	6,732,472	2,984,100	5,131,401	6,232,472	6,362,472
150	1,143,906	6,672,785	2,924,413	5,071,715	6,172,785	6,302,785
175	1,133,675	6,613,104	2,864,732	5,012,034	6,113,104	6,243,104
200	1,123,443	6,553,417	2,805,045	4,952,347	6,053,417	6,183,417
225	1,113,212	6,493,736	2,745,364	4,892,666	5,993,736	6,123,736
250	1,102,980	6,434,049	2,685,677	4,832,979	5,934,049	6,064,049
275	1,092,749	6,374,368	2,625,996	4,773,298	5,874,368	6,004,368
300	1,082,517	6,314,681	2,566,310	4,713,611	5,814,681	5,944,681
325	1,072,286	6,255,000	2,506,629	4,653,930	5,755,000	5,885,000

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,084,667	6,327,221	2,578,850	4,726,151	5,827,221	5,957,221
20	1,076,481	6,279,473	2,531,101	4,678,403	5,779,473	5,909,473
30	1,072,389	6,255,602	2,507,230	4,654,531	5,755,602	5,885,602
50	1,064,203	6,207,853	2,459,482	4,606,783	5,707,853	5,837,853
70	1,056,018	6,160,105	2,411,733	4,559,035	5,660,105	5,790,105
90	1,047,834	6,112,363	2,363,991	4,511,292	5,612,363	5,742,363
100	1,043,740	6,088,486	2,340,114	4,487,415	5,588,486	5,718,486
125	1,033,509	6,028,805	2,280,433	4,427,734	5,528,805	5,658,805
150	1,023,277	5,969,118	2,220,746	4,368,047	5,469,118	5,599,118
175	1,013,046	5,909,437	2,161,065	4,308,366	5,409,437	5,539,437
200	1,002,814	5,849,750	2,101,378	4,248,680	5,349,750	5,479,750
225	992,583	5,790,069	2,041,697	4,188,998	5,290,069	5,420,069
250	982,351	5,730,382	1,982,010	4,129,312	5,230,382	5,360,382
275	972,120	5,670,701	1,922,329	4,069,631	5,170,701	5,300,701
300	961,888	5,611,014	1,862,642	4,009,944	5,111,014	5,241,014
325	951,657	5,551,333	1,802,961	3,950,263	5,051,333	5,181,333

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	963,983	5,623,233	1,874,861	4,022,163	5,123,233	5,253,233
20	955,798	5,575,491	1,827,119	3,974,420	5,075,491	5,205,491
30	951,705	5,551,614	1,803,242	3,950,543	5,051,614	5,181,614
50	943,520	5,503,865	1,755,493	3,902,795	5,003,865	5,133,865
70	935,335	5,456,123	1,707,751	3,855,052	4,956,123	5,086,123
90	927,150	5,408,374	1,660,003	3,807,304	4,908,374	5,038,374
100	923,057	5,384,497	1,636,126	3,783,427	4,884,497	5,014,497
125	912,826	5,324,816	1,576,445	3,723,746	4,824,816	4,954,816
150	902,594	5,265,130	1,516,758	3,664,059	4,765,130	4,895,130
175	892,363	5,205,449	1,457,077	3,604,378	4,705,449	4,835,449
200	882,132	5,145,768	1,397,396	3,544,697	4,645,768	4,775,768
225	871,900	5,086,081	1,337,709	3,485,010	4,586,081	4,716,081
250	861,669	5,026,400	1,278,028	3,425,329	4,526,400	4,656,400
275	851,436	4,966,713	1,218,341	3,365,642	4,466,713	4,596,713
300	841,205	4,907,032	1,158,660	3,305,961	4,407,032	4,537,032
325	830,973	4,847,345	1,098,973	3,246,275	4,347,345	4,477,345

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	430,280	7,798,824	4,050,452	6,197,753	7,298,824	7,428,824
20	421,012	7,630,844	3,882,472	6,029,773	7,130,844	7,260,844
30	416,378	7,546,854	3,798,482	5,945,783	7,046,854	7,176,854
50	407,111	7,378,892	3,630,520	5,777,821	6,878,892	7,008,892
70	397,843	7,210,912	3,462,540	5,609,841	6,710,912	6,840,912
90	388,576	7,042,932	3,294,560	5,441,861	6,542,932	6,672,932
100	383,942	6,958,941	3,210,570	5,357,871	6,458,941	6,588,941
125	372,357	6,748,966	3,000,595	5,147,896	6,248,966	6,378,966
150	360,773	6,539,009	2,790,638	4,937,939	6,039,009	6,169,009
175	349,188	6,329,034	2,580,662	4,727,964	5,829,034	5,959,034
200	337,603	6,119,059	2,370,687	4,517,989	5,619,059	5,749,059
225	326,018	5,909,084	2,160,712	4,308,014	5,409,084	5,539,084
250	314,434	5,699,109	1,950,737	4,098,038	5,199,109	5,329,109
275	302,850	5,489,132	1,740,760	3,888,061	4,989,132	5,119,132
300	291,265	5,279,157	1,530,785	3,678,086	4,779,157	4,909,157
325	279,680	5,069,181	1,320,810	3,468,111	4,569,181	4,699,181

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	321,015	5,818,396	2,070,024	4,217,325	5,318,396	5,448,396
20	311,747	5,650,415	1,902,044	4,049,345	5,150,415	5,280,415
30	307,114	5,566,444	1,818,072	3,965,373	5,066,444	5,196,444
50	297,846	5,398,463	1,650,092	3,797,393	4,898,463	5,028,463
70	288,578	5,230,483	1,482,112	3,629,413	4,730,483	4,860,483
90	279,311	5,062,503	1,314,131	3,461,433	4,562,503	4,692,503
100	274,677	4,978,513	1,230,141	3,377,443	4,478,513	4,608,513
125	263,092	4,768,538	1,020,166	3,167,468	4,268,538	4,398,538
150	251,508	4,558,561	810,209	2,957,511	4,058,561	4,188,561
175	239,923	4,348,586	600,234	2,747,536	3,848,586	3,978,586
200	228,338	4,138,611	390,259	2,537,560	3,638,611	3,768,611
225	216,753	3,928,636	180,284	2,327,585	3,428,636	3,558,636
250	205,170	3,718,661	-29,673	2,117,608	3,218,661	3,348,661
275	193,585	3,508,686	-239,648	1,907,633	3,008,686	3,138,686
300	182,000	3,298,711	-449,623	1,697,658	2,798,711	2,928,711
325	170,415	3,088,736	-659,598	1,487,683	2,588,736	2,718,736

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	211,700	3,837,071	88,699	2,236,000	3,337,071	3,467,071
20	202,433	3,669,091	-79,281	2,068,020	3,169,091	3,299,091
30	197,799	3,585,100	-163,271	1,984,030	3,085,100	3,215,100
50	188,531	3,417,120	-331,251	1,816,050	2,917,120	3,047,120
70	179,264	3,249,139	-499,231	1,648,070	2,749,139	2,879,139
90	169,996	3,081,159	-667,211	1,480,090	2,581,159	2,711,159
100	166,362	2,997,168	-751,184	1,396,109	2,497,168	2,627,168
125	153,777	2,787,193	-961,159	1,186,134	2,287,193	2,417,193
150	142,192	2,577,218	-1,171,134	976,159	2,077,218	2,207,218
175	130,607	2,367,243	-1,381,109	766,184	1,867,243	1,997,243
200	119,022	2,157,268	-1,591,084	556,209	1,657,268	1,787,268
225	107,437	1,947,293	-1,801,059	346,234	1,447,293	1,577,293
250	95,852	1,737,318	-2,011,034	136,259	1,237,318	1,367,318
275	84,267	1,527,343	-2,221,009	-73,672	1,027,343	1,157,343
300	72,682	1,317,368	-2,430,984	-283,647	817,368	947,368
325	61,097	1,107,393	-2,640,959	-493,622	607,393	737,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	567,364	4,822,596	1,074,224	3,221,525	4,322,596	4,452,596
20	555,205	4,719,241	970,869	3,118,171	4,219,241	4,349,241
30	549,126	4,667,568	919,196	3,066,498	4,167,568	4,297,568
50	536,966	4,564,213	815,842	2,963,143	4,064,213	4,194,213
70	524,807	4,460,859	712,487	2,859,789	3,960,859	4,090,859
90	512,648	4,357,504	609,133	2,756,434	3,857,504	3,987,504
100	506,568	4,305,831	557,460	2,704,761	3,805,831	3,935,831
125	491,369	4,176,640	428,269	2,575,570	3,676,640	3,806,640
150	476,171	4,047,449	299,078	2,446,379	3,547,449	3,677,449
175	460,972	3,918,258	169,887	2,317,188	3,418,258	3,548,258
200	445,773	3,789,067	40,696	2,187,997	3,289,067	3,419,067
225	430,574	3,659,876	-88,495	2,058,806	3,159,876	3,289,876
250	415,375	3,530,685	-217,686	1,929,615	3,030,685	3,160,685
275	400,176	3,401,494	-346,877	1,800,424	2,901,494	3,031,494
300	384,977	3,272,303	-476,068	1,671,233	2,772,303	2,902,303
325	369,778	3,143,112	-605,260	1,542,042	2,643,112	2,773,112

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	424,009	3,604,078	-144,293	2,003,008	3,104,078	3,234,078
20	411,850	3,500,724	-247,648	1,899,654	3,000,724	3,130,724
30	405,770	3,449,042	-299,329	1,847,972	2,949,042	3,079,042
50	393,611	3,345,696	-402,675	1,744,626	2,845,696	2,975,696
70	381,452	3,242,342	-506,030	1,641,271	2,742,342	2,872,342
90	369,293	3,138,987	-609,384	1,537,917	2,638,987	2,768,987
100	363,212	3,087,306	-661,066	1,486,235	2,587,306	2,717,306
125	348,014	2,958,115	-790,257	1,357,044	2,458,115	2,588,115
150	332,815	2,828,924	-919,448	1,227,853	2,328,924	2,458,924
175	317,616	2,699,733	-1,048,639	1,098,662	2,199,733	2,329,733
200	302,417	2,570,542	-1,177,830	969,471	2,070,542	2,200,542
225	287,218	2,441,351	-1,307,021	840,280	1,941,351	2,071,351
250	272,019	2,312,160	-1,436,212	711,089	1,812,160	1,942,160
275	256,820	2,182,969	-1,565,403	581,898	1,682,969	1,812,969
300	241,621	2,053,778	-1,694,594	452,707	1,553,778	1,683,778
325	226,422	1,924,587	-1,823,785	323,516	1,424,587	1,554,587

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	280,588	2,384,999	-1,363,373	783,929	1,884,999	2,014,999
20	268,429	2,281,644	-1,466,727	680,574	1,781,644	1,911,644
30	262,350	2,229,971	-1,518,400	628,901	1,729,971	1,859,971
50	250,190	2,126,617	-1,621,755	525,547	1,626,617	1,756,617
70	238,031	2,023,262	-1,725,109	422,192	1,523,262	1,653,262
90	225,872	1,919,908	-1,828,464	318,838	1,419,908	1,549,908
100	219,792	1,868,235	-1,880,137	267,165	1,368,235	1,498,235
125	204,593	1,739,044	-2,009,328	137,974	1,239,044	1,369,044
150	189,394	1,609,853	-2,138,519	8,782	1,109,853	1,239,853
175	174,195	1,480,662	-2,267,710	-120,417	980,662	1,110,662
200	158,996	1,351,471	-2,396,901	-249,808	851,471	981,471
225	143,797	1,222,280	-2,526,092	-378,799	722,280	852,280
250	128,598	1,093,089	-2,655,283	-507,990	593,089	723,089
275	113,399	963,898	-2,784,474	-637,181	463,898	593,898
300	98,200	834,707	-2,913,665	-766,372	334,707	464,707
325	83,001	705,516	-3,042,856	-895,563	205,516	335,516

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,985,469	4,963,672	1,215,300	3,362,601	4,463,672	4,593,672
20	1,971,975	4,929,938	1,181,567	3,328,868	4,429,938	4,559,938
30	1,965,228	4,913,071	1,164,699	3,312,000	4,413,071	4,543,071
50	1,951,735	4,879,337	1,130,966	3,278,267	4,379,337	4,509,337
70	1,938,241	4,845,602	1,097,230	3,244,531	4,345,602	4,475,602
90	1,924,747	4,811,869	1,063,497	3,210,798	4,311,869	4,441,869
100	1,918,000	4,795,001	1,046,629	3,193,930	4,295,001	4,425,001
125	1,901,133	4,752,834	1,004,462	3,151,763	4,252,834	4,382,834
150	1,884,266	4,710,664	962,292	3,109,594	4,210,664	4,340,664
175	1,867,399	4,668,497	920,125	3,067,427	4,168,497	4,298,497
200	1,850,532	4,626,330	877,958	3,025,259	4,126,330	4,256,330
225	1,833,664	4,584,160	835,788	2,983,090	4,084,160	4,214,160
250	1,816,797	4,541,993	793,621	2,940,923	4,041,993	4,171,993
275	1,799,930	4,499,826	751,454	2,898,756	3,999,826	4,129,826
300	1,783,063	4,457,656	709,285	2,856,586	3,957,656	4,087,656
325	1,766,196	4,415,489	667,118	2,814,419	3,915,489	4,045,489

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,786,607	4,466,518	718,146	2,865,448	3,966,518	4,096,518
20	1,773,113	4,432,783	684,411	2,831,712	3,932,783	4,062,783
30	1,766,366	4,415,915	667,543	2,814,844	3,915,915	4,045,915
50	1,752,873	4,382,182	633,810	2,781,111	3,882,182	4,012,182
70	1,739,379	4,348,448	600,077	2,747,378	3,848,448	3,978,448
90	1,725,885	4,314,713	566,341	2,713,642	3,814,713	3,944,713
100	1,719,138	4,297,845	549,473	2,696,774	3,797,845	3,927,845
125	1,702,271	4,255,678	507,306	2,654,607	3,755,678	3,885,678
150	1,685,404	4,213,511	465,139	2,612,440	3,713,511	3,843,511
175	1,668,536	4,171,341	422,969	2,570,271	3,671,341	3,801,341
200	1,651,670	4,129,174	380,802	2,528,104	3,629,174	3,759,174
225	1,634,803	4,087,007	338,635	2,485,936	3,587,007	3,717,007
250	1,617,935	4,044,837	296,465	2,443,767	3,544,837	3,674,837
275	1,601,068	4,002,670	254,298	2,401,600	3,502,670	3,632,670
300	1,584,201	3,960,503	212,131	2,359,433	3,460,503	3,590,503
325	1,567,333	3,918,333	169,962	2,317,263	3,418,333	3,548,333

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,587,655	3,969,137	220,765	2,368,066	3,469,137	3,599,137
20	1,574,160	3,935,401	187,029	2,334,330	3,435,401	3,565,401
30	1,567,413	3,918,533	170,161	2,317,463	3,418,533	3,548,533
50	1,553,920	3,884,800	136,428	2,283,729	3,384,800	3,514,800
70	1,540,426	3,851,064	102,692	2,249,994	3,351,064	3,481,064
90	1,526,932	3,817,331	68,959	2,216,261	3,317,331	3,447,331
100	1,520,185	3,800,463	52,091	2,199,393	3,300,463	3,430,463
125	1,503,318	3,758,296	9,924	2,157,226	3,258,296	3,388,296
150	1,486,451	3,716,126	-32,245	2,115,056	3,216,126	3,346,126
175	1,469,584	3,673,959	-74,412	2,072,889	3,173,959	3,303,959
200	1,452,717	3,631,792	-116,580	2,030,722	3,131,792	3,261,792
225	1,435,849	3,589,623	-158,749	1,988,552	3,089,623	3,219,623
250	1,418,982	3,547,456	-200,916	1,946,385	3,047,456	3,177,456
275	1,402,115	3,505,288	-243,083	1,904,218	3,005,288	3,135,288
300	1,385,248	3,463,119	-285,253	1,862,048	2,963,119	3,093,119
325	1,368,381	3,420,952	-327,420	1,819,881	2,920,952	3,050,952

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	691,585	5,344,068	1,595,696	3,742,997	4,844,068	4,974,068
20	678,500	5,242,951	1,494,579	3,641,880	4,742,951	4,872,951
30	671,956	5,192,388	1,444,017	3,591,318	4,692,388	4,822,388
50	658,870	5,091,271	1,342,899	3,490,201	4,591,271	4,721,271
70	645,785	4,990,154	1,241,782	3,389,084	4,490,154	4,620,154
90	632,698	4,889,037	1,140,665	3,287,967	4,389,037	4,519,037
100	626,156	4,838,475	1,090,103	3,237,404	4,338,475	4,468,475
125	606,798	4,712,072	963,701	3,111,002	4,212,072	4,342,072
150	593,441	4,585,678	837,306	2,984,608	4,085,678	4,215,678
175	577,083	4,459,276	710,904	2,858,206	3,959,276	4,089,276
200	560,726	4,332,873	584,501	2,731,811	3,832,873	3,962,873
225	544,368	4,206,471	458,108	2,605,409	3,706,471	3,836,471
250	528,011	4,080,068	331,713	2,479,014	3,580,068	3,710,068
275	511,653	3,953,665	205,311	2,352,612	3,453,665	3,583,665
300	495,296	3,827,262	78,916	2,226,218	3,327,262	3,457,262
325	478,938	3,700,859	-47,486	2,099,816	3,200,859	3,330,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	532,503	4,114,795	366,423	2,513,725	3,614,795	3,744,795
20	519,417	4,013,678	265,306	2,412,607	3,513,678	3,643,678
30	512,874	3,963,115	214,744	2,362,045	3,463,115	3,593,115
50	499,788	3,861,998	113,627	2,260,928	3,361,998	3,491,998
70	486,702	3,760,881	12,509	2,159,811	3,260,881	3,390,881
90	473,616	3,659,764	-88,615	2,058,694	3,159,764	3,289,764
100	467,073	3,609,202	-139,170	2,008,131	3,109,202	3,239,202
125	450,715	3,482,800	-265,572	1,881,729	2,982,800	3,112,800
150	434,358	3,356,405	-391,967	1,755,335	2,856,405	2,986,405
175	418,000	3,230,003	-518,369	1,628,933	2,730,003	2,860,003
200	401,643	3,103,609	-644,763	1,502,538	2,603,609	2,733,609
225	385,286	2,977,206	-771,165	1,376,136	2,477,206	2,607,206
250	368,928	2,850,804	-897,568	1,249,734	2,350,804	2,480,804
275	352,571	2,724,410	-1,023,962	1,123,339	2,224,410	2,354,410
300	336,213	2,598,008	-1,150,364	996,937	2,098,008	2,228,008
325	319,856	2,471,613	-1,276,759	870,543	1,971,613	2,101,613

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	373,350	2,884,977	-863,395	1,283,907	2,384,977	2,514,977
20	360,264	2,783,860	-964,512	1,182,790	2,283,860	2,413,860
30	353,721	2,733,298	-1,015,074	1,132,227	2,233,298	2,363,298
50	340,635	2,632,181	-1,116,191	1,031,110	2,132,181	2,262,181
70	327,549	2,531,063	-1,217,308	929,993	2,031,063	2,161,063
90	314,463	2,429,939	-1,318,423	828,876	1,929,939	2,059,939
100	307,920	2,379,384	-1,368,988	778,314	1,879,384	2,009,384
125	291,562	2,252,982	-1,495,390	651,911	1,752,982	1,882,982
150	275,205	2,126,587	-1,621,794	525,517	1,626,587	1,756,587
175	258,848	2,000,185	-1,748,197	399,115	1,500,185	1,630,185
200	242,491	1,873,791	-1,874,591	272,720	1,373,791	1,503,791
225	226,133	1,747,389	-2,000,983	146,318	1,247,389	1,377,389
250	209,776	1,620,994	-2,127,378	19,924	1,120,994	1,250,994
275	193,418	1,494,592	-2,253,780	-106,478	994,592	1,124,592
300	177,060	1,368,190	-2,380,182	-232,881	868,190	998,190
325	160,703	1,241,795	-2,506,576	-359,275	741,795	871,795

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,155,988	4,899,974	1,151,602	3,298,903	4,399,974	4,529,974
20	2,141,323	4,866,644	1,118,272	3,265,573	4,366,644	4,496,644
30	2,133,991	4,849,979	1,101,607	3,248,908	4,349,979	4,479,979
50	2,119,326	4,816,649	1,068,277	3,215,578	4,316,649	4,446,649
70	2,104,660	4,783,319	1,034,947	3,182,249	4,283,319	4,413,319
90	2,089,995	4,749,989	1,001,617	3,148,919	4,249,989	4,379,989
100	2,082,663	4,733,324	984,952	3,132,254	4,233,324	4,363,324
125	2,064,332	4,691,663	943,291	3,090,592	4,191,663	4,321,663
150	2,046,000	4,649,999	901,627	3,048,927	4,149,999	4,279,999
175	2,027,669	4,608,338	859,966	3,007,267	4,108,338	4,238,338
200	2,009,337	4,566,674	818,302	2,965,604	4,066,674	4,196,674
225	1,991,006	4,525,013	776,641	2,923,943	4,025,013	4,155,013
250	1,972,674	4,483,349	734,978	2,882,279	3,983,349	4,113,349
275	1,954,343	4,441,688	693,316	2,840,618	3,941,688	4,071,688
300	1,936,011	4,400,025	651,653	2,798,954	3,900,025	4,030,025
325	1,917,679	4,358,361	609,989	2,757,291	3,858,361	3,988,361

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,939,863	4,408,779	660,407	2,807,708	3,908,779	4,038,779
20	1,925,197	4,375,449	627,077	2,774,378	3,875,449	4,005,449
30	1,917,865	4,358,784	610,412	2,757,713	3,858,784	3,988,784
50	1,903,200	4,325,454	577,082	2,724,383	3,825,454	3,955,454
70	1,888,535	4,292,124	543,752	2,691,054	3,792,124	3,922,124
90	1,873,869	4,258,794	510,422	2,657,724	3,758,794	3,888,794
100	1,866,537	4,242,129	493,757	2,641,059	3,742,129	3,872,129
125	1,848,205	4,200,465	452,094	2,599,395	3,700,465	3,830,465
150	1,829,874	4,158,804	410,432	2,557,734	3,658,804	3,788,804
175	1,811,542	4,117,141	368,769	2,516,070	3,617,141	3,747,141
200	1,793,211	4,075,479	327,107	2,474,409	3,575,479	3,705,479
225	1,774,879	4,033,816	285,444	2,432,745	3,533,816	3,663,816
250	1,756,548	3,992,154	243,783	2,391,084	3,492,154	3,622,154
275	1,738,216	3,950,491	202,119	2,349,420	3,450,491	3,580,491
300	1,719,885	3,908,830	160,458	2,307,759	3,408,830	3,538,830
325	1,701,553	3,867,166	118,794	2,266,096	3,367,166	3,497,166

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,723,638	3,917,359	168,987	2,316,289	3,417,359	3,547,359
20	1,708,973	3,884,029	135,658	2,282,959	3,384,029	3,514,029
30	1,701,640	3,867,364	118,993	2,266,294	3,367,364	3,497,364
50	1,686,975	3,834,034	85,663	2,232,964	3,334,034	3,464,034
70	1,672,310	3,800,704	52,333	2,199,634	3,300,704	3,430,704
90	1,657,645	3,767,374	19,003	2,166,304	3,267,374	3,397,374
100	1,650,312	3,750,710	2,338	2,149,639	3,250,710	3,380,710
125	1,631,980	3,709,046	-39,326	2,107,976	3,209,046	3,339,046
150	1,613,649	3,667,385	-80,967	2,066,314	3,167,385	3,297,385
175	1,595,317	3,625,721	-122,601	2,024,651	3,125,721	3,255,721
200	1,576,986	3,584,060	-164,235	1,982,989	3,084,060	3,214,060
225	1,558,654	3,542,396	-205,876	1,941,326	3,042,396	3,172,396
250	1,540,323	3,500,735	-247,512	1,899,665	3,000,735	3,130,735
275	1,521,991	3,459,071	-289,147	1,858,001	2,959,071	3,089,071
300	1,503,660	3,417,410	-330,782	1,816,340	2,917,410	3,047,410
325	1,485,328	3,375,746	-372,417	1,774,676	2,875,746	3,005,746

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	848,822	5,375,873	1,627,501	3,774,803	4,875,873	5,005,873
20	831,366	5,265,317	1,516,945	3,664,247	4,765,317	4,895,317
30	822,638	5,210,042	1,461,670	3,608,972	4,710,042	4,840,042
50	805,183	5,099,493	1,351,121	3,498,422	4,599,493	4,729,493
70	787,727	4,988,937	1,240,565	3,387,866	4,488,937	4,618,937
90	770,272	4,878,387	1,130,015	3,277,316	4,378,387	4,508,387
100	761,544	4,823,112	1,074,740	3,222,042	4,323,112	4,453,112
125	738,724	4,684,922	936,550	3,083,851	4,184,922	4,314,922
150	717,905	4,546,731	798,360	2,945,661	4,046,731	4,176,731
175	696,085	4,408,541	660,169	2,807,471	3,908,541	4,038,541
200	674,266	4,270,351	521,979	2,669,280	3,770,351	3,900,351
225	652,446	4,132,161	383,789	2,531,090	3,632,161	3,762,161
250	630,627	3,993,970	245,598	2,392,900	3,493,970	3,623,970
275	608,807	3,855,780	107,408	2,254,710	3,355,780	3,485,780
300	586,988	3,717,590	-30,782	2,116,519	3,217,590	3,347,590
325	565,168	3,579,399	-168,972	1,978,329	3,079,399	3,209,399

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£639,655	4,051,147	302,776	2,450,077	3,551,147	3,681,147
20	622,199	3,940,591	192,219	2,339,521	3,440,591	3,570,591
30	613,471	3,885,316	136,945	2,284,246	3,385,316	3,515,316
50	596,016	3,774,767	26,395	2,173,696	3,274,767	3,404,767
70	578,560	3,664,211	-84,161	2,063,140	3,164,211	3,294,211
90	561,104	3,553,661	-194,711	1,952,591	3,053,661	3,183,661
100	552,377	3,498,386	-249,986	1,897,316	2,998,386	3,128,386
125	530,557	3,360,196	-388,176	1,759,125	2,860,196	2,990,196
150	508,738	3,222,006	-526,366	1,620,935	2,722,006	2,852,006
175	486,918	3,083,815	-664,557	1,482,745	2,583,815	2,713,815
200	465,099	2,945,625	-802,747	1,344,555	2,445,625	2,575,625
225	443,279	2,807,435	-940,937	1,206,364	2,307,435	2,437,435
250	421,460	2,669,244	-1,079,127	1,068,174	2,169,244	2,299,244
275	399,640	2,531,054	-1,217,318	929,984	2,031,054	2,161,054
300	377,821	2,392,864	-1,355,508	791,793	1,892,864	2,022,864
325	356,001	2,254,673	-1,493,698	653,603	1,754,673	1,884,673

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	430,393	2,725,823	-1,022,549	1,124,752	2,225,823	2,355,823
20	412,938	2,615,273	-1,133,099	1,014,203	2,115,273	2,245,273
30	404,209	2,559,992	-1,188,380	958,921	2,059,992	2,189,992
50	386,754	2,449,442	-1,298,930	848,372	1,949,442	2,079,442
70	369,298	2,338,886	-1,409,486	737,816	1,838,886	1,968,886
90	351,843	2,228,336	-1,520,035	627,266	1,728,336	1,858,336
100	343,115	2,173,062	-1,575,310	571,991	1,673,062	1,803,062
125	321,295	2,034,871	-1,713,500	433,801	1,534,871	1,664,871
150	299,476	1,896,681	-1,851,691	295,611	1,396,681	1,526,681
175	277,656	1,758,491	-1,989,881	157,420	1,258,491	1,388,491
200	255,837	1,620,300	-2,128,071	19,230	1,120,300	1,250,300
225	234,017	1,482,110	-2,266,262	-118,960	982,110	1,112,110
250	212,198	1,343,920	-2,404,452	-257,151	843,920	973,920
275	190,378	1,205,730	-2,542,642	-395,341	705,730	835,730
300	168,559	1,067,539	-2,680,833	-533,531	567,539	697,539
325	146,739	929,349	-2,819,023	-671,721	429,349	559,349

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,976,399	4,970,499	1,222,127	3,369,428	4,470,499	4,600,499
20	3,952,347	4,940,434	1,192,062	3,339,364	4,440,434	4,570,434
30	3,940,322	4,925,403	1,177,031	3,324,332	4,425,403	4,555,403
50	3,916,270	4,895,338	1,146,966	3,294,268	4,395,338	4,525,338
70	3,892,218	4,865,272	1,116,901	3,264,202	4,365,272	4,495,272
90	3,868,166	4,835,208	1,086,836	3,234,138	4,335,208	4,465,208
100	3,856,141	4,820,176	1,071,804	3,219,106	4,320,176	4,450,176
125	3,826,076	4,782,595	1,034,223	3,181,524	4,282,595	4,412,595
150	3,796,012	4,745,014	996,643	3,143,944	4,245,014	4,375,014
175	3,765,946	4,707,433	959,061	3,106,363	4,207,433	4,337,433
200	3,735,882	4,669,853	921,481	3,068,782	4,169,853	4,299,853
225	3,705,817	4,632,271	883,899	3,031,201	4,132,271	4,262,271
250	3,675,753	4,594,691	846,319	2,993,620	4,094,691	4,224,691
275	3,645,688	4,557,110	808,739	2,956,040	4,057,110	4,187,110
300	3,615,623	4,519,529	771,157	2,918,459	4,019,529	4,149,529
325	3,585,559	4,481,949	733,577	2,880,878	3,981,949	4,111,949

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,586,367	4,482,959	734,587	2,881,888	3,982,959	4,112,959
20	3,562,315	4,452,894	704,522	2,851,824	3,952,894	4,082,894
30	3,550,289	4,437,861	689,490	2,836,791	3,937,861	4,067,861
50	3,526,237	4,407,797	659,425	2,806,726	3,907,797	4,037,797
70	3,502,186	4,377,732	629,361	2,776,662	3,877,732	4,007,732
90	3,478,134	4,347,668	599,296	2,746,597	3,847,668	3,977,668
100	3,466,108	4,332,635	584,263	2,731,565	3,832,635	3,962,635
125	3,436,044	4,295,055	546,683	2,693,984	3,795,055	3,925,055
150	3,405,979	4,257,473	509,101	2,656,403	3,757,473	3,887,473
175	3,375,914	4,219,893	471,521	2,618,822	3,719,893	3,849,893
200	3,345,849	4,182,311	433,940	2,581,241	3,682,311	3,812,311
225	3,315,785	4,144,731	396,359	2,543,661	3,644,731	3,774,731
250	3,285,720	4,107,149	358,778	2,506,079	3,607,149	3,737,149
275	3,255,655	4,069,569	321,197	2,468,499	3,569,569	3,699,569
300	3,225,590	4,031,988	283,616	2,430,917	3,531,988	3,661,988
325	3,195,526	3,994,407	246,036	2,393,337	3,494,407	3,624,407

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,196,161	3,995,201	246,829	2,394,130	3,495,201	3,625,201
20	3,172,109	3,965,136	216,764	2,364,066	3,465,136	3,595,136
30	3,160,083	3,950,103	201,732	2,349,033	3,450,103	3,580,103
50	3,136,031	3,920,039	171,667	2,318,969	3,420,039	3,550,039
70	3,111,980	3,889,974	141,603	2,288,904	3,389,974	3,519,974
90	3,087,928	3,859,910	111,538	2,258,840	3,359,910	3,489,910
100	3,075,902	3,844,877	96,505	2,243,807	3,344,877	3,474,877
125	3,045,837	3,807,297	58,925	2,206,226	3,307,297	3,437,297
150	3,015,772	3,769,715	21,343	2,168,645	3,269,715	3,399,715
175	2,985,708	3,732,135	-16,237	2,131,065	3,232,135	3,362,135
200	2,955,643	3,694,553	-53,818	2,093,483	3,194,553	3,324,553
225	2,925,578	3,656,971	-92,012	2,055,901	3,156,971	3,286,971
250	2,895,513	3,618,389	-130,206	2,017,933	3,118,389	3,248,389
275	2,865,448	3,579,807	-168,400	1,979,965	3,079,807	3,209,807
300	2,835,383	3,541,225	-206,594	1,941,997	3,041,225	3,171,225
325	2,805,318	3,502,643	-244,788	1,904,029	3,002,643	3,132,643

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
Flats	
No of units	30 units
Density:	75 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,741,700	4,354,249	605,877	2,753,178	3,854,249	3,984,249
20	1,706,928	4,267,319	518,947	2,666,249	3,767,319	3,897,319
30	1,689,542	4,223,855	475,483	2,622,785	3,723,855	3,853,855
50	1,654,770	4,136,925	388,554	2,535,855	3,636,925	3,766,925
70	1,619,998	4,049,995	301,624	2,448,925	3,549,995	3,679,995
90	1,585,226	3,963,066	214,694	2,361,995	3,463,066	3,593,066
100	1,567,840	3,919,599	171,228	2,318,529	3,419,599	3,549,599
125	1,524,376	3,810,939	62,567	2,209,869	3,310,939	3,440,939
150	1,480,910	3,702,276	-46,096	2,101,206	3,202,276	3,332,276
175	1,437,445	3,593,613	-154,759	1,992,543	3,093,613	3,223,613
200	1,393,980	3,484,950	-263,422	1,883,880	2,984,950	3,114,950
225	1,350,516	3,376,289	-372,082	1,775,219	2,876,289	3,006,289
250	1,307,051	3,267,626	-480,745	1,666,556	2,767,626	2,897,626
275	1,263,585	3,158,963	-589,408	1,557,893	2,658,963	2,788,963
300	1,220,120	3,050,300	-698,071	1,449,230	2,550,300	2,680,300
325	1,176,656	2,941,640	-806,732	1,340,570	2,441,640	2,571,640

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,323,363	3,308,407	-439,964	1,707,337	2,808,407	2,938,407
20	1,289,591	3,221,478	-526,894	1,620,407	2,721,478	2,851,478
30	1,271,205	3,178,011	-570,360	1,576,941	2,678,011	2,808,011
50	1,236,433	3,091,081	-657,290	1,490,011	2,591,081	2,721,081
70	1,201,661	3,004,152	-744,220	1,403,081	2,504,152	2,634,152
90	1,166,889	2,917,222	-831,150	1,316,151	2,417,222	2,547,222
100	1,149,503	2,873,758	-874,614	1,272,688	2,373,758	2,503,758
125	1,106,038	2,765,095	-983,277	1,164,025	2,265,095	2,395,095
150	1,062,573	2,656,432	-1,091,940	1,055,362	2,156,432	2,286,432
175	1,019,108	2,547,769	-1,200,603	946,699	2,047,769	2,177,769
200	975,643	2,439,109	-1,309,263	838,038	1,939,109	2,069,109
225	932,178	2,330,446	-1,417,926	729,375	1,830,446	1,960,446
250	888,713	2,221,783	-1,526,589	620,712	1,721,783	1,851,783
275	845,248	2,113,122	-1,635,250	512,052	1,613,122	1,743,122
300	801,784	2,004,459	-1,743,913	403,389	1,504,459	1,634,459
325	758,318	1,895,796	-1,852,576	294,726	1,395,796	1,525,796

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	904,838	2,262,095	-1,486,277	661,025	1,762,095	1,892,095
20	870,066	2,175,165	-1,573,207	574,095	1,675,165	1,805,165
30	852,680	2,131,699	-1,616,673	530,629	1,631,699	1,761,699
50	817,908	2,044,769	-1,703,603	443,699	1,544,769	1,674,769
70	783,136	1,957,839	-1,790,533	356,769	1,457,839	1,587,839
90	748,364	1,870,909	-1,877,463	269,839	1,370,909	1,500,909
100	730,978	1,827,446	-1,920,926	226,375	1,327,446	1,457,446
125	687,513	1,718,783	-2,029,589	117,712	1,218,783	1,348,783
150	644,048	1,610,120	-2,138,252	9,049	1,110,120	1,240,120
175	600,584	1,501,459	-2,246,915	-90,611	1,001,459	1,131,459
200	557,118	1,392,796	-2,355,578	-208,274	892,796	1,022,796
225	513,653	1,284,133	-2,464,239	-316,937	784,133	914,133
250	470,188	1,175,470	-2,572,902	-425,600	675,470	805,470
275	426,724	1,066,810	-2,681,562	-534,261	566,810	696,810
300	383,259	958,147	-2,790,225	-642,924	458,147	588,147
325	339,793	849,484	-2,898,888	-751,587	349,484	479,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,088,217	9,402,900	5,654,528	7,801,829	8,902,900	9,032,900
20	4,030,527	9,270,213	5,521,841	7,669,143	8,770,213	8,900,213
30	4,001,683	9,203,871	5,455,499	7,602,801	8,703,871	8,833,871
50	3,943,993	9,071,185	5,322,813	7,470,114	8,571,185	8,701,185
70	3,886,303	8,938,498	5,190,126	7,337,428	8,438,498	8,568,498
90	3,828,614	8,805,812	5,057,440	7,204,741	8,305,812	8,435,812
100	3,799,769	8,739,469	4,991,098	7,138,399	8,239,469	8,369,469
125	3,727,657	8,573,611	4,825,239	6,972,540	8,073,611	8,203,611
150	3,655,544	8,407,752	4,659,380	6,806,682	7,907,752	8,037,752
175	3,583,433	8,241,896	4,493,524	6,640,825	7,741,896	7,871,896
200	3,511,320	8,076,037	4,327,665	6,474,967	7,576,037	7,706,037
225	3,439,209	7,910,181	4,161,809	6,309,110	7,410,181	7,540,181
250	3,367,096	7,744,322	3,995,950	6,143,252	7,244,322	7,374,322
275	3,294,984	7,578,463	3,830,091	5,977,393	7,078,463	7,208,463
300	3,222,873	7,412,607	3,664,235	5,811,536	6,912,607	7,042,607
325	3,150,760	7,246,748	3,498,376	5,645,678	6,746,748	6,876,748

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,370,382	7,751,879	4,003,508	6,150,809	7,251,879	7,381,879
20	3,312,693	7,619,193	3,870,821	6,018,122	7,119,193	7,249,193
30	3,283,848	7,552,851	3,804,479	5,951,780	7,052,851	7,182,851
50	3,226,158	7,420,164	3,671,792	5,819,094	6,920,164	7,050,164
70	3,168,469	7,287,478	3,539,106	5,686,407	6,787,478	6,917,478
90	3,110,779	7,154,791	3,406,419	5,553,721	6,654,791	6,784,791
100	3,081,934	7,088,449	3,340,077	5,487,379	6,588,449	6,718,449
125	3,009,822	6,922,590	3,174,219	5,321,520	6,422,590	6,552,590
150	2,937,710	6,756,734	3,008,362	5,155,664	6,256,734	6,386,734
175	2,865,598	6,590,878	2,841,712	4,989,014	6,090,878	6,220,878
200	2,793,486	6,425,022	2,675,062	4,822,364	5,925,022	6,055,022
225	2,721,374	6,259,166	2,508,412	4,655,714	5,759,166	5,889,166
250	2,649,262	6,093,310	2,341,762	4,489,064	5,593,310	5,723,310
275	2,577,150	5,927,454	2,175,112	4,322,414	5,427,454	5,557,454
300	2,505,038	5,761,598	2,008,462	4,155,764	5,261,598	5,391,598
325	2,432,926	5,595,742	1,841,812	3,989,114	5,095,742	5,225,742

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,651,287	6,097,959	2,349,587	4,496,889	5,597,959	5,727,959
20	2,592,653	5,963,103	2,214,731	4,362,033	5,463,103	5,593,103
30	2,563,337	5,895,675	2,147,303	4,294,605	5,395,675	5,525,675
50	2,504,704	5,760,819	2,012,447	4,159,748	5,260,819	5,390,819
70	2,446,071	5,625,962	1,877,591	4,024,892	5,125,962	5,255,962
90	2,387,437	5,491,106	1,742,734	3,890,036	4,991,106	5,121,106
100	2,358,121	5,423,678	1,675,306	3,822,608	4,923,678	5,053,678
125	2,284,830	5,255,109	1,506,737	3,654,039	4,755,109	4,885,109
150	2,211,538	5,086,538	1,338,166	3,485,467	4,586,538	4,716,538
175	2,138,247	4,917,968	1,169,597	3,316,898	4,417,968	4,547,968
200	2,064,955	4,749,397	1,001,025	3,148,327	4,249,397	4,379,397
225	1,991,663	4,580,826	832,454	2,979,755	4,080,826	4,210,826
250	1,918,372	4,412,255	663,885	2,811,186	3,912,255	4,042,255
275	1,845,080	4,243,685	495,313	2,642,615	3,743,685	3,873,685
300	1,771,789	4,075,116	326,744	2,474,045	3,575,116	3,705,116
325	1,698,498	3,906,544	158,173	2,305,474	3,406,544	3,536,544

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,259,165	7,407,332	3,658,961	5,806,262	6,907,332	7,037,332
20	9,200,042	7,360,033	3,611,662	5,758,963	6,860,033	6,990,033
30	9,170,480	7,336,384	3,588,013	5,735,314	6,836,384	6,966,384
50	9,111,358	7,289,086	3,540,715	5,688,016	6,789,086	6,919,086
70	9,052,235	7,241,788	3,493,416	5,640,718	6,741,788	6,871,788
90	8,993,112	7,194,489	3,446,118	5,593,419	6,694,489	6,824,489
100	8,963,550	7,170,840	3,422,469	5,569,770	6,670,840	6,800,840
125	8,888,647	7,111,717	3,363,346	5,510,647	6,611,717	6,741,717
150	8,815,743	7,052,594	3,304,223	5,451,524	6,552,594	6,682,594
175	8,741,839	6,993,471	3,245,100	5,392,401	6,493,471	6,623,471
200	8,667,935	6,934,348	3,185,977	5,333,278	6,434,348	6,564,348
225	8,594,033	6,875,226	3,126,854	5,274,156	6,375,226	6,505,226
250	8,520,129	6,816,103	3,067,731	5,215,033	6,316,103	6,446,103
275	8,446,225	6,756,980	3,008,608	5,155,910	6,256,980	6,386,980
300	8,372,321	6,697,857	2,949,485	5,096,787	6,197,857	6,327,857
325	8,298,418	6,638,734	2,890,362	5,037,664	6,138,734	6,268,734

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,336,726	6,669,381	2,921,009	5,068,310	6,169,381	6,299,381
20	8,277,603	6,622,083	2,873,711	5,021,012	6,122,083	6,252,083
30	8,248,042	6,598,434	2,850,062	4,997,363	6,098,434	6,228,434
50	8,188,918	6,551,135	2,802,763	4,950,064	6,051,135	6,181,135
70	8,129,796	6,503,837	2,755,465	4,902,766	6,003,837	6,133,837
90	8,070,673	6,456,539	2,708,167	4,855,468	5,956,539	6,086,539
100	8,041,111	6,432,889	2,684,517	4,831,818	5,932,889	6,062,889
125	7,967,208	6,373,766	2,625,395	4,772,696	5,873,766	6,003,766
150	7,893,304	6,314,644	2,566,272	4,713,573	5,814,644	5,944,644
175	7,819,401	6,255,521	2,507,149	4,654,450	5,755,521	5,885,521
200	7,745,497	6,196,398	2,448,026	4,595,327	5,696,398	5,826,398
225	7,671,593	6,137,275	2,388,903	4,536,204	5,637,275	5,767,275
250	7,597,689	6,078,152	2,329,780	4,477,081	5,578,152	5,708,152
275	7,523,786	6,019,029	2,270,657	4,417,958	5,519,029	5,649,029
300	7,449,882	5,959,906	2,211,534	4,358,835	5,459,906	5,589,906
325	7,375,978	5,900,783	2,151,411	4,299,712	5,400,783	5,530,783

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,413,868	5,931,094	2,182,722	4,330,024	5,431,094	5,561,094
20	7,354,745	5,883,796	2,135,424	4,282,726	5,383,796	5,513,796
30	7,325,184	5,860,147	2,111,775	4,259,077	5,360,147	5,490,147
50	7,266,060	5,812,848	2,064,476	4,211,778	5,312,848	5,442,848
70	7,206,938	5,765,550	2,017,178	4,164,480	5,265,550	5,395,550
90	7,147,815	5,718,252	1,969,880	4,117,182	5,218,252	5,348,252
100	7,118,253	5,694,602	1,946,230	4,093,532	5,194,602	5,324,602
125	7,044,350	5,635,480	1,887,108	4,034,410	5,135,480	5,265,480
150	6,970,446	5,576,357	1,827,985	3,975,287	5,076,357	5,206,357
175	6,896,543	5,517,234	1,768,862	3,916,164	5,017,234	5,147,234
200	6,822,640	5,458,111	1,709,739	3,857,041	4,958,111	5,088,111
225	6,748,736	5,398,988	1,650,616	3,797,918	4,898,988	5,028,988
250	6,674,833	5,339,865	1,591,493	3,738,795	4,839,865	5,000,000
275	6,599,929	5,279,742	1,532,370	3,679,672	4,780,742	4,961,000
300	6,525,026	5,219,619	1,473,247	3,620,549	4,721,619	4,922,000
325	6,449,122	5,159,496	1,414,124	3,561,426	4,662,496	4,883,000

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,452,737	9,688,557	5,940,186	8,087,487	9,188,557	9,318,557
20	7,393,954	9,612,140	5,863,769	8,011,070	9,112,140	9,242,140
30	7,364,562	9,573,931	5,825,559	7,972,861	9,073,931	9,203,931
50	7,305,780	9,497,514	5,749,142	7,896,444	8,997,514	9,127,514
70	7,246,705	9,420,716	5,672,345	7,819,646	8,920,716	9,050,716
90	7,186,961	9,343,049	5,594,677	7,741,979	8,843,049	8,973,049
100	7,157,089	9,304,216	5,555,845	7,703,146	8,804,216	8,934,216
125	7,082,410	9,207,133	5,458,761	7,606,062	8,707,133	8,837,133
150	7,007,729	9,110,048	5,361,676	7,508,977	8,610,048	8,740,048
175	6,933,049	9,012,964	5,264,592	7,411,894	8,512,964	8,642,964
200	6,858,370	8,915,881	5,167,509	7,314,810	8,415,881	8,545,881
225	6,783,690	8,818,797	5,070,425	7,217,727	8,318,797	8,448,797
250	6,709,009	8,721,712	4,973,340	7,120,642	8,221,712	8,351,712
275	6,634,330	8,624,628	4,876,257	7,023,558	8,124,628	8,254,628
300	6,559,650	8,527,545	4,779,173	6,926,474	8,027,545	8,157,545
325	6,484,970	8,430,461	4,682,089	6,829,391	7,930,461	8,060,461

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,600,310	8,580,403	4,832,031	6,979,333	8,080,403	8,210,403
20	6,540,566	8,502,736	4,754,364	6,901,666	8,002,736	8,132,736
30	6,510,695	8,463,903	4,715,531	6,862,833	7,963,903	8,093,903
50	6,450,951	8,386,236	4,637,864	6,785,165	7,886,236	8,016,236
70	6,391,207	8,308,569	4,560,197	6,707,498	7,808,569	7,938,569
90	6,331,463	8,230,902	4,482,530	6,629,831	7,730,902	7,860,902
100	6,301,590	8,192,067	4,443,696	6,590,997	7,692,067	7,822,067
125	6,226,911	8,094,984	4,346,612	6,493,913	7,594,984	7,724,984
150	6,152,231	7,997,900	4,249,528	6,396,830	7,497,900	7,627,900
175	6,077,551	7,900,817	4,152,445	6,299,746	7,400,817	7,530,817
200	6,002,870	7,803,732	4,055,360	6,202,661	7,303,732	7,433,732
225	5,928,191	7,706,648	3,958,276	6,105,578	7,206,648	7,336,648
250	5,853,511	7,609,564	3,861,193	6,008,494	7,109,564	7,239,564
275	5,778,831	7,512,481	3,764,109	5,911,410	7,012,481	7,142,481
300	5,704,151	7,415,396	3,667,024	5,814,326	6,915,396	7,045,396
325	5,629,471	7,318,312	3,569,941	5,717,242	6,818,312	6,948,312

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,744,419	7,467,745	3,719,373	5,866,675	6,967,745	7,097,745
20	5,684,675	7,390,078	3,641,706	5,789,008	6,890,078	7,020,078
30	5,654,804	7,351,245	3,602,873	5,750,175	6,851,245	6,981,245
50	5,595,060	7,273,578	3,525,206	5,672,508	6,773,578	6,903,578
70	5,535,316	7,195,911	3,447,539	5,594,841	6,695,911	6,825,911
90	5,475,572	7,118,244	3,369,872	5,517,173	6,618,244	6,748,244
100	5,445,700	7,079,410	3,331,038	5,478,339	6,579,410	6,709,410
125	5,371,020	6,982,326	3,233,954	5,381,256	6,482,326	6,612,326
150	5,296,340	6,885,242	3,136,871	5,284,172	6,385,242	6,515,242
175	5,221,661	6,788,159	3,039,787	5,187,088	6,288,159	6,418,159
200	5,146,980	6,691,074	2,942,702	5,090,003	6,191,074	6,321,074
225	5,072,300	6,593,990	2,845,618	4,992,920	6,093,990	6,223,990
250	4,997,620	6,496,907	2,748,535	4,895,836	5,996,907	6,126,907
275	4,922,941	6,399,823	2,651,451	4,798,753	5,899,823	6,029,823
300	4,848,260	6,302,738	2,554,366	4,701,668	5,802,738	5,932,738
325	4,773,580	6,205,654	2,457,283	4,604,584	5,705,654	5,835,654

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,152,321	9,199,009	5,450,637	7,597,938	8,699,009	8,829,009
20	14,040,762	9,126,495	5,378,123	7,525,425	8,626,495	8,756,495
30	13,984,982	9,090,238	5,341,867	7,489,168	8,590,238	8,720,238
50	13,873,422	9,017,724	5,269,352	7,416,654	8,517,724	8,647,724
70	13,761,862	8,945,211	5,196,839	7,344,140	8,445,211	8,575,211
90	13,650,302	8,872,696	5,124,325	7,271,626	8,372,696	8,502,696
100	13,593,695	8,835,902	5,087,530	7,234,831	8,335,902	8,465,902
125	13,451,964	8,743,777	4,995,405	7,142,706	8,243,777	8,373,777
150	13,310,234	8,651,652	4,903,280	7,050,582	8,151,652	8,281,652
175	13,168,504	8,559,527	4,811,156	6,958,457	8,059,527	8,189,527
200	13,026,773	8,467,403	4,719,031	6,866,332	7,967,403	8,097,403
225	12,885,043	8,375,278	4,626,906	6,774,207	7,875,278	8,005,278
250	12,743,311	8,283,152	4,534,781	6,682,082	7,783,152	7,913,152
275	12,601,581	8,191,028	4,442,656	6,589,957	7,691,028	7,821,028
300	12,459,851	8,098,903	4,350,531	6,497,833	7,598,903	7,728,903
325	12,318,120	8,006,778	4,258,406	6,405,708	7,506,778	7,636,778

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,540,339	8,151,221	4,402,849	6,550,150	7,651,221	7,781,221
20	12,426,954	8,077,520	4,329,148	6,476,450	7,577,520	7,707,520
30	12,370,263	8,040,671	4,292,299	6,439,600	7,540,671	7,670,671
50	12,256,878	7,966,970	4,218,599	6,365,900	7,466,970	7,596,970
70	12,143,494	7,893,271	4,144,899	6,292,200	7,393,271	7,523,271
90	12,030,109	7,819,571	4,071,199	6,218,501	7,319,571	7,449,571
100	11,973,417	7,782,721	4,034,349	6,181,651	7,282,721	7,412,721
125	11,831,687	7,690,596	3,942,224	6,089,526	7,190,596	7,320,596
150	11,689,956	7,598,472	3,850,100	5,997,401	7,098,472	7,228,472
175	11,548,226	7,506,347	3,757,975	5,905,276	7,006,347	7,136,347
200	11,406,494	7,414,221	3,665,850	5,813,151	6,914,221	7,044,221
225	11,264,764	7,322,097	3,573,725	5,721,026	6,822,097	6,952,097
250	11,123,034	7,229,972	3,481,600	5,628,902	6,729,972	6,859,972
275	10,981,303	7,137,847	3,389,475	5,536,777	6,637,847	6,767,847
300	10,839,573	7,045,722	3,297,351	5,444,652	6,545,722	6,675,722
325	10,697,843	6,953,598	3,205,226	5,352,527	6,453,598	6,583,598

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,919,313	7,097,553	3,349,182	5,496,483	6,597,553	6,727,553
20	10,805,929	7,023,854	3,275,482	5,422,783	6,523,854	6,653,854
30	10,749,236	6,987,003	3,238,632	5,385,933	6,487,003	6,617,003
50	10,635,852	6,913,304	3,164,932	5,312,233	6,413,304	6,543,304
70	10,522,467	6,839,604	3,091,232	5,238,533	6,339,604	6,469,604
90	10,409,083	6,765,904	3,017,532	5,164,834	6,265,904	6,395,904
100	10,352,390	6,729,054	2,980,682	5,127,983	6,229,054	6,359,054
125	10,210,660	6,636,929	2,888,557	5,035,859	6,136,929	6,266,929
150	10,068,930	6,544,804	2,796,432	4,943,734	6,044,804	6,174,804
175	9,927,199	6,452,680	2,704,306	4,851,609	5,952,680	6,082,680
200	9,785,469	6,360,555	2,612,183	4,759,484	5,860,555	5,990,555
225	9,643,739	6,268,430	2,520,058	4,667,360	5,768,430	5,898,430
250	9,502,007	6,176,305	2,427,933	4,575,234	5,676,305	5,806,305
275	9,360,277	6,084,180	2,335,808	4,483,110	5,584,180	5,714,180
300	9,218,546	5,992,055	2,243,683	4,390,985	5,492,055	5,622,055
325	9,076,816	5,899,930	2,151,559	4,298,860	5,399,930	5,529,930

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	225	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	225	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	150	325	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	250	325	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	225	325	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,140	5,042,807	1,294,436	3,441,737	4,542,807	4,672,807
20	250,588	5,011,758	1,263,386	3,410,687	4,511,758	4,641,758
30	249,811	4,996,213	1,247,841	3,395,143	4,496,213	4,626,213
50	248,258	4,965,163	1,216,792	3,364,093	4,465,163	4,595,163
70	246,705	4,934,094	1,185,722	3,333,023	4,434,094	4,564,094
90	245,151	4,903,024	1,154,652	3,301,954	4,403,024	4,533,024
100	244,375	4,887,499	1,139,128	3,286,429	4,387,499	4,517,499
125	242,434	4,848,678	1,100,306	3,247,607	4,348,678	4,478,678
150	240,492	4,809,836	1,061,464	3,208,765	4,309,836	4,439,836
175	238,551	4,771,014	1,022,642	3,169,943	4,271,014	4,401,014
200	236,610	4,732,192	983,820	3,131,121	4,232,192	4,362,192
225	234,667	4,693,350	944,978	3,092,279	4,193,350	4,323,350
250	232,726	4,654,528	906,156	3,053,457	4,154,528	4,284,528
275	230,785	4,615,706	867,334	3,014,635	4,115,706	4,245,706
300	228,843	4,576,864	828,492	2,975,793	4,076,864	4,206,864
325	226,902	4,538,042	789,670	2,936,971	4,038,042	4,168,042

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£228,866	4,577,323	828,951	2,976,253	4,077,323	4,207,323
20	227,313	4,546,254	797,882	2,945,183	4,046,254	4,176,254
30	226,536	4,530,729	782,357	2,929,658	4,030,729	4,160,729
50	224,983	4,499,659	751,288	2,898,589	3,999,659	4,129,659
70	223,429	4,468,590	720,218	2,867,519	3,968,590	4,098,590
90	221,877	4,437,540	689,168	2,836,470	3,937,540	4,067,540
100	221,100	4,421,995	673,624	2,820,925	3,921,995	4,051,995
125	219,159	4,383,173	634,802	2,782,103	3,883,173	4,013,173
150	217,218	4,344,351	595,980	2,743,281	3,844,351	3,974,351
175	215,275	4,305,509	557,138	2,704,439	3,805,509	3,935,509
200	213,334	4,266,688	518,316	2,665,617	3,766,688	3,896,688
225	211,392	4,227,846	479,474	2,626,775	3,727,846	3,857,846
250	209,451	4,189,024	440,652	2,587,953	3,689,024	3,819,024
275	207,510	4,150,202	401,830	2,549,131	3,650,202	3,780,202
300	205,568	4,111,360	362,988	2,510,289	3,611,360	3,741,360
325	203,627	4,072,538	324,166	2,471,467	3,572,538	3,702,538

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	205,586	4,111,719	363,347	2,510,648	3,611,719	3,741,719
20	204,032	4,080,649	332,277	2,479,579	3,580,649	3,710,649
30	203,256	4,065,124	316,753	2,464,054	3,565,124	3,695,124
50	201,703	4,034,055	285,683	2,432,984	3,534,055	3,664,055
70	200,150	4,003,005	254,633	2,401,935	3,503,005	3,633,005
90	198,597	3,971,936	223,564	2,370,865	3,471,936	3,601,936
100	197,821	3,956,411	208,039	2,355,341	3,456,411	3,586,411
125	195,878	3,917,569	169,197	2,316,499	3,417,569	3,547,569
150	193,937	3,878,747	130,375	2,277,677	3,378,747	3,508,747
175	191,996	3,839,925	91,553	2,238,855	3,339,925	3,469,925
200	190,054	3,801,083	52,711	2,200,013	3,301,083	3,431,083
225	188,113	3,762,261	13,889	2,161,191	3,262,261	3,392,261
250	186,172	3,723,439	-24,933	2,122,369	3,223,439	3,353,439
275	184,230	3,684,597	-63,775	2,083,527	3,184,597	3,314,597
300	182,289	3,645,775	-102,597	2,044,705	3,145,775	3,275,775
325	180,348	3,606,953	-141,419	2,005,883	3,106,953	3,236,953

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	504,282	5,042,817	1,294,446	3,441,747	4,542,817	4,672,817
20	501,176	5,011,758	1,263,386	3,410,687	4,511,758	4,641,758
30	499,622	4,996,223	1,247,851	3,395,153	4,496,223	4,626,223
50	496,516	4,965,163	1,216,792	3,364,093	4,465,163	4,595,163
70	493,409	4,934,094	1,185,722	3,333,023	4,434,094	4,564,094
90	490,303	4,903,034	1,154,662	3,301,964	4,403,034	4,533,034
100	488,750	4,887,499	1,139,128	3,286,429	4,387,499	4,517,499
125	484,867	4,848,668	1,100,296	3,247,577	4,348,668	4,478,668
150	480,985	4,809,846	1,061,474	3,208,575	4,309,846	4,439,846
175	477,101	4,771,014	1,022,642	3,169,943	4,271,014	4,401,014
200	473,218	4,732,182	983,810	3,131,111	4,232,182	4,362,182
225	469,336	4,693,360	944,988	3,092,289	4,193,360	4,323,360
250	465,453	4,654,528	906,156	3,053,457	4,154,528	4,284,528
275	461,570	4,615,696	867,324	3,014,625	4,115,696	4,245,696
300	457,687	4,576,874	828,502	2,975,803	4,076,874	4,206,874
325	453,804	4,538,042	789,670	2,936,971	4,038,042	4,168,042

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	457,731	4,577,313	828,941	2,976,243	4,077,313	4,207,313
20	454,625	4,546,254	797,882	2,945,183	4,046,254	4,176,254
30	453,072	4,530,719	782,347	2,929,648	4,030,719	4,160,719
50	449,966	4,499,659	751,288	2,898,589	3,999,659	4,129,659
70	446,860	4,468,600	720,228	2,867,529	3,968,600	4,098,600
90	443,753	4,437,530	689,168	2,836,460	3,937,530	4,067,530
100	442,200	4,421,995	673,624	2,820,925	3,921,995	4,051,995
125	438,317	4,383,173	634,802	2,782,103	3,883,173	4,013,173
150	434,434	4,344,341	595,970	2,743,271	3,844,341	3,974,341
175	430,551	4,305,509	557,138	2,704,439	3,805,509	3,935,509
200	426,669	4,266,688	518,316	2,665,617	3,766,688	3,896,688
225	422,786	4,227,856	479,484	2,626,785	3,727,856	3,857,856
250	418,902	4,189,024	440,652	2,587,953	3,689,024	3,819,024
275	415,020	4,150,202	401,830	2,549,131	3,650,202	3,780,202
300	411,137	4,111,370	362,998	2,510,299	3,611,370	3,741,370
325	407,254	4,072,538	324,166	2,471,467	3,572,538	3,702,538

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	411,172	4,111,719	363,347	2,510,648	3,611,719	3,741,719
20	408,066	4,080,659	332,287	2,479,589	3,580,659	3,710,659
30	406,512	4,065,124	316,753	2,464,054	3,565,124	3,695,124
50	403,406	4,034,065	285,693	2,432,994	3,534,065	3,664,065
70	400,301	4,003,005	254,633	2,401,935	3,503,005	3,633,005
90	397,194	3,971,936	223,564	2,370,866	3,471,936	3,601,936
100	396,641	3,956,411	208,039	2,355,341	3,456,411	3,586,411
125	391,758	3,917,579	169,207	2,316,509	3,417,579	3,547,579
150	387,875	3,878,747	130,375	2,277,677	3,378,747	3,508,747
175	383,992	3,839,915	91,543	2,238,845	3,339,915	3,469,915
200	380,109	3,801,083	52,711	2,200,023	3,301,083	3,431,083
225	376,226	3,762,261	13,889	2,161,191	3,262,261	3,392,261
250	372,343	3,723,429	-24,943	2,122,359	3,223,429	3,353,429
275	368,461	3,684,607	-63,765	2,083,537	3,184,607	3,314,607
300	364,578	3,645,775	-102,597	2,044,705	3,145,775	3,275,775
325	360,694	3,606,943	-141,429	2,005,873	3,106,943	3,236,943

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	928,401	6,963,007	3,214,635	5,361,937	6,463,007	6,593,007
20	922,656	6,919,918	3,171,547	5,318,848	6,419,918	6,549,918
30	919,783	6,898,370	3,149,998	5,297,300	6,398,370	6,528,370
50	914,039	6,855,289	3,106,917	5,254,218	6,355,289	6,485,289
70	908,293	6,812,200	3,063,828	5,211,130	6,312,200	6,442,200
90	902,548	6,769,111	3,020,739	5,168,041	6,269,111	6,399,111
100	899,675	6,747,563	2,999,191	5,146,493	6,247,563	6,377,563
125	892,494	6,693,704	2,945,332	5,092,633	6,193,704	6,323,704
150	885,313	6,639,845	2,891,473	5,038,774	6,139,845	6,269,845
175	878,131	6,585,985	2,837,614	4,984,915	6,085,985	6,215,985
200	870,950	6,532,126	2,783,754	4,931,056	6,032,126	6,162,126
225	863,769	6,478,267	2,729,895	4,877,197	5,978,267	6,108,267
250	856,588	6,424,408	2,676,036	4,823,338	5,924,408	6,054,408
275	849,406	6,370,549	2,622,177	4,769,478	5,870,549	6,000,549
300	842,225	6,316,690	2,568,318	4,715,619	5,816,690	5,946,690
325	835,044	6,262,830	2,514,459	4,661,760	5,762,830	5,892,830

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	842,308	6,317,310	2,568,938	4,716,239	5,817,310	5,947,310
20	836,563	6,274,221	2,525,849	4,673,150	5,774,221	5,904,221
30	833,691	6,252,680	2,504,308	4,651,610	5,752,680	5,882,680
50	827,946	6,209,591	2,461,219	4,608,521	5,709,591	5,839,591
70	822,200	6,166,502	2,418,131	4,565,432	5,666,502	5,796,502
90	816,455	6,123,414	2,375,042	4,522,343	5,623,414	5,753,414
100	813,583	6,101,873	2,353,501	4,500,803	5,601,873	5,731,873
125	806,402	6,048,014	2,299,642	4,446,943	5,548,014	5,678,014
150	799,221	5,994,155	2,245,783	4,393,084	5,494,155	5,624,155
175	792,039	5,940,295	2,191,924	4,339,225	5,440,295	5,570,295
200	784,858	5,886,436	2,138,064	4,285,366	5,386,436	5,516,436
225	777,677	5,832,577	2,084,205	4,231,507	5,332,577	5,462,577
250	770,496	5,778,718	2,030,346	4,177,647	5,278,718	5,408,718
275	763,314	5,724,859	1,976,487	4,123,788	5,224,859	5,354,859
300	756,133	5,671,000	1,922,628	4,069,929	5,171,000	5,301,000
325	748,951	5,617,133	1,868,761	4,016,062	5,117,133	5,247,133

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	756,198	5,671,488	1,923,116	4,070,417	5,171,488	5,301,488
20	750,453	5,628,399	1,880,027	4,027,329	5,128,399	5,258,399
30	747,580	5,606,851	1,858,479	4,005,780	5,106,851	5,236,851
50	741,836	5,563,770	1,815,398	3,962,699	5,063,770	5,193,770
70	736,091	5,520,681	1,772,309	3,919,610	5,020,681	5,150,681
90	730,346	5,477,592	1,729,220	3,876,521	4,977,592	5,107,592
100	727,473	5,456,051	1,707,679	3,854,981	4,956,051	5,086,051
125	720,292	5,402,192	1,653,820	3,801,122	4,902,192	5,032,192
150	713,110	5,348,325	1,599,954	3,747,255	4,848,325	4,978,325
175	705,929	5,294,466	1,546,094	3,693,396	4,794,466	4,924,466
200	698,748	5,240,607	1,492,235	3,639,537	4,740,607	4,870,607
225	691,566	5,186,748	1,438,376	3,585,677	4,686,748	4,816,748
250	684,385	5,132,889	1,384,517	3,531,818	4,632,889	4,762,889
275	677,204	5,079,029	1,330,658	3,477,959	4,579,029	4,709,029
300	670,023	5,025,170	1,276,798	3,424,100	4,525,170	4,655,170
325	662,841	4,971,311	1,222,939	3,370,241	4,471,311	4,601,311

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,462,829	8,533,172	4,784,800	6,932,102	8,033,172	8,163,172
20	1,453,621	8,479,457	4,731,085	6,878,387	7,979,457	8,109,457
30	1,449,017	8,452,600	4,704,228	6,851,530	7,952,600	8,082,600
50	1,439,809	8,398,885	4,650,513	6,797,815	7,898,885	8,028,885
70	1,430,600	8,345,165	4,596,793	6,744,094	7,845,165	7,975,165
90	1,421,391	8,291,450	4,543,078	6,690,380	7,791,450	7,921,450
100	1,416,787	8,264,593	4,516,221	6,663,522	7,764,593	7,894,593
125	1,406,277	8,197,449	4,449,078	6,596,379	7,697,449	7,827,449
150	1,393,767	8,130,306	4,381,934	6,529,236	7,630,306	7,760,306
175	1,382,256	8,063,163	4,314,791	6,462,092	7,563,163	7,693,163
200	1,370,746	7,996,019	4,247,648	6,394,949	7,496,019	7,626,019
225	1,359,235	7,928,870	4,180,499	6,327,800	7,428,870	7,558,870
250	1,347,725	7,861,727	4,113,355	6,260,657	7,361,727	7,491,727
275	1,336,214	7,794,584	4,046,212	6,193,513	7,294,584	7,424,584
300	1,324,704	7,727,440	3,979,069	6,126,370	7,227,440	7,357,440
325	1,313,194	7,660,297	3,911,925	6,059,227	7,160,297	7,290,297

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,327,057	7,741,167	3,992,795	6,140,097	7,241,167	7,371,167
20	1,317,849	7,687,453	3,939,081	6,086,382	7,187,453	7,317,453
30	1,313,245	7,660,595	3,912,223	6,059,525	7,160,595	7,290,595
50	1,304,037	7,606,881	3,858,509	6,005,810	7,106,881	7,236,881
70	1,294,828	7,553,166	3,804,794	5,952,096	7,053,166	7,183,166
90	1,285,619	7,499,445	3,751,074	5,898,375	6,999,445	7,129,445
100	1,281,015	7,472,588	3,724,216	5,871,518	6,972,588	7,102,588
125	1,269,505	7,405,445	3,657,073	5,804,374	6,905,445	7,035,445
150	1,257,995	7,338,301	3,589,930	5,737,231	6,838,301	6,968,301
175	1,246,484	7,271,158	3,522,786	5,670,088	6,771,158	6,901,158
200	1,234,974	7,204,015	3,455,643	5,602,944	6,704,015	6,834,015
225	1,223,463	7,136,866	3,388,494	5,535,795	6,636,866	6,766,866
250	1,211,952	7,069,722	3,321,351	5,468,652	6,569,722	6,699,722
275	1,200,442	7,002,579	3,254,207	5,401,509	6,502,579	6,632,579
300	1,188,932	6,935,436	3,187,064	5,334,365	6,435,436	6,565,436
325	1,177,422	6,868,292	3,119,921	5,267,222	6,368,292	6,498,292

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,191,258	6,949,002	3,200,630	5,347,932	6,449,002	6,579,002
20	1,182,049	6,895,287	3,146,916	5,294,217	6,395,287	6,525,287
30	1,177,445	6,868,430	3,120,058	5,267,360	6,368,430	6,498,430
50	1,168,237	6,814,715	3,066,344	5,213,645	6,314,715	6,444,715
70	1,159,029	6,761,001	3,012,629	5,159,930	6,261,001	6,391,001
90	1,149,820	6,707,286	2,958,914	5,106,216	6,207,286	6,337,286
100	1,145,215	6,680,423	2,932,051	5,079,353	6,180,423	6,310,423
125	1,133,705	6,613,280	2,864,908	5,012,209	6,113,280	6,243,280
150	1,122,195	6,546,136	2,797,765	4,945,066	6,046,136	6,176,136
175	1,110,685	6,478,993	2,730,621	4,877,923	5,978,993	6,108,993
200	1,099,174	6,411,850	2,663,478	4,810,779	5,911,850	6,041,850
225	1,087,664	6,344,706	2,596,335	4,743,636	5,844,706	5,974,706
250	1,076,153	6,277,557	2,529,185	4,676,487	5,777,557	5,907,557
275	1,064,642	6,210,414	2,462,042	4,609,344	5,710,414	5,840,414
300	1,053,132	6,143,271	2,394,899	4,542,200	5,643,271	5,773,271
325	1,041,622	6,076,127	2,327,755	4,475,057	5,576,127	5,706,127

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	666,193	12,074,750	8,326,378	10,473,680	11,574,750	11,704,750
20	655,766	11,885,764	8,137,392	10,284,693	11,385,764	11,515,764
30	650,554	11,791,288	8,042,917	10,190,218	11,291,288	11,421,288
50	640,127	11,602,302	7,853,930	10,001,231	11,102,302	11,232,302
70	629,701	11,413,333	7,664,961	9,812,263	10,913,333	11,043,333
90	619,275	11,224,365	7,475,993	9,623,294	10,724,365	10,854,365
100	614,062	11,129,871	7,381,499	9,528,801	10,629,871	10,759,871
125	601,029	10,893,656	7,145,284	9,292,586	10,393,656	10,523,656
150	587,997	10,657,441	6,909,069	9,056,370	10,157,441	10,287,441
175	574,964	10,421,226	6,672,854	8,820,155	9,921,226	10,051,226
200	561,932	10,185,010	6,436,639	8,583,940	9,685,010	9,815,010
225	548,899	9,948,795	6,200,423	8,347,725	9,448,795	9,578,795
250	535,865	9,712,580	5,964,190	8,111,491	9,212,580	9,342,580
275	522,833	9,476,365	5,727,975	7,875,276	8,976,365	9,106,365
300	509,800	9,240,150	5,491,759	7,639,061	8,740,150	8,870,150
325	496,768	9,003,935	5,255,544	7,402,846	8,503,935	8,633,935

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	543,211	9,845,703	6,097,331	8,244,633	9,345,703	9,475,703
20	532,784	9,656,716	5,908,345	8,055,646	9,156,716	9,286,716
30	527,572	9,562,241	5,813,869	7,961,171	9,062,241	9,192,241
50	517,145	9,373,254	5,624,883	7,772,184	8,873,254	9,003,254
70	506,719	9,184,268	5,435,914	7,583,216	8,684,268	8,814,268
90	496,293	8,995,281	5,246,946	7,394,247	8,495,281	8,625,281
100	491,080	8,900,824	5,152,452	7,299,754	8,400,824	8,530,824
125	478,047	8,664,609	4,916,237	7,063,538	8,164,609	8,294,609
150	465,015	8,428,394	4,680,022	6,827,323	7,928,394	8,058,394
175	451,982	8,192,178	4,443,807	6,591,108	7,692,178	7,822,178
200	438,950	7,955,963	4,207,591	6,354,893	7,455,963	7,585,963
225	425,917	7,719,748	3,971,376	6,118,678	7,219,748	7,349,748
250	412,884	7,483,533	3,735,160	5,882,463	6,983,533	7,113,533
275	399,851	7,247,318	3,498,945	5,646,248	6,747,318	6,877,318
300	386,818	7,011,103	3,262,729	5,410,033	6,511,103	6,641,103
325	373,786	6,774,888	3,026,514	5,173,818	6,274,888	6,404,888

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	420,204	7,616,189	3,867,818	6,015,119	7,116,189	7,246,189
20	409,778	7,427,221	3,678,849	5,826,151	6,927,221	7,057,221
30	404,564	7,332,728	3,584,356	5,731,657	6,832,728	6,962,728
50	394,138	7,143,759	3,395,387	5,542,689	6,643,759	6,773,759
70	383,713	6,954,790	3,206,419	5,353,720	6,454,790	6,584,790
90	373,287	6,765,822	3,017,450	5,164,751	6,265,822	6,395,822
100	368,073	6,671,329	2,922,957	5,070,258	6,171,329	6,301,329
125	355,041	6,435,113	2,686,742	4,834,043	5,935,113	6,065,113
150	342,008	6,198,898	2,450,526	4,597,828	5,698,898	5,828,898
175	328,976	5,962,683	2,214,311	4,361,612	5,462,683	5,592,683
200	315,942	5,726,468	1,978,096	4,125,397	5,226,468	5,356,468
225	302,909	5,490,253	1,741,881	3,889,181	4,990,253	5,120,253
250	289,877	5,254,038	1,505,666	3,652,966	4,754,038	4,884,038
275	276,844	5,017,823	1,269,451	3,416,751	4,517,823	4,647,823
300	263,812	4,781,608	1,033,236	3,180,536	4,281,608	4,411,608
325	250,779	4,545,393	797,021	2,944,321	4,045,393	4,175,393

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	876,059	7,446,502	3,698,130	5,845,431	6,946,502	7,076,502
20	862,380	7,330,229	3,581,857	5,729,158	6,830,229	6,960,229
30	855,540	7,272,092	3,523,721	5,671,022	6,772,092	6,902,092
50	841,861	7,155,820	3,407,448	5,554,749	6,655,820	6,785,820
70	828,182	7,039,547	3,291,175	5,438,477	6,539,547	6,669,547
90	814,503	6,923,274	3,174,902	5,322,204	6,423,274	6,553,274
100	807,663	6,865,138	3,116,766	5,264,067	6,365,138	6,495,138
125	790,564	6,719,793	2,971,421	5,118,722	6,219,793	6,349,793
150	773,465	6,574,456	2,826,084	4,973,385	6,074,456	6,204,456
175	756,366	6,429,111	2,680,739	4,828,040	5,929,111	6,059,111
200	739,268	6,283,774	2,535,402	4,682,704	5,783,774	5,913,774
225	722,169	6,138,437	2,390,065	4,537,367	5,638,437	5,768,437
250	705,070	5,993,092	2,244,720	4,392,022	5,493,092	5,623,092
275	687,971	5,847,755	2,099,383	4,246,685	5,347,755	5,477,755
300	670,872	5,702,410	1,954,038	4,101,340	5,202,410	5,332,410
325	653,773	5,557,073	1,808,702	3,956,003	5,057,073	5,187,073

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	714,706	6,075,002	2,326,631	4,473,932	5,575,002	5,705,002
20	701,027	5,958,730	2,210,358	4,357,659	5,458,730	5,588,730
30	694,187	5,900,593	2,152,221	4,299,523	5,400,593	5,530,593
50	680,508	5,784,320	2,035,949	4,183,250	5,284,320	5,414,320
70	666,829	5,668,048	1,919,676	4,066,977	5,168,048	5,298,048
90	653,150	5,551,775	1,803,403	3,950,705	5,051,775	5,181,775
100	646,310	5,493,639	1,745,267	3,892,568	4,993,639	5,123,639
125	629,212	5,348,302	1,599,930	3,747,231	4,848,302	4,978,302
150	612,113	5,202,967	1,454,585	3,601,886	4,702,967	4,832,967
175	595,014	5,057,620	1,309,248	3,456,550	4,557,620	4,687,620
200	577,916	4,912,283	1,163,911	3,311,213	4,412,283	4,542,283
225	560,816	4,766,938	1,018,566	3,165,868	4,266,938	4,396,938
250	543,718	4,621,601	873,230	3,020,531	4,121,601	4,251,601
275	526,618	4,476,256	727,884	2,875,186	3,976,256	4,106,256
300	509,520	4,330,919	582,548	2,729,849	3,830,919	3,960,919
325	492,420	4,185,574	437,202	2,584,504	3,685,574	3,815,574

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	553,321	4,703,231	954,859	3,102,160	4,203,231	4,333,231
20	539,642	4,586,958	838,586	2,985,887	4,086,958	4,216,958
30	532,803	4,528,821	780,450	2,927,751	4,028,821	4,158,821
50	519,123	4,412,549	664,177	2,811,478	3,912,549	4,042,549
70	505,444	4,296,276	547,904	2,695,205	3,796,276	3,926,276
90	491,765	4,180,003	431,631	2,578,933	3,680,003	3,810,003
100	484,925	4,121,867	373,495	2,520,796	3,621,867	3,751,867
125	467,827	3,976,530	228,158	2,375,460	3,476,530	3,606,530
150	450,728	3,831,185	82,813	2,230,114	3,331,185	3,461,185
175	433,629	3,685,848	-62,524	2,084,778	3,185,848	3,315,848
200	416,530	3,540,503	-207,869	1,939,433	3,040,503	3,170,503
225	399,431	3,395,166	-353,206	1,794,096	2,895,166	3,025,166
250	382,333	3,249,829	-498,542	1,648,759	2,749,829	2,879,829
275	365,233	3,104,484	-643,888	1,503,414	2,604,484	2,734,484
300	348,135	2,959,148	-789,224	1,358,077	2,459,148	2,589,148
325	331,036	2,813,802	-934,569	1,212,732	2,313,802	2,443,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,410,027	6,025,068	2,276,696	4,423,998	5,525,068	5,655,068
20	2,394,847	5,987,118	2,238,746	4,386,048	5,487,118	5,617,118
30	2,387,256	5,968,140	2,219,769	4,367,070	5,468,140	5,598,140
50	2,372,076	5,930,190	2,181,819	4,329,120	5,430,190	5,560,190
70	2,356,896	5,892,240	2,143,868	4,291,170	5,392,240	5,522,240
90	2,341,715	5,854,288	2,105,916	4,253,217	5,354,288	5,484,288
100	2,334,125	5,835,312	2,086,941	4,234,242	5,335,312	5,465,312
125	2,315,150	5,787,875	2,039,503	4,186,804	5,287,875	5,417,875
150	2,296,174	5,740,435	1,992,063	4,139,364	5,240,435	5,370,435
175	2,277,198	5,692,994	1,944,623	4,091,924	5,192,994	5,322,994
200	2,258,223	5,645,557	1,897,185	4,044,486	5,145,557	5,275,557
225	2,239,247	5,598,117	1,849,745	3,997,046	5,098,117	5,228,117
250	2,220,272	5,550,679	1,802,307	3,949,609	5,050,679	5,180,679
275	2,201,296	5,503,239	1,754,867	3,902,168	5,003,239	5,133,239
300	2,182,320	5,455,801	1,707,429	3,854,731	4,955,801	5,085,801
325	2,163,344	5,408,361	1,659,989	3,807,291	4,908,361	5,038,361

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,186,200	5,465,501	1,717,129	3,864,430	4,965,501	5,095,501
20	2,171,019	5,427,548	1,679,176	3,826,478	4,927,548	5,057,548
30	2,163,429	5,408,573	1,660,201	3,807,503	4,908,573	5,038,573
50	2,148,249	5,370,623	1,622,251	3,769,553	4,870,623	5,000,623
70	2,133,068	5,332,670	1,584,299	3,731,600	4,832,670	4,962,670
90	2,117,888	5,294,720	1,546,348	3,693,650	4,794,720	4,924,720
100	2,110,298	5,275,745	1,527,373	3,674,675	4,775,745	4,905,745
125	2,091,322	5,228,305	1,479,933	3,627,235	4,728,305	4,858,305
150	2,072,347	5,180,867	1,432,496	3,579,797	4,680,867	4,810,867
175	2,053,371	5,133,427	1,385,055	3,532,357	4,633,427	4,763,427
200	2,034,396	5,085,989	1,337,618	3,484,919	4,585,989	4,715,989
225	2,015,420	5,038,549	1,290,177	3,437,479	4,538,549	4,668,549
250	1,996,445	4,991,112	1,242,740	3,390,041	4,491,112	4,621,112
275	1,977,469	4,943,671	1,195,300	3,342,601	4,443,671	4,573,671
300	1,958,493	4,896,234	1,147,862	3,295,163	4,396,234	4,526,234
325	1,939,517	4,848,794	1,100,422	3,247,723	4,348,794	4,478,794

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,962,328	4,905,819	1,157,448	3,304,749	4,405,819	4,535,819
20	1,947,147	4,867,867	1,119,495	3,266,796	4,367,867	4,497,867
30	1,939,557	4,848,892	1,100,520	3,247,821	4,348,892	4,478,892
50	1,924,377	4,810,941	1,062,570	3,209,871	4,310,941	4,440,941
70	1,909,196	4,772,989	1,024,617	3,171,918	4,272,989	4,402,989
90	1,894,015	4,735,039	986,667	3,133,968	4,235,039	4,365,039
100	1,886,425	4,716,064	967,692	3,114,993	4,216,064	4,346,064
125	1,867,449	4,668,623	920,252	3,067,553	4,168,623	4,298,623
150	1,848,474	4,621,186	872,814	3,020,115	4,121,186	4,251,186
175	1,829,498	4,573,746	825,374	2,972,675	4,073,746	4,203,746
200	1,810,523	4,526,308	777,936	2,925,238	4,026,308	4,156,308
225	1,791,547	4,478,868	730,496	2,877,797	3,978,868	4,108,868
250	1,772,572	4,431,430	683,058	2,830,360	3,931,430	4,061,430
275	1,753,596	4,383,990	635,618	2,782,920	3,883,990	4,013,990
300	1,734,621	4,336,552	588,180	2,735,482	3,836,552	3,966,552
325	1,715,645	4,289,112	540,740	2,688,042	3,789,112	3,919,112

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,034,316	7,992,439	4,244,068	6,391,369	7,492,439	7,622,439
20	1,019,594	7,878,680	4,130,308	6,277,609	7,378,680	7,508,680
30	1,012,233	7,821,800	4,073,428	6,220,729	7,321,800	7,451,800
50	997,511	7,708,040	3,959,668	6,106,970	7,208,040	7,338,040
70	982,789	7,594,281	3,845,909	5,993,210	7,094,281	7,224,281
90	968,067	7,480,521	3,732,149	5,879,451	6,980,521	7,110,521
100	960,707	7,423,641	3,675,269	5,822,571	6,923,641	7,053,641
125	942,305	7,281,445	3,533,074	5,680,375	6,781,445	6,911,445
150	923,903	7,139,250	3,390,878	5,538,179	6,639,250	6,769,250
175	905,500	6,997,046	3,248,675	5,395,976	6,497,046	6,627,046
200	887,098	6,854,851	3,106,479	5,253,780	6,354,851	6,484,851
225	868,697	6,712,655	2,964,283	5,111,585	6,212,655	6,342,655
250	850,294	6,570,452	2,822,080	4,969,381	6,070,452	6,200,452
275	831,892	6,428,256	2,679,884	4,827,186	5,928,256	6,058,256
300	813,490	6,286,060	2,537,689	4,684,990	5,786,060	5,916,060
325	795,087	6,143,857	2,395,485	4,542,787	5,643,857	5,773,857

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	855,265	6,608,864	2,860,492	5,007,794	6,108,864	6,238,864
20	840,543	6,495,105	2,746,733	4,894,034	5,995,105	6,125,105
30	833,182	6,438,225	2,689,853	4,837,154	5,938,225	6,068,225
50	818,460	6,324,465	2,576,093	4,723,395	5,824,465	5,954,465
70	803,738	6,210,705	2,462,334	4,609,635	5,710,705	5,840,705
90	789,017	6,096,946	2,348,574	4,495,875	5,596,946	5,726,946
100	781,656	6,040,066	2,291,694	4,438,996	5,540,066	5,670,066
125	763,254	5,897,870	2,149,499	4,296,800	5,397,870	5,527,870
150	744,852	5,755,675	2,007,303	4,154,604	5,255,675	5,385,675
175	726,449	5,613,471	1,865,100	4,012,401	5,113,471	5,243,471
200	708,047	5,471,276	1,722,904	3,870,205	4,971,276	5,101,276
225	689,646	5,329,080	1,580,708	3,728,010	4,829,080	4,959,080
250	671,243	5,186,877	1,438,505	3,585,806	4,686,877	4,816,877
275	652,841	5,044,681	1,296,309	3,443,610	4,544,681	4,674,681
300	634,438	4,902,477	1,154,106	3,301,407	4,402,477	4,532,477
325	616,036	4,760,282	1,011,910	3,159,211	4,260,282	4,390,282

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	676,178	5,225,013	1,476,641	3,623,942	4,725,013	4,855,013
20	661,456	5,111,253	1,362,881	3,510,183	4,611,253	4,741,253
30	654,095	5,054,373	1,306,002	3,453,303	4,554,373	4,684,373
50	639,374	4,940,614	1,192,242	3,339,543	4,440,614	4,570,614
70	624,653	4,826,862	1,078,490	3,225,791	4,326,862	4,456,862
90	609,931	4,713,102	964,730	3,112,032	4,213,102	4,343,102
100	602,570	4,656,222	907,851	3,055,152	4,156,222	4,286,222
125	584,167	4,514,019	765,647	2,912,949	4,014,019	4,144,019
150	565,765	4,371,823	623,452	2,770,753	3,871,823	4,001,823
175	547,364	4,229,628	481,256	2,628,557	3,729,628	3,859,628
200	529,961	4,087,424	339,052	2,486,354	3,587,424	3,717,424
225	510,559	3,945,229	196,857	2,344,158	3,445,229	3,575,229
250	492,157	3,803,033	54,661	2,201,962	3,303,033	3,433,033
275	473,754	3,660,829	-87,542	2,059,759	3,160,829	3,290,829
300	455,353	3,518,634	-229,738	1,917,563	3,018,634	3,148,634
325	436,951	3,376,438	-371,934	1,775,368	2,876,438	3,006,438

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 9	
Houses	
No of units	11 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,617,404	5,948,647	2,200,275	4,347,576	5,448,647	5,578,647
20	2,600,905	5,911,149	2,162,777	4,310,078	5,411,149	5,541,149
30	2,592,656	5,892,401	2,144,029	4,291,330	5,392,401	5,522,401
50	2,576,158	5,854,905	2,106,533	4,253,835	5,354,905	5,484,905
70	2,559,660	5,817,410	2,069,038	4,216,339	5,317,410	5,447,410
90	2,543,161	5,779,912	2,031,540	4,178,841	5,279,912	5,409,912
100	2,534,912	5,761,164	2,012,792	4,160,094	5,261,164	5,391,164
125	2,514,290	5,714,294	1,965,923	4,113,224	5,214,294	5,344,294
150	2,493,667	5,667,425	1,919,053	4,066,354	5,167,425	5,297,425
175	2,473,043	5,620,553	1,872,181	4,019,483	5,120,553	5,250,553
200	2,452,421	5,573,684	1,825,312	3,972,613	5,073,684	5,203,684
225	2,431,798	5,526,814	1,778,442	3,925,744	5,026,814	5,156,814
250	2,411,175	5,479,942	1,731,570	3,878,872	4,979,942	5,109,942
275	2,390,552	5,433,073	1,684,701	3,832,002	4,933,073	5,063,073
300	2,369,929	5,386,203	1,637,831	3,785,133	4,886,203	5,016,203
325	2,349,306	5,339,331	1,590,960	3,738,261	4,839,331	4,969,331

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,374,146	5,395,786	1,647,414	3,794,715	4,895,786	5,025,786
20	2,357,648	5,358,290	1,609,918	3,757,220	4,858,290	4,988,290
30	2,349,399	5,339,542	1,591,170	3,738,472	4,839,542	4,969,542
50	2,332,899	5,302,044	1,553,673	3,700,974	4,802,044	4,932,044
70	2,316,401	5,264,549	1,516,177	3,663,478	4,764,549	4,894,549
90	2,299,903	5,227,053	1,478,681	3,625,983	4,727,053	4,857,053
100	2,291,654	5,208,305	1,459,933	3,607,235	4,708,305	4,838,305
125	2,271,031	5,161,433	1,413,062	3,560,363	4,661,433	4,791,433
150	2,250,408	5,114,564	1,366,192	3,513,494	4,614,564	4,744,564
175	2,229,786	5,067,694	1,319,323	3,466,624	4,567,694	4,697,694
200	2,209,162	5,020,823	1,272,451	3,419,752	4,520,823	4,650,823
225	2,188,539	4,973,953	1,225,581	3,372,883	4,473,953	4,603,953
250	2,167,917	4,927,084	1,178,712	3,326,013	4,427,084	4,557,084
275	2,147,294	4,880,214	1,131,842	3,279,144	4,380,214	4,510,214
300	2,126,671	4,833,342	1,084,970	3,232,272	4,333,342	4,463,342
325	2,106,048	4,786,473	1,038,101	3,185,402	4,286,473	4,416,473

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,130,838	4,842,814	1,094,442	3,241,743	4,342,814	4,472,814
20	2,114,340	4,805,318	1,056,946	3,204,248	4,305,318	4,435,318
30	2,106,091	4,786,570	1,038,198	3,185,500	4,286,570	4,416,570
50	2,089,592	4,749,072	1,000,700	3,148,002	4,249,072	4,379,072
70	2,073,094	4,711,577	963,205	3,110,506	4,211,577	4,341,577
90	2,056,596	4,674,081	925,709	3,073,011	4,174,081	4,304,081
100	2,048,347	4,655,333	906,961	3,054,263	4,155,333	4,285,333
125	2,027,724	4,608,464	860,092	3,007,393	4,108,464	4,238,464
150	2,007,100	4,561,592	813,220	2,960,521	4,061,592	4,191,592
175	1,986,478	4,514,722	766,351	2,913,652	4,014,722	4,144,722
200	1,965,855	4,467,853	719,481	2,866,782	3,967,853	4,097,853
225	1,945,232	4,420,981	672,609	2,819,911	3,920,981	4,050,981
250	1,924,609	4,374,111	625,740	2,773,041	3,874,111	4,004,111
275	1,903,986	4,327,242	578,870	2,726,172	3,827,242	3,957,242
300	1,883,363	4,280,370	531,998	2,679,300	3,780,370	3,910,370
325	1,862,740	4,233,501	485,129	2,632,430	3,733,501	3,863,501

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,299,643	8,231,071	4,482,699	6,630,001	7,731,071	7,861,071
20	1,280,005	8,106,701	4,358,329	6,505,631	7,606,701	7,736,701
30	1,270,186	8,044,513	4,296,141	6,443,443	7,544,513	7,674,513
50	1,250,549	7,920,143	4,171,771	6,319,073	7,420,143	7,550,143
70	1,230,912	7,795,773	4,047,401	6,194,703	7,295,773	7,425,773
90	1,211,274	7,671,403	3,923,031	6,070,333	7,171,403	7,301,403
100	1,201,455	7,609,215	3,860,843	6,008,144	7,109,215	7,239,215
125	1,176,908	7,453,751	3,705,379	5,852,680	6,953,751	7,083,751
150	1,152,361	7,298,287	3,549,915	5,697,216	6,798,287	6,928,287
175	1,127,814	7,142,823	3,394,451	5,541,752	6,642,823	6,772,823
200	1,103,267	6,987,359	3,238,987	5,386,288	6,487,359	6,617,359
225	1,078,720	6,831,894	3,083,523	5,230,824	6,331,894	6,461,894
250	1,054,173	6,676,430	2,928,059	5,075,360	6,176,430	6,306,430
275	1,029,626	6,520,966	2,772,594	4,919,896	6,020,966	6,150,966
300	1,005,079	6,365,502	2,617,130	4,764,432	5,865,502	5,995,502
325	980,532	6,210,038	2,461,666	4,608,968	5,710,038	5,840,038

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,064,218	6,740,047	2,991,675	5,138,976	6,240,047	6,370,047
20	1,044,581	6,615,677	2,867,305	5,014,606	6,115,677	6,245,677
30	1,034,761	6,553,488	2,805,117	4,952,418	6,053,488	6,183,488
50	1,015,124	6,429,118	2,680,747	4,828,048	5,929,118	6,059,118
70	995,487	6,304,748	2,556,377	4,703,678	5,804,748	5,934,748
90	975,849	6,180,378	2,432,007	4,579,308	5,680,378	5,810,378
100	966,030	6,118,190	2,369,819	4,517,120	5,618,190	5,748,190
125	941,483	5,962,726	2,214,354	4,361,656	5,462,726	5,592,726
150	916,936	5,807,262	2,058,890	4,206,192	5,307,262	5,437,262
175	892,389	5,651,798	1,903,426	4,050,728	5,151,798	5,281,798
200	867,842	5,496,334	1,747,962	3,895,264	4,996,334	5,126,334
225	843,295	5,340,870	1,592,498	3,739,800	4,840,870	4,970,870
250	818,748	5,185,406	1,437,034	3,584,335	4,685,406	4,815,406
275	794,201	5,029,942	1,281,570	3,428,871	4,529,942	4,659,942
300	769,654	4,874,478	1,126,106	3,273,407	4,374,478	4,504,478
325	745,107	4,719,014	970,642	3,117,943	4,219,014	4,349,014

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	828,746	5,248,726	1,500,354	3,647,656	4,748,726	4,878,726
20	809,108	5,124,350	1,375,978	3,523,279	4,624,350	4,754,350
30	799,290	5,062,168	1,313,796	3,461,097	4,562,168	4,692,168
50	779,652	4,937,798	1,189,426	3,336,727	4,437,798	4,567,798
70	760,014	4,813,421	1,065,050	3,212,351	4,313,421	4,443,421
90	740,377	4,689,051	940,680	3,087,981	4,189,051	4,319,051
100	730,557	4,626,863	878,492	3,025,793	4,126,863	4,256,863
125	706,010	4,471,399	723,027	2,870,329	3,971,399	4,101,399
150	681,463	4,315,935	567,563	2,714,865	3,815,935	3,945,935
175	656,916	4,160,471	412,099	2,559,401	3,660,471	3,790,471
200	632,370	4,005,007	256,635	2,403,937	3,505,007	3,635,007
225	607,823	3,849,543	101,171	2,248,473	3,349,543	3,479,543
250	583,276	3,694,079	-54,293	2,093,008	3,194,079	3,324,079
275	558,729	3,538,615	-209,757	1,937,544	3,038,615	3,168,615
300	534,182	3,383,151	-365,221	1,782,080	2,883,151	3,013,151
325	509,635	3,227,687	-520,685	1,626,616	2,727,687	2,857,687

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,809,169	6,011,461	2,263,089	4,410,391	5,511,461	5,641,461
20	4,782,111	5,977,639	2,229,267	4,376,569	5,477,639	5,607,639
30	4,768,582	5,960,728	2,212,356	4,359,657	5,460,728	5,590,728
50	4,741,524	5,926,905	2,178,533	4,325,834	5,426,905	5,556,905
70	4,714,465	5,893,082	2,144,710	4,292,011	5,393,082	5,523,082
90	4,687,407	5,859,259	2,110,887	4,258,188	5,359,259	5,489,259
100	4,673,878	5,842,347	2,093,975	4,241,277	5,342,347	5,472,347
125	4,640,055	5,800,069	2,051,697	4,198,999	5,300,069	5,430,069
150	4,606,233	5,757,791	2,009,419	4,156,720	5,257,791	5,387,791
175	4,572,410	5,715,513	1,967,141	4,114,442	5,215,513	5,345,513
200	4,538,587	5,673,233	1,924,861	4,072,163	5,173,233	5,303,233
225	4,504,764	5,630,955	1,882,583	4,029,885	5,130,955	5,260,955
250	4,470,942	5,588,677	1,840,305	3,987,607	5,088,677	5,218,677
275	4,437,119	5,546,399	1,798,027	3,945,328	5,046,399	5,176,399
300	4,403,296	5,504,119	1,755,748	3,903,049	5,004,119	5,134,119
325	4,369,473	5,461,841	1,713,470	3,860,771	4,961,841	5,091,841

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,370,177	5,462,721	1,714,349	3,861,651	4,962,721	5,092,721
20	4,343,119	5,428,898	1,680,526	3,827,828	4,928,898	5,058,898
30	4,329,589	5,411,987	1,663,615	3,810,916	4,911,987	5,041,987
50	4,302,531	5,378,164	1,629,792	3,777,093	4,878,164	5,008,164
70	4,275,474	5,344,342	1,595,970	3,743,272	4,844,342	4,974,342
90	4,248,415	5,310,519	1,562,147	3,709,448	4,810,519	4,940,519
100	4,234,886	5,293,607	1,545,236	3,692,537	4,793,607	4,923,607
125	4,201,063	5,251,329	1,502,957	3,650,259	4,751,329	4,881,329
150	4,167,240	5,209,050	1,460,678	3,607,979	4,709,050	4,839,050
175	4,133,417	5,166,772	1,418,400	3,565,701	4,666,772	4,796,772
200	4,099,595	5,124,494	1,376,122	3,523,423	4,624,494	4,754,494
225	4,065,772	5,082,215	1,333,844	3,481,145	4,582,215	4,712,215
250	4,031,949	5,039,936	1,291,564	3,438,866	4,539,936	4,669,936
275	3,998,126	4,997,658	1,249,286	3,396,587	4,497,658	4,627,658
300	3,964,304	4,955,380	1,207,008	3,354,309	4,455,380	4,585,380
325	3,930,481	4,913,102	1,164,730	3,312,031	4,413,102	4,543,102

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,931,098	4,913,873	1,165,501	3,312,802	4,413,873	4,543,873
20	3,904,040	4,880,050	1,131,678	3,278,979	4,380,050	4,510,050
30	3,890,510	4,863,138	1,114,766	3,262,068	4,363,138	4,493,138
50	3,863,452	4,829,315	1,080,943	3,228,245	4,329,315	4,459,315
70	3,836,394	4,795,492	1,047,120	3,194,422	4,295,492	4,425,492
90	3,809,336	4,761,670	1,013,298	3,160,600	4,261,670	4,391,670
100	3,795,807	4,744,759	996,387	3,143,688	4,244,759	4,374,759
125	3,761,983	4,702,479	954,108	3,101,409	4,202,479	4,332,479
150	3,728,161	4,660,201	911,829	3,059,131	4,160,201	4,290,201
175	3,694,338	4,617,923	869,551	3,016,853	4,117,923	4,247,923
200	3,660,516	4,575,645	827,273	2,974,575	4,075,645	4,205,645
225	3,626,693	4,533,367	784,995	2,932,296	4,033,367	4,163,367
250	3,592,870	4,491,087	742,716	2,890,017	3,991,087	4,121,087
275	3,559,047	4,448,809	700,437	2,847,739	3,948,809	4,078,809
300	3,525,225	4,406,531	658,159	2,805,461	3,906,531	4,036,531
325	3,491,402	4,364,253	615,881	2,763,183	3,864,253	3,994,253

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
Flats	
No of units	30 units
Density:	75 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,643,375	6,608,437	2,860,065	5,007,366	6,108,437	6,238,437
20	2,604,256	6,510,640	2,762,269	4,909,570	6,010,640	6,140,640
30	2,584,697	6,461,742	2,713,370	4,860,672	5,961,742	6,091,742
50	2,545,578	6,363,946	2,615,574	4,762,875	5,863,946	5,993,946
70	2,506,460	6,266,149	2,517,777	4,665,079	5,766,149	5,896,149
90	2,467,341	6,168,353	2,419,981	4,567,282	5,668,353	5,798,353
100	2,447,782	6,119,455	2,371,083	4,518,384	5,619,455	5,749,455
125	2,398,884	5,997,210	2,248,839	4,396,140	5,497,210	5,627,210
150	2,349,986	5,874,966	2,126,594	4,273,896	5,374,966	5,504,966
175	2,301,088	5,752,719	2,004,347	4,151,649	5,252,719	5,382,719
200	2,252,190	5,630,475	1,882,103	4,029,404	5,130,475	5,260,475
225	2,203,292	5,508,231	1,759,859	3,907,160	5,008,231	5,138,231
250	2,154,393	5,385,984	1,637,612	3,784,913	4,885,984	5,015,984
275	2,105,496	5,263,739	1,515,368	3,662,669	4,763,739	4,893,739
300	2,056,598	5,141,495	1,393,123	3,540,425	4,641,495	4,771,495
325	2,007,699	5,019,248	1,270,877	3,418,178	4,519,248	4,649,248

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,172,523	5,431,308	1,682,937	3,830,238	4,931,308	5,061,308
20	2,133,405	5,333,512	1,585,140	3,732,442	4,833,512	4,963,512
30	2,113,845	5,284,614	1,536,242	3,683,543	4,784,614	4,914,614
50	2,074,727	5,186,817	1,438,445	3,585,747	4,686,817	4,816,817
70	2,035,608	5,089,021	1,340,649	3,487,950	4,589,021	4,719,021
90	1,996,490	4,991,224	1,242,853	3,390,154	4,491,224	4,621,224
100	1,976,930	4,942,326	1,193,954	3,341,256	4,442,326	4,572,326
125	1,928,033	4,820,082	1,071,710	3,219,011	4,320,082	4,450,082
150	1,879,135	4,697,838	949,466	3,096,767	4,197,838	4,327,838
175	1,830,236	4,575,591	827,219	2,974,520	4,075,591	4,205,591
200	1,781,339	4,453,346	704,975	2,852,276	3,953,346	4,083,346
225	1,732,441	4,331,102	582,730	2,730,032	3,831,102	3,961,102
250	1,683,542	4,208,855	460,484	2,607,785	3,708,855	3,838,855
275	1,634,644	4,086,611	338,239	2,485,541	3,586,611	3,716,611
300	1,585,747	3,964,367	215,995	2,363,296	3,464,367	3,594,367
325	1,536,848	3,842,120	93,748	2,241,049	3,342,120	3,472,120

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,701,578	4,253,946	505,574	2,652,875	3,753,946	3,883,946
20	1,662,460	4,156,149	407,777	2,555,079	3,656,149	3,786,149
30	1,642,900	4,107,251	358,879	2,506,181	3,607,251	3,737,251
50	1,603,782	4,009,455	261,083	2,408,384	3,509,455	3,639,455
70	1,564,663	3,911,658	163,286	2,310,588	3,411,658	3,541,658
90	1,525,545	3,813,862	65,490	2,212,791	3,313,862	3,443,862
100	1,505,985	3,764,963	16,592	2,163,893	3,264,963	3,394,963
125	1,457,088	3,642,719	-105,653	2,041,649	3,142,719	3,272,719
150	1,408,190	3,520,475	-227,897	1,919,404	3,020,475	3,150,475
175	1,359,291	3,398,228	-350,144	1,797,158	2,898,228	3,028,228
200	1,310,393	3,275,984	-472,388	1,674,913	2,775,984	2,905,984
225	1,261,496	3,153,739	-594,632	1,552,669	2,653,739	2,783,739
250	1,212,597	3,031,493	-716,879	1,430,422	2,531,493	2,661,493
275	1,163,699	2,909,248	-839,124	1,308,178	2,409,248	2,539,248
300	1,114,802	2,787,004	-961,368	1,185,934	2,287,004	2,417,004
325	1,065,903	2,664,757	-1,083,615	1,063,687	2,164,757	2,294,757

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,631,318	12,952,032	9,203,660	11,350,962	12,452,032	12,582,032
20	5,566,418	12,802,762	9,054,390	11,201,691	12,302,762	12,432,762
30	5,533,967	12,728,124	8,979,753	11,127,054	12,228,124	12,358,124
50	5,469,066	12,578,852	8,830,480	10,977,781	12,078,852	12,208,852
70	5,404,166	12,429,581	8,681,210	10,828,511	11,929,581	12,059,581
90	5,339,265	12,280,309	8,531,937	10,679,238	11,780,309	11,910,309
100	5,306,815	12,205,674	8,457,302	10,604,603	11,705,674	11,835,674
125	5,226,688	12,019,084	8,270,712	10,418,013	11,519,084	11,649,084
150	5,144,562	11,832,493	8,084,122	10,231,423	11,332,493	11,462,493
175	5,063,436	11,645,903	7,897,531	10,044,833	11,145,903	11,275,903
200	4,982,310	11,459,313	7,710,941	9,858,243	10,959,313	11,089,313
225	4,901,184	11,272,723	7,524,351	9,671,652	10,772,723	10,902,723
250	4,820,058	11,086,133	7,337,761	9,485,062	10,586,133	10,716,133
275	4,738,932	10,899,543	7,151,171	9,298,472	10,399,543	10,529,543
300	4,657,805	10,712,952	6,964,581	9,111,882	10,212,952	10,342,952
325	4,576,679	10,526,362	6,777,990	8,925,292	10,026,362	10,156,362

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,823,366	11,093,741	7,345,369	9,492,671	10,593,741	10,723,741
20	4,758,465	10,944,469	7,196,097	9,343,398	10,444,469	10,574,469
30	4,726,015	10,869,834	7,121,462	9,268,763	10,369,834	10,499,834
50	4,661,113	10,720,561	6,972,189	9,119,491	10,220,561	10,350,561
70	4,596,212	10,571,288	6,822,917	8,970,218	10,071,288	10,201,288
90	4,531,311	10,422,016	6,673,644	8,820,945	9,922,016	10,052,016
100	4,498,861	10,347,381	6,599,009	8,746,310	9,847,381	9,977,381
125	4,417,735	10,160,790	6,412,419	8,559,720	9,660,790	9,790,790
150	4,336,609	9,974,200	6,225,828	8,373,130	9,474,200	9,604,200
175	4,255,483	9,787,610	6,039,238	8,186,540	9,287,610	9,417,610
200	4,174,356	9,601,020	5,852,648	7,999,950	9,101,020	9,231,020
225	4,093,230	9,414,430	5,666,058	7,813,359	8,914,430	9,044,430
250	4,012,104	9,227,840	5,479,468	7,626,769	8,727,840	8,857,840
275	3,930,978	9,041,249	5,292,878	7,440,179	8,541,249	8,671,249
300	3,849,852	8,854,659	5,106,288	7,253,589	8,354,659	8,484,659
325	3,768,727	8,668,071	4,919,700	7,067,001	8,168,071	8,298,071

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,015,248	9,235,070	5,486,698	7,634,000	8,735,070	8,865,070
20	3,950,347	9,085,798	5,337,426	7,484,727	8,585,798	8,715,798
30	3,917,897	9,011,162	5,262,791	7,410,092	8,511,162	8,641,162
50	3,852,996	8,861,890	5,113,518	7,260,819	8,361,890	8,491,890
70	3,788,094	8,712,617	4,964,245	7,111,547	8,212,617	8,342,617
90	3,723,194	8,563,347	4,814,975	6,962,277	8,063,347	8,193,347
100	3,690,743	8,488,709	4,740,338	6,887,639	7,988,709	8,118,709
125	3,609,617	8,302,119	4,553,748	6,701,049	7,802,119	7,932,119
150	3,528,491	8,115,529	4,367,157	6,514,458	7,615,529	7,745,529
175	3,447,365	7,928,939	4,180,567	6,327,868	7,428,939	7,558,939
200	3,366,240	7,742,351	3,993,979	6,141,281	7,242,351	7,372,351
225	3,285,113	7,555,761	3,807,389	5,954,691	7,055,761	7,185,761
250	3,203,987	7,369,171	3,620,799	5,768,100	6,869,171	6,999,171
275	3,122,861	7,182,581	3,434,209	5,581,510	6,682,581	6,812,581
300	3,041,735	6,995,991	3,247,619	5,394,919	6,495,991	6,625,991
325	2,960,609	6,809,401	3,061,029	5,208,329	6,309,401	6,439,401

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **14**

Houses	
No of units	50 units
Density:	40 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,228,544	8,982,835	5,234,463	7,381,764	8,482,835	8,612,835
20	11,162,030	8,929,624	5,181,253	7,328,554	8,429,624	8,559,624
30	11,128,773	8,903,019	5,154,647	7,301,948	8,403,019	8,533,019
50	11,062,260	8,849,808	5,101,436	7,248,737	8,349,808	8,479,808
70	10,995,747	8,796,598	5,048,226	7,195,527	8,296,598	8,426,598
90	10,929,234	8,743,387	4,995,015	7,142,317	8,243,387	8,373,387
100	10,895,978	8,716,782	4,968,410	7,115,712	8,216,782	8,346,782
125	10,812,836	8,650,269	4,901,897	7,049,198	8,150,269	8,280,269
150	10,729,694	8,583,755	4,835,384	6,982,685	8,083,755	8,213,755
175	10,646,553	8,517,242	4,768,870	6,916,172	8,017,242	8,147,242
200	10,563,411	8,450,729	4,702,357	6,849,658	7,950,729	8,080,729
225	10,480,269	8,384,215	4,635,844	6,783,145	7,884,215	8,014,215
250	10,397,127	8,317,702	4,569,330	6,716,632	7,817,702	7,947,702
275	10,313,986	8,251,189	4,502,817	6,650,118	7,751,189	7,881,189
300	10,230,845	8,184,676	4,436,304	6,583,606	7,684,676	7,814,676
325	10,147,703	8,118,163	4,369,791	6,517,092	7,618,163	7,748,163

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,190,303	8,152,243	4,403,871	6,551,172	7,652,243	7,782,243
20	10,123,790	8,099,032	4,350,660	6,497,962	7,599,032	7,729,032
30	10,090,534	8,072,427	4,324,055	6,471,357	7,572,427	7,702,427
50	10,024,021	8,019,217	4,270,845	6,418,146	7,519,217	7,649,217
70	9,957,508	7,966,006	4,217,634	6,364,936	7,466,006	7,596,006
90	9,890,994	7,912,796	4,164,424	6,311,725	7,412,796	7,542,796
100	9,857,737	7,886,190	4,137,818	6,285,119	7,386,190	7,516,190
125	9,774,596	7,819,676	4,071,305	6,218,606	7,319,676	7,449,676
150	9,691,454	7,753,163	4,004,791	6,152,093	7,253,163	7,383,163
175	9,608,312	7,686,650	3,938,278	6,085,579	7,186,650	7,316,650
200	9,525,170	7,620,136	3,871,765	6,019,066	7,120,136	7,250,136
225	9,442,030	7,553,624	3,805,252	5,952,553	7,053,624	7,183,624
250	9,358,888	7,487,110	3,738,739	5,886,040	6,987,110	7,117,110
275	9,275,746	7,420,597	3,672,225	5,819,527	6,920,597	7,050,597
300	9,192,605	7,354,084	3,605,712	5,753,013	6,854,084	6,984,084
325	9,109,463	7,287,570	3,539,199	5,686,500	6,787,570	6,917,570

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,151,854	7,321,483	3,573,111	5,720,413	6,821,483	6,951,483
20	9,085,341	7,268,273	3,519,901	5,667,202	6,768,273	6,898,273
30	9,052,085	7,241,668	3,493,296	5,640,597	6,741,668	6,871,668
50	8,985,570	7,188,456	3,440,085	5,587,386	6,688,456	6,818,456
70	8,919,057	7,135,246	3,386,874	5,534,175	6,635,246	6,765,246
90	8,852,544	7,082,035	3,333,664	5,480,965	6,582,035	6,712,035
100	8,819,288	7,055,430	3,307,059	5,454,360	6,555,430	6,685,430
125	8,736,146	6,988,917	3,240,545	5,387,847	6,488,917	6,618,917
150	8,653,005	6,922,404	3,174,032	5,321,333	6,422,404	6,552,404
175	8,569,863	6,855,890	3,107,519	5,254,820	6,355,890	6,485,890
200	8,486,721	6,789,377	3,041,005	5,188,307	6,289,377	6,419,377
225	8,403,580	6,722,864	2,974,492	5,121,793	6,222,864	6,352,864
250	8,320,438	6,656,350	2,907,978	5,055,280	6,156,350	6,286,350
275	8,237,297	6,589,838	2,841,466	4,988,767	6,089,838	6,219,838
300	8,154,155	6,523,324	2,774,953	4,922,254	6,023,324	6,153,324
325	8,071,014	6,456,811	2,708,439	4,855,741	5,956,811	6,086,811

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 15

Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,267,737	12,048,057	8,299,686	10,446,987	11,548,057	11,678,057
20	9,201,606	11,962,088	8,213,716	10,361,018	11,462,088	11,592,088
30	9,168,541	11,919,104	8,170,732	10,318,034	11,419,104	11,549,104
50	9,102,411	11,833,134	8,084,763	10,232,064	11,333,134	11,463,134
70	9,036,281	11,747,165	7,998,793	10,146,095	11,247,165	11,377,165
90	8,970,150	11,661,196	7,912,824	10,060,125	11,161,196	11,291,196
100	8,937,085	11,618,210	7,869,838	10,017,140	11,118,210	11,248,210
125	8,854,422	11,510,748	7,762,376	9,909,678	11,010,748	11,140,748
150	8,771,758	11,403,286	7,654,914	9,802,216	10,903,286	11,033,286
175	8,688,096	11,295,825	7,547,453	9,694,755	10,795,825	10,925,825
200	8,606,433	11,188,363	7,439,991	9,587,293	10,688,363	10,818,363
225	8,523,770	11,080,901	7,332,529	9,479,830	10,580,901	10,710,901
250	8,441,107	10,973,439	7,225,067	9,372,368	10,473,439	10,603,439
275	8,358,444	10,865,977	7,117,605	9,264,906	10,365,977	10,495,977
300	8,275,781	10,758,516	7,010,144	9,157,445	10,258,516	10,388,516
325	8,193,118	10,651,054	6,902,682	9,049,983	10,151,054	10,281,054

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,312,676	10,806,479	7,058,107	9,205,408	10,306,479	10,436,479
20	8,246,546	10,720,509	6,972,138	9,119,439	10,220,509	10,350,509
30	8,213,480	10,677,524	6,929,152	9,076,454	10,177,524	10,307,524
50	8,147,350	10,591,555	6,843,183	8,990,484	10,091,555	10,221,555
70	8,081,219	10,505,585	6,757,213	8,904,515	10,005,585	10,135,585
90	8,015,089	10,419,616	6,671,244	8,818,545	9,919,616	10,049,616
100	7,982,024	10,376,632	6,628,260	8,775,561	9,876,632	10,006,632
125	7,899,361	10,269,169	6,520,798	8,668,099	9,769,169	9,899,169
150	7,816,698	10,161,707	6,413,336	8,560,637	9,661,707	9,791,707
175	7,734,035	10,054,245	6,305,873	8,453,175	9,554,245	9,684,245
200	7,650,625	9,945,813	6,197,441	8,344,743	9,445,813	9,575,813
225	7,566,611	9,836,594	6,088,222	8,235,524	9,336,594	9,466,594
250	7,482,596	9,727,375	5,979,003	8,126,304	9,227,375	9,357,375
275	7,398,580	9,618,154	5,869,782	8,017,084	9,118,154	9,248,154
300	7,314,565	9,508,935	5,760,563	7,907,865	9,008,935	9,138,935
325	7,230,551	9,399,716	5,651,344	7,798,645	8,899,716	9,029,716

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,357,422	9,564,648	5,816,276	7,963,578	9,064,648	9,194,648
20	7,291,291	9,478,679	5,730,307	7,877,608	8,978,679	9,108,679
30	7,258,227	9,435,695	5,687,323	7,834,624	8,935,695	9,065,695
50	7,191,620	9,349,105	5,600,734	7,748,035	8,849,105	8,979,105
70	7,124,407	9,261,729	5,513,357	7,660,658	8,761,729	8,891,729
90	7,057,195	9,174,353	5,425,982	7,573,283	8,674,353	8,804,353
100	7,023,589	9,130,666	5,382,294	7,529,595	8,630,666	8,760,666
125	6,939,574	9,021,447	5,273,075	7,420,376	8,521,447	8,651,447
150	6,855,559	8,912,227	5,163,856	7,311,157	8,412,227	8,542,227
175	6,771,545	8,803,008	5,054,636	7,201,938	8,303,008	8,433,008
200	6,687,530	8,693,789	4,945,417	7,092,718	8,193,789	8,323,789
225	6,603,515	8,584,570	4,836,198	6,983,499	8,084,570	8,214,570
250	6,519,499	8,475,349	4,726,977	6,874,279	7,975,349	8,105,349
275	6,435,485	8,366,130	4,617,758	6,765,060	7,866,130	7,996,130
300	6,351,470	8,256,911	4,508,539	6,655,840	7,756,911	7,886,911
325	6,267,455	8,147,691	4,399,320	6,546,621	7,647,691	7,777,691

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,589,768	11,433,349	7,684,978	9,832,279	10,933,349	11,063,349
20	17,464,263	11,351,771	7,603,399	9,750,701	10,851,771	10,981,771
30	17,401,511	11,310,982	7,562,611	9,709,912	10,810,982	10,940,982
50	17,276,007	11,229,404	7,481,033	9,628,334	10,729,404	10,859,404
70	17,150,502	11,147,826	7,399,454	9,546,756	10,647,826	10,777,826
90	17,024,997	11,066,248	7,317,876	9,465,178	10,566,248	10,696,248
100	16,962,244	11,025,459	7,277,087	9,424,388	10,525,459	10,655,459
125	16,806,364	10,923,486	7,175,115	9,322,416	10,423,486	10,553,486
150	16,646,483	10,821,514	7,073,142	9,220,443	10,321,514	10,451,514
175	16,491,601	10,719,541	6,971,169	9,118,470	10,219,541	10,349,541
200	16,334,720	10,617,568	6,869,196	9,016,498	10,117,568	10,247,568
225	16,177,840	10,515,596	6,767,224	8,914,525	10,015,596	10,145,596
250	16,020,958	10,413,623	6,665,251	8,812,553	9,913,623	10,043,623
275	15,864,077	10,311,650	6,563,278	8,710,580	9,811,650	9,941,650
300	15,707,196	10,209,677	6,461,306	8,608,607	9,709,677	9,839,677
325	15,550,316	10,107,705	6,359,333	8,506,635	9,607,705	9,737,705

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,781,037	10,257,674	6,509,302	8,656,604	9,757,674	9,887,674
20	15,655,532	10,176,096	6,427,724	8,575,025	9,676,096	9,806,096
30	15,592,779	10,135,306	6,386,935	8,534,236	9,635,306	9,765,306
50	15,467,274	10,053,728	6,305,357	8,452,658	9,553,728	9,683,728
70	15,341,770	9,972,150	6,223,778	8,371,080	9,472,150	9,602,150
90	15,216,265	9,890,572	6,142,200	8,289,502	9,390,572	9,520,572
100	15,153,513	9,849,783	6,101,412	8,248,713	9,349,783	9,479,783
125	14,996,632	9,747,811	5,999,439	8,146,740	9,247,811	9,377,811
150	14,839,750	9,645,838	5,897,466	8,044,767	9,145,838	9,275,838
175	14,682,870	9,543,866	5,795,494	7,942,795	9,043,866	9,173,866
200	14,525,989	9,441,893	5,693,521	7,840,822	8,941,893	9,071,893
225	14,367,671	9,338,986	5,590,615	7,737,916	8,838,986	8,968,986
250	14,208,224	9,235,346	5,486,974	7,634,275	8,735,346	8,865,346
275	14,048,778	9,131,706	5,383,334	7,530,635	8,631,706	8,761,706
300	13,889,330	9,028,065	5,279,693	7,426,994	8,528,065	8,658,065
325	13,729,884	8,924,425	5,176,053	7,323,354	8,424,425	8,554,425

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,971,937	9,081,759	5,333,387	7,480,688	8,581,759	8,711,759
20	13,846,432	9,000,181	5,251,809	7,399,110	8,500,181	8,630,181
30	13,783,680	8,959,392	5,211,020	7,358,322	8,459,392	8,589,392
50	13,658,175	8,877,814	5,129,442	7,276,744	8,377,814	8,507,814
70	13,532,169	8,795,910	5,047,538	7,194,839	8,295,910	8,425,910
90	13,404,612	8,712,998	4,964,686	7,111,927	8,212,998	8,342,998
100	13,340,833	8,671,542	4,923,170	7,070,471	8,171,542	8,301,542
125	13,181,386	8,567,901	4,819,529	6,966,831	8,067,901	8,197,901
150	13,021,939	8,464,260	4,715,889	6,863,190	7,964,260	8,094,260
175	12,862,493	8,360,620	4,612,248	6,759,550	7,860,620	7,990,620
200	12,703,045	8,256,979	4,508,608	6,655,909	7,756,979	7,886,979
225	12,543,599	8,153,339	4,404,968	6,552,269	7,653,339	7,783,339
250	12,384,152	8,049,699	4,301,327	6,448,628	7,549,699	7,679,699
275	12,224,706	7,946,059	4,197,687	6,344,988	7,446,059	7,576,059
300	12,065,258	7,842,418	4,094,046	6,241,347	7,342,418	7,472,418
325	11,905,812	7,738,778	3,990,406	6,137,707	7,238,778	7,368,778

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	0%	Site area	0.0500 ha
% rented	60%	Net to gross	100%
% intermed	40%		
		Growth	
		Sales	10%
		Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	296,290	5,925,810	2,177,438	4,324,739	5,425,810	5,555,810
20	294,565	5,891,297	2,142,925	4,290,226	5,391,297	5,521,297
30	293,702	5,874,040	2,125,669	4,272,970	5,374,040	5,504,040
50	291,976	5,839,527	2,091,156	4,238,457	5,339,527	5,469,527
70	290,251	5,805,015	2,056,643	4,203,944	5,305,015	5,435,015
90	288,525	5,770,502	2,022,130	4,169,431	5,270,502	5,400,502
100	287,662	5,753,245	2,004,874	4,152,175	5,253,245	5,383,245
125	285,505	5,710,094	1,961,722	4,109,024	5,210,094	5,340,094
150	283,348	5,666,963	1,918,591	4,065,893	5,166,963	5,296,963
175	281,191	5,623,812	1,875,440	4,022,742	5,123,812	5,253,812
200	279,033	5,580,661	1,832,289	3,979,591	5,080,661	5,210,661
225	276,876	5,537,530	1,789,158	3,936,460	5,037,530	5,167,530
250	274,719	5,494,379	1,746,007	3,893,308	4,994,379	5,124,379
275	272,562	5,451,248	1,702,876	3,850,177	4,951,248	5,081,248
300	270,405	5,408,097	1,659,725	3,807,026	4,908,097	5,038,097
325	268,247	5,364,946	1,616,574	3,763,875	4,864,946	4,994,946

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£270,420	5,408,398	1,660,027	3,807,328	4,908,398	5,038,398
20	268,694	5,373,885	1,625,514	3,772,815	4,873,885	5,003,885
30	267,831	5,356,629	1,608,257	3,755,559	4,856,629	4,986,629
50	266,106	5,322,116	1,573,744	3,721,046	4,822,116	4,952,116
70	264,379	5,287,583	1,539,212	3,686,513	4,787,583	4,917,583
90	262,654	5,253,070	1,504,699	3,652,000	4,753,070	4,883,070
100	261,791	5,235,814	1,487,442	3,634,744	4,735,814	4,865,814
125	259,634	5,192,683	1,444,311	3,591,613	4,692,683	4,822,683
150	257,477	5,149,532	1,401,160	3,548,461	4,649,532	4,779,532
175	255,320	5,106,401	1,358,029	3,505,330	4,606,401	4,736,401
200	253,162	5,063,250	1,314,878	3,462,179	4,563,250	4,693,250
225	251,005	5,020,099	1,271,727	3,419,028	4,520,099	4,650,099
250	248,848	4,976,968	1,228,596	3,375,897	4,476,968	4,606,968
275	246,691	4,933,817	1,185,445	3,332,746	4,433,817	4,563,817
300	244,533	4,890,665	1,142,294	3,289,595	4,390,665	4,520,665
325	242,377	4,847,534	1,099,163	3,246,464	4,347,534	4,477,534

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,548	4,890,967	1,142,595	3,289,897	4,390,967	4,520,967
20	242,823	4,856,454	1,108,082	3,255,384	4,356,454	4,486,454
30	241,960	4,839,198	1,090,826	3,238,127	4,339,198	4,469,198
50	240,234	4,804,685	1,056,313	3,203,614	4,304,685	4,434,685
70	238,509	4,770,172	1,021,800	3,169,102	4,270,172	4,400,172
90	236,783	4,735,659	987,287	3,134,589	4,235,659	4,365,659
100	236,920	4,718,403	970,031	3,117,332	4,218,403	4,348,403
125	233,763	4,675,252	926,880	3,074,181	4,175,252	4,305,252
150	231,606	4,632,121	883,749	3,031,050	4,132,121	4,262,121
175	229,448	4,588,970	840,598	2,987,899	4,088,970	4,218,970
200	227,292	4,545,838	797,467	2,944,768	4,045,838	4,175,838
225	225,134	4,502,687	754,316	2,901,617	4,002,687	4,132,687
250	222,977	4,459,536	711,165	2,858,466	3,959,536	4,089,536
275	220,820	4,416,405	668,033	2,815,335	3,916,405	4,046,405
300	218,663	4,373,254	624,882	2,772,184	3,873,254	4,003,254
325	216,505	4,330,103	581,731	2,729,033	3,830,103	3,960,103

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 2

Houses	
No of units	2 units
Density:	20 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	592,581	5,925,810	2,177,438	4,324,739	5,425,810	5,555,810
20	589,130	5,891,297	2,142,925	4,290,226	5,391,297	5,521,297
30	587,404	5,874,040	2,125,669	4,272,970	5,374,040	5,504,040
50	583,953	5,839,527	2,091,156	4,238,457	5,339,527	5,469,527
70	580,501	5,805,015	2,056,643	4,203,944	5,305,015	5,435,015
90	577,050	5,770,502	2,022,130	4,169,431	5,270,502	5,400,502
100	575,325	5,753,245	2,004,874	4,152,175	5,253,245	5,383,245
125	571,009	5,710,094	1,961,722	4,109,024	5,210,094	5,340,094
150	566,695	5,666,953	1,918,581	4,065,883	5,166,953	5,296,953
175	562,381	5,623,812	1,875,440	4,022,742	5,123,812	5,253,812
200	558,067	5,580,671	1,832,299	3,979,601	5,080,671	5,210,671
225	553,752	5,537,520	1,789,148	3,936,450	5,037,520	5,167,520
250	549,438	5,494,379	1,746,007	3,893,308	4,994,379	5,124,379
275	545,124	5,451,238	1,702,866	3,850,167	4,951,238	5,081,238
300	540,810	5,408,097	1,659,725	3,807,026	4,908,097	5,038,097
325	536,496	5,364,956	1,616,584	3,763,885	4,864,956	4,994,956

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	540,840	5,408,398	1,660,027	3,807,328	4,908,398	5,038,398
20	537,388	5,373,875	1,625,504	3,772,805	4,873,875	5,003,875
30	535,662	5,356,619	1,608,247	3,755,549	4,856,619	4,986,619
50	532,211	5,322,106	1,573,734	3,721,036	4,822,106	4,952,106
70	528,759	5,287,593	1,539,222	3,686,523	4,787,593	4,917,593
90	525,308	5,253,080	1,504,709	3,652,010	4,753,080	4,883,080
100	523,582	5,235,824	1,487,452	3,634,754	4,735,824	4,865,824
125	519,268	5,192,683	1,444,311	3,591,613	4,692,683	4,822,683
150	514,953	5,149,532	1,401,160	3,548,461	4,649,532	4,779,532
175	510,639	5,106,391	1,358,019	3,505,320	4,606,391	4,736,391
200	506,325	5,063,250	1,314,878	3,462,179	4,563,250	4,693,250
225	502,011	5,020,109	1,271,737	3,419,038	4,520,109	4,650,109
250	497,696	4,976,958	1,228,596	3,375,897	4,476,958	4,606,958
275	493,382	4,933,817	1,185,445	3,332,746	4,433,817	4,563,817
300	489,068	4,890,675	1,142,304	3,289,605	4,390,675	4,520,675
325	484,753	4,847,534	1,099,163	3,246,464	4,347,534	4,477,534

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	489,098	4,890,977	1,142,605	3,289,907	4,390,977	4,520,977
20	485,646	4,856,464	1,108,092	3,255,394	4,356,464	4,486,464
30	483,921	4,839,208	1,090,836	3,238,137	4,339,208	4,469,208
50	480,468	4,804,685	1,056,313	3,203,614	4,304,685	4,434,685
70	477,017	4,770,172	1,021,800	3,169,102	4,270,172	4,400,172
90	473,566	4,735,659	987,287	3,134,589	4,235,659	4,365,659
100	471,840	4,718,403	970,031	3,117,332	4,218,403	4,348,403
125	467,526	4,675,262	926,890	3,074,191	4,175,262	4,305,262
150	463,211	4,632,111	883,739	3,031,040	4,132,111	4,262,111
175	458,897	4,588,970	840,598	2,987,899	4,088,970	4,218,970
200	454,583	4,545,828	797,457	2,944,758	4,045,828	4,175,828
225	450,269	4,502,687	754,316	2,901,617	4,002,687	4,132,687
250	445,955	4,459,546	711,175	2,858,476	3,959,546	4,089,546
275	441,640	4,416,395	668,034	2,815,325	3,916,395	4,046,395
300	437,325	4,373,254	624,883	2,772,184	3,873,254	4,003,254
325	433,011	4,330,113	581,742	2,729,043	3,830,113	3,960,113

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,091,708	8,187,811	4,439,439	6,586,741	7,687,811	7,817,811
20	1,085,324	8,139,930	4,391,559	6,538,860	7,639,930	7,769,930
30	1,082,133	8,115,994	4,367,622	6,514,923	7,615,994	7,745,994
50	1,075,749	8,068,121	4,319,749	6,467,050	7,568,121	7,698,121
70	1,069,366	8,020,247	4,271,876	6,419,177	7,520,247	7,650,247
90	1,062,982	7,972,367	4,223,995	6,371,296	7,472,367	7,602,367
100	1,059,791	7,948,430	4,200,058	6,347,360	7,448,430	7,578,430
125	1,051,811	7,888,585	4,140,213	6,287,515	7,388,585	7,518,585
150	1,043,833	7,828,747	4,080,376	6,227,677	7,328,747	7,458,747
175	1,035,854	7,768,902	4,020,530	6,167,832	7,268,902	7,398,902
200	1,027,874	7,709,057	3,960,685	6,107,987	7,209,057	7,339,057
225	1,019,895	7,649,212	3,900,840	6,048,141	7,149,212	7,279,212
250	1,011,916	7,589,367	3,840,995	5,988,296	7,089,367	7,219,367
275	1,003,936	7,529,521	3,781,150	5,928,451	7,029,521	7,159,521
300	995,958	7,469,684	3,721,312	5,868,613	6,969,684	7,099,684
325	987,978	7,409,838	3,661,467	5,808,768	6,909,838	7,039,838

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	996,013	7,470,100	3,721,728	5,869,029	6,970,100	7,100,100
20	989,629	7,422,219	3,673,847	5,821,149	6,922,219	7,052,219
30	986,438	7,398,282	3,649,911	5,797,212	6,898,282	7,028,282
50	980,055	7,350,409	3,602,038	5,749,339	6,850,409	6,980,409
70	973,671	7,302,536	3,554,164	5,701,466	6,802,536	6,932,536
90	967,287	7,254,656	3,506,284	5,653,585	6,754,656	6,884,656
100	964,096	7,230,719	3,482,347	5,629,649	6,730,719	6,860,719
125	956,116	7,170,874	3,422,502	5,569,803	6,670,874	6,800,874
150	948,138	7,111,036	3,362,664	5,509,966	6,611,036	6,741,036
175	940,159	7,051,191	3,302,819	5,450,120	6,551,191	6,681,191
200	932,179	6,991,346	3,242,974	5,390,275	6,491,346	6,621,346
225	924,200	6,931,500	3,183,129	5,330,430	6,431,500	6,561,500
250	916,221	6,871,655	3,123,283	5,270,585	6,371,655	6,501,655
275	908,241	6,811,810	3,063,438	5,210,740	6,311,810	6,441,810
300	900,263	6,751,972	3,003,601	5,150,902	6,251,972	6,381,972
325	892,284	6,692,127	2,943,755	5,091,057	6,192,127	6,322,127

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	900,318	6,752,388	3,004,017	5,151,318	6,252,388	6,382,388
20	893,934	6,704,508	2,956,136	5,103,437	6,204,508	6,334,508
30	890,743	6,680,571	2,932,199	5,079,501	6,180,571	6,310,571
50	884,360	6,632,698	2,884,326	5,031,628	6,132,698	6,262,698
70	877,977	6,584,825	2,836,453	4,983,754	6,084,825	6,214,825
90	871,593	6,536,944	2,788,572	4,935,874	6,036,944	6,166,944
100	868,401	6,513,008	2,764,636	4,911,937	6,013,008	6,143,008
125	860,422	6,453,162	2,704,791	4,852,092	5,953,162	6,083,162
150	852,443	6,393,325	2,644,953	4,792,254	5,893,325	6,023,325
175	844,464	6,333,480	2,585,108	4,732,409	5,833,480	5,963,480
200	836,485	6,273,634	2,525,263	4,672,564	5,773,634	5,903,634
225	828,505	6,213,789	2,465,417	4,612,719	5,713,789	5,843,789
250	820,526	6,153,944	2,405,572	4,552,874	5,653,944	5,783,944
275	812,547	6,094,099	2,345,727	4,493,028	5,594,099	5,724,099
300	804,568	6,034,261	2,285,889	4,433,191	5,534,261	5,664,261
325	796,589	5,974,416	2,226,044	4,373,345	5,474,416	5,604,416

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,720,364	10,035,455	6,287,084	8,434,385	9,535,455	9,665,455
20	1,710,132	9,975,768	6,227,397	8,374,698	9,475,768	9,605,768
30	1,705,017	9,945,931	6,197,559	8,344,861	9,445,931	9,575,931
50	1,694,785	9,886,244	6,137,872	8,285,174	9,386,244	9,516,244
70	1,684,554	9,826,563	6,078,191	8,225,493	9,326,563	9,456,563
90	1,674,322	9,766,876	6,018,504	8,165,806	9,266,876	9,396,876
100	1,669,206	9,737,033	5,988,661	8,135,962	9,237,033	9,367,033
125	1,656,417	9,662,433	5,914,061	8,061,363	9,162,433	9,292,433
150	1,643,628	9,587,827	5,839,456	7,986,757	9,087,827	9,217,827
175	1,630,838	9,513,222	5,764,850	7,912,151	9,013,222	9,143,222
200	1,618,048	9,438,616	5,690,244	7,837,546	8,938,616	9,068,616
225	1,605,259	9,364,010	5,615,639	7,762,940	8,864,010	8,994,010
250	1,592,469	9,289,405	5,541,033	7,688,334	8,789,405	8,919,405
275	1,579,680	9,214,799	5,466,427	7,613,729	8,714,799	8,844,799
300	1,566,890	9,140,194	5,391,822	7,539,123	8,640,194	8,770,194
325	1,554,102	9,065,594	5,317,222	7,464,523	8,565,594	8,695,594

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,569,448	9,155,113	5,406,741	7,554,043	8,655,113	8,785,113
20	1,559,216	9,095,426	5,347,055	7,494,356	8,595,426	8,725,426
30	1,554,101	9,065,589	5,317,217	7,464,518	8,565,589	8,695,589
50	1,543,869	9,005,902	5,257,530	7,404,832	8,505,902	8,635,902
70	1,533,638	8,946,221	5,197,849	7,345,151	8,446,221	8,576,221
90	1,523,406	8,886,534	5,138,162	7,285,464	8,386,534	8,516,534
100	1,518,290	8,856,691	5,108,319	7,255,620	8,356,691	8,486,691
125	1,505,501	8,782,091	5,033,719	7,181,021	8,282,091	8,412,091
150	1,492,712	8,707,485	4,959,113	7,106,415	8,207,485	8,337,485
175	1,479,922	8,632,880	4,884,508	7,031,809	8,132,880	8,262,880
200	1,467,133	8,558,274	4,809,902	6,957,204	8,058,274	8,188,274
225	1,454,343	8,483,668	4,735,297	6,882,598	7,983,668	8,113,668
250	1,441,554	8,409,063	4,660,691	6,807,992	7,909,063	8,039,063
275	1,428,764	8,334,457	4,586,085	6,733,387	7,834,457	7,964,457
300	1,415,976	8,259,857	4,511,485	6,658,787	7,759,857	7,889,857
325	1,403,186	8,185,252	4,436,880	6,584,181	7,685,252	7,815,252

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,418,532	8,274,771	4,526,399	6,673,701	7,774,771	7,904,771
20	1,408,300	8,215,084	4,466,712	6,614,014	7,715,084	7,845,084
30	1,403,185	8,185,247	4,436,875	6,584,176	7,685,247	7,815,247
50	1,392,953	8,125,560	4,377,188	6,524,489	7,625,560	7,755,560
70	1,382,722	8,065,879	4,317,507	6,464,808	7,565,879	7,695,879
90	1,372,490	8,006,192	4,257,820	6,405,122	7,506,192	7,636,192
100	1,367,374	7,976,349	4,227,977	6,375,279	7,476,349	7,606,349
125	1,354,586	7,901,749	4,153,377	6,300,678	7,401,749	7,531,749
150	1,341,796	7,827,143	4,078,771	6,226,073	7,327,143	7,457,143
175	1,329,006	7,752,537	4,004,166	6,151,467	7,252,537	7,382,537
200	1,316,217	7,677,932	3,929,560	6,076,861	7,177,932	7,307,932
225	1,303,427	7,603,326	3,854,954	6,002,256	7,103,326	7,233,326
250	1,290,638	7,528,721	3,780,349	5,927,650	7,028,721	7,158,721
275	1,277,848	7,454,115	3,705,743	5,853,045	6,954,115	7,084,115
300	1,265,060	7,379,515	3,631,143	5,778,445	6,879,515	7,009,515
325	1,252,270	7,304,910	3,556,538	5,703,839	6,804,910	6,934,910

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5	
Flats	
No of units	8 units
Density:	145 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	902,105	16,350,658	12,602,287	14,749,588	15,850,658	15,980,658
20	890,520	16,140,683	12,392,312	14,539,613	15,640,683	15,770,683
30	884,729	16,035,705	12,287,333	14,434,634	15,535,705	15,665,705
50	873,144	15,825,730	12,077,358	14,224,659	15,325,730	15,455,730
70	861,559	15,615,755	11,867,383	14,014,684	15,115,755	15,245,755
90	849,975	15,405,798	11,657,426	13,804,727	14,905,798	15,035,798
100	844,182	15,300,801	11,552,429	13,699,731	14,800,801	14,930,801
125	828,702	15,038,346	11,289,974	13,437,275	14,538,346	14,668,346
150	815,221	14,775,872	11,027,500	13,174,802	14,275,872	14,405,872
175	800,740	14,513,417	10,765,045	12,912,346	14,013,417	14,143,417
200	786,259	14,250,943	10,502,572	12,649,873	13,750,943	13,880,943
225	771,779	13,988,488	10,240,116	12,387,418	13,488,488	13,618,488
250	757,298	13,726,033	9,977,661	12,124,962	13,226,033	13,356,033
275	742,817	13,463,559	9,715,188	11,862,489	12,963,559	13,093,559
300	728,337	13,201,104	9,452,732	11,600,034	12,701,104	12,831,104
325	713,855	12,938,631	9,190,259	11,337,560	12,438,631	12,568,631

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	765,406	13,872,992	10,124,621	12,271,922	13,372,992	13,502,992
20	753,822	13,663,017	9,914,646	12,061,947	13,163,017	13,293,017
30	748,030	13,558,039	9,809,667	11,956,968	13,058,039	13,188,039
50	736,445	13,348,064	9,599,692	11,746,993	12,848,064	12,978,064
70	724,860	13,138,089	9,389,717	11,537,018	12,638,089	12,768,089
90	713,275	12,928,113	9,179,742	11,327,043	12,428,113	12,558,113
100	707,483	12,823,135	9,074,763	11,222,065	12,323,135	12,453,135
125	693,003	12,560,680	8,812,308	10,959,609	12,060,680	12,190,680
150	678,522	12,298,206	8,549,834	10,697,136	11,798,206	11,928,206
175	664,041	12,035,751	8,287,379	10,434,680	11,535,751	11,665,751
200	649,560	11,773,277	8,024,906	10,172,207	11,273,277	11,403,277
225	635,080	11,510,822	7,762,450	9,909,752	11,010,822	11,140,822
250	620,599	11,248,349	7,499,977	9,647,278	10,748,349	10,878,349
275	606,118	10,985,893	7,237,521	9,384,823	10,485,893	10,615,893
300	591,637	10,723,420	6,975,048	9,122,349	10,223,420	10,353,420
325	577,157	10,460,964	6,712,593	8,859,894	9,960,964	10,090,964

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	628,708	11,395,326	7,646,955	9,794,256	10,895,326	11,025,326
20	617,123	11,185,351	7,436,979	9,584,281	10,685,351	10,815,351
30	611,330	11,080,355	7,331,983	9,479,284	10,580,355	10,710,355
50	599,746	10,870,398	7,122,026	9,269,327	10,370,398	10,500,398
70	588,161	10,660,422	6,912,051	9,059,352	10,160,422	10,290,422
90	576,576	10,450,447	6,702,076	8,849,377	9,950,447	10,080,447
100	570,784	10,345,469	6,597,097	8,744,398	9,845,469	9,975,469
125	556,303	10,082,995	6,334,624	8,481,925	9,582,995	9,712,995
150	541,823	9,820,540	6,072,168	8,219,470	9,320,540	9,450,540
175	527,342	9,558,067	5,809,695	7,956,996	9,058,067	9,188,067
200	512,861	9,295,611	5,547,239	7,694,541	8,795,611	8,925,611
225	498,380	9,033,138	5,284,766	7,432,067	8,533,138	8,663,138
250	483,900	8,770,683	5,022,311	7,169,612	8,270,683	8,400,683
275	469,419	8,508,227	4,759,855	6,907,157	8,008,227	8,138,227
300	454,938	8,245,754	4,497,382	6,644,683	7,745,754	7,875,754
325	440,458	7,983,298	4,234,927	6,382,228	7,483,298	7,613,298

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,184,753	10,070,399	6,322,027	8,469,329	9,570,399	9,700,399
20	1,169,554	9,941,208	6,192,836	8,340,138	9,441,208	9,571,208
30	1,161,954	9,876,608	6,128,237	8,275,538	9,376,608	9,506,608
50	1,146,755	9,747,417	5,999,046	8,146,347	9,247,417	9,377,417
70	1,131,556	9,618,226	5,869,855	8,017,156	9,118,226	9,248,226
90	1,116,357	9,489,035	5,740,664	7,887,965	8,989,035	9,119,035
100	1,108,758	9,424,444	5,676,072	7,823,374	8,924,444	9,054,444
125	1,089,759	9,262,953	5,514,581	7,661,883	8,762,953	8,892,953
150	1,070,760	9,101,462	5,353,090	7,500,392	8,601,462	8,731,462
175	1,051,761	8,939,971	5,191,600	7,338,901	8,439,971	8,569,971
200	1,032,762	8,778,480	5,030,109	7,177,410	8,278,480	8,408,480
225	1,013,763	8,616,990	4,868,618	7,015,919	8,116,990	8,246,990
250	994,766	8,455,507	4,707,135	6,854,437	7,955,507	8,085,507
275	975,767	8,294,016	4,545,644	6,692,946	7,794,016	7,924,016
300	956,768	8,132,525	4,384,154	6,531,455	7,632,525	7,762,525
325	937,769	7,971,034	4,222,663	6,369,964	7,471,034	7,601,034

Maximum values (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,005,403	8,545,926	4,797,555	6,944,856	8,045,926	8,175,926
20	990,204	8,416,735	4,668,364	6,815,665	7,916,735	8,046,735
30	982,605	8,352,144	4,603,772	6,751,074	7,852,144	7,982,144
50	967,406	8,222,953	4,474,581	6,621,883	7,722,953	7,852,953
70	952,207	8,093,762	4,345,390	6,492,692	7,593,762	7,723,762
90	937,008	7,964,571	4,216,199	6,363,501	7,464,571	7,594,571
100	929,408	7,899,971	4,151,600	6,298,910	7,399,971	7,529,971
125	910,409	7,738,480	3,990,109	6,137,419	7,238,480	7,368,480
150	891,411	7,576,989	3,828,618	5,975,919	7,076,989	7,206,989
175	872,413	7,415,507	3,667,135	5,814,437	6,915,507	7,045,507
200	853,414	7,254,016	3,505,644	5,652,946	6,754,016	6,884,016
225	834,415	7,092,525	3,344,154	5,491,455	6,592,525	6,722,525
250	815,416	6,931,034	3,182,663	5,329,964	6,431,034	6,561,034
275	796,417	6,769,543	3,021,172	5,168,473	6,269,543	6,399,543
300	777,418	6,608,053	2,859,681	5,006,982	6,108,053	6,238,053
325	758,420	6,446,570	2,698,198	4,845,500	5,946,570	6,076,570

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	826,054	7,021,462	3,273,090	5,420,392	6,521,462	6,651,462
20	810,855	6,892,271	3,143,899	5,291,201	6,392,271	6,522,271
30	803,255	6,827,671	3,079,300	5,226,601	6,327,671	6,457,671
50	788,057	6,698,480	2,950,109	5,097,410	6,198,480	6,328,480
70	772,858	6,569,289	2,820,918	4,968,219	6,069,289	6,199,289
90	757,659	6,440,098	2,691,727	4,839,028	5,940,098	6,070,098
100	750,060	6,375,507	2,627,135	4,774,437	5,875,507	6,005,507
125	731,061	6,214,016	2,465,644	4,612,946	5,714,016	5,844,016
150	712,062	6,052,525	2,304,153	4,451,455	5,552,525	5,682,525
175	693,063	5,891,034	2,142,663	4,289,964	5,391,034	5,521,034
200	674,064	5,729,543	1,981,172	4,128,473	5,229,543	5,359,543
225	655,066	5,568,053	1,819,681	3,966,982	5,068,053	5,198,053
250	636,067	5,406,570	1,658,198	3,805,500	4,906,570	5,036,570
275	617,068	5,245,079	1,496,707	3,644,009	4,745,079	4,875,079
300	598,069	5,083,588	1,335,217	3,482,518	4,583,588	4,713,588
325	579,070	4,922,097	1,173,726	3,321,027	4,422,097	4,552,097

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 7	
Houses	
No of units	10 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,834,586	7,086,465	3,338,093	5,485,394	6,586,465	6,716,465
20	2,817,718	7,044,295	3,295,923	5,443,225	6,544,295	6,674,295
30	2,809,285	7,023,213	3,274,841	5,422,142	6,523,213	6,653,213
50	2,792,417	6,981,043	3,232,671	5,379,973	6,481,043	6,611,043
70	2,775,550	6,938,876	3,190,504	5,337,806	6,438,876	6,568,876
90	2,758,684	6,896,709	3,148,337	5,295,639	6,396,709	6,526,709
100	2,750,250	6,875,624	3,127,252	5,274,554	6,375,624	6,505,624
125	2,728,165	6,822,914	3,074,542	5,221,843	6,322,914	6,452,914
150	2,708,082	6,770,205	3,021,833	5,169,135	6,270,205	6,400,205
175	2,688,998	6,717,495	2,969,123	5,116,424	6,217,495	6,347,495
200	2,665,914	6,664,784	2,916,412	5,063,713	6,164,784	6,294,784
225	2,644,830	6,612,076	2,863,704	5,011,005	6,112,076	6,242,076
250	2,623,746	6,559,365	2,810,993	4,958,294	6,059,365	6,189,365
275	2,602,662	6,506,654	2,758,282	4,905,584	6,006,654	6,136,654
300	2,581,578	6,453,946	2,705,574	4,852,875	5,953,946	6,083,946
325	2,560,494	6,401,235	2,652,863	4,800,165	5,901,235	6,031,235

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,585,793	6,464,483	2,716,112	4,863,413	5,964,483	6,094,483
20	2,568,927	6,422,316	2,673,945	4,821,246	5,922,316	6,052,316
30	2,560,493	6,401,232	2,652,860	4,800,161	5,901,232	6,031,232
50	2,543,626	6,359,064	2,610,693	4,757,994	5,859,064	5,989,064
70	2,526,758	6,316,895	2,568,523	4,715,827	5,816,895	5,946,895
90	2,509,891	6,274,728	2,526,356	4,673,659	5,774,728	5,904,728
100	2,501,457	6,253,643	2,505,271	4,652,573	5,753,643	5,883,643
125	2,480,374	6,200,935	2,452,563	4,599,864	5,700,935	5,830,935
150	2,459,290	6,148,224	2,399,852	4,547,154	5,648,224	5,778,224
175	2,438,206	6,095,513	2,347,141	4,494,443	5,595,513	5,725,513
200	2,417,121	6,042,802	2,294,431	4,441,732	5,542,802	5,672,802
225	2,396,038	5,990,094	2,241,722	4,389,024	5,490,094	5,620,094
250	2,374,953	5,937,383	2,189,012	4,336,313	5,437,383	5,567,383
275	2,353,869	5,884,673	2,136,301	4,283,602	5,384,673	5,514,673
300	2,332,786	5,831,964	2,083,593	4,230,894	5,331,964	5,461,964
325	2,311,701	5,779,254	2,030,882	4,178,183	5,279,254	5,409,254

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,337,001	5,842,502	2,094,130	4,241,432	5,342,502	5,472,502
20	2,320,134	5,800,335	2,051,963	4,199,265	5,300,335	5,430,335
30	2,311,700	5,779,250	2,030,878	4,178,180	5,279,250	5,409,250
50	2,294,833	5,737,083	1,988,711	4,136,013	5,237,083	5,367,083
70	2,277,965	5,694,914	1,946,542	4,093,843	5,194,914	5,324,914
90	2,261,099	5,652,746	1,904,375	4,051,676	5,152,746	5,282,746
100	2,252,665	5,631,662	1,883,290	4,030,591	5,131,662	5,261,662
125	2,231,581	5,578,953	1,830,582	3,977,883	5,078,953	5,208,953
150	2,210,497	5,526,243	1,777,871	3,925,172	5,026,243	5,156,243
175	2,189,413	5,473,532	1,725,160	3,872,462	4,973,532	5,103,532
200	2,168,329	5,420,824	1,672,452	3,819,753	4,920,824	5,050,824
225	2,147,245	5,368,113	1,619,741	3,767,043	4,868,113	4,998,113
250	2,126,161	5,315,402	1,567,030	3,714,332	4,815,402	4,945,402
275	2,105,078	5,262,694	1,514,322	3,661,624	4,762,694	4,892,694
300	2,083,993	5,209,983	1,461,611	3,608,913	4,709,983	4,839,983
325	2,062,909	5,157,272	1,408,901	3,556,202	4,657,272	4,787,272

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,377,046	10,640,811	6,892,439	9,039,740	10,140,811	10,270,811
20	1,360,688	10,514,409	6,766,037	8,913,338	10,014,409	10,144,409
30	1,352,510	10,451,211	6,702,840	8,850,141	9,951,211	10,081,211
50	1,336,152	10,324,809	6,576,437	8,723,739	9,824,809	9,954,809
70	1,319,795	10,198,415	6,450,043	8,597,344	9,698,415	9,828,415
90	1,303,437	10,072,013	6,323,641	8,470,942	9,572,013	9,702,013
100	1,295,258	10,008,815	6,260,444	8,407,745	9,508,815	9,638,815
125	1,274,812	9,850,819	6,102,447	8,249,748	9,350,819	9,480,819
150	1,254,365	9,692,822	5,944,450	8,091,751	9,192,822	9,322,822
175	1,233,918	9,534,825	5,786,453	7,933,754	9,034,825	9,164,825
200	1,213,471	9,376,820	5,628,448	7,775,750	8,876,820	9,006,820
225	1,193,024	9,218,823	5,470,451	7,617,753	8,718,823	8,848,823
250	1,172,578	9,060,826	5,312,454	7,459,756	8,560,826	8,690,826
275	1,152,131	8,902,829	5,154,458	7,301,759	8,402,829	8,532,829
300	1,131,684	8,744,832	4,996,461	7,143,762	8,244,832	8,374,832
325	1,111,238	8,586,836	4,838,464	6,985,765	8,086,836	8,216,836

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,178,027	9,102,933	5,354,562	7,501,863	8,602,933	8,732,933
20	1,161,669	8,976,531	5,228,159	7,375,461	8,476,531	8,606,531
30	1,153,490	8,913,334	5,164,962	7,312,264	8,413,334	8,543,334
50	1,137,132	8,786,932	5,038,560	7,185,862	8,286,932	8,416,932
70	1,120,775	8,660,537	4,912,166	7,059,467	8,160,537	8,290,537
90	1,104,418	8,534,135	4,785,764	6,933,065	8,034,135	8,164,135
100	1,096,239	8,470,938	4,722,566	6,869,868	7,970,938	8,100,938
125	1,075,792	8,312,941	4,564,569	6,711,871	7,812,941	7,942,941
150	1,055,346	8,154,944	4,406,572	6,553,874	7,654,944	7,784,944
175	1,034,898	7,996,940	4,248,568	6,395,869	7,496,940	7,626,940
200	1,014,451	7,838,943	4,090,571	6,237,872	7,338,943	7,468,943
225	994,005	7,680,946	3,932,574	6,079,875	7,180,946	7,310,946
250	973,558	7,522,949	3,774,577	5,921,879	7,022,949	7,152,949
275	953,111	7,364,952	3,616,580	5,763,882	6,864,952	6,994,952
300	932,665	7,206,955	3,458,583	5,605,885	6,706,955	6,836,955
325	912,217	7,048,950	3,300,579	5,447,880	6,548,950	6,678,950

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	979,006	7,565,048	3,816,677	5,963,978	7,065,048	7,195,048
20	962,649	7,438,654	3,690,282	5,837,584	6,938,654	7,068,654
30	954,471	7,375,457	3,627,085	5,774,386	6,875,457	7,005,457
50	938,113	7,249,055	3,500,683	5,647,984	6,749,055	6,879,055
70	921,755	7,122,652	3,374,281	5,521,582	6,622,652	6,752,652
90	905,398	6,996,258	3,247,886	5,395,188	6,496,258	6,626,258
100	897,220	6,933,061	3,184,689	5,331,990	6,433,061	6,563,061
125	876,772	6,775,056	3,026,684	5,173,986	6,275,056	6,405,056
150	856,325	6,617,059	2,868,687	5,015,989	6,117,059	6,247,059
175	835,879	6,459,062	2,710,690	4,857,992	5,959,062	6,089,062
200	815,432	6,301,065	2,552,694	4,699,995	5,801,065	5,931,065
225	794,985	6,143,068	2,394,697	4,541,998	5,643,068	5,773,068
250	774,539	5,985,072	2,236,700	4,384,001	5,485,072	5,615,072
275	754,091	5,827,075	2,078,703	4,225,997	5,327,075	5,457,075
300	733,644	5,669,070	1,920,706	4,068,000	5,169,070	5,299,070
325	713,198	5,511,073	1,762,701	3,910,003	5,011,073	5,141,073

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **9**

Houses	
No of units	11 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,078,820	6,997,317	3,248,945	5,396,247	6,497,317	6,627,317
20	3,060,489	6,955,656	3,207,284	5,354,585	6,455,656	6,585,656
30	3,051,322	6,934,823	3,186,451	5,333,753	6,434,823	6,564,823
50	3,032,991	6,893,162	3,144,790	5,292,091	6,393,162	6,523,162
70	3,014,659	6,851,498	3,103,126	5,250,428	6,351,498	6,481,498
90	2,996,328	6,809,837	3,061,465	5,208,766	6,309,837	6,439,837
100	2,987,163	6,789,006	3,040,634	5,187,936	6,289,006	6,419,006
125	2,964,247	6,736,926	2,988,554	5,135,856	6,236,926	6,366,926
150	2,941,333	6,684,848	2,936,477	5,083,778	6,184,848	6,314,848
175	2,918,419	6,632,771	2,884,399	5,031,700	6,132,771	6,262,771
200	2,895,505	6,580,693	2,832,321	4,979,622	6,080,693	6,210,693
225	2,872,591	6,528,615	2,780,243	4,927,545	6,028,615	6,158,615
250	2,849,676	6,476,537	2,728,165	4,875,467	5,976,537	6,106,537
275	2,826,762	6,424,460	2,676,088	4,823,389	5,924,460	6,054,460
300	2,803,847	6,372,379	2,624,008	4,771,309	5,872,379	6,002,379
325	2,780,933	6,320,302	2,571,930	4,719,231	5,820,302	5,950,302

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,808,429	6,382,792	2,634,421	4,781,722	5,882,792	6,012,792
20	2,790,098	6,341,131	2,592,759	4,740,061	5,841,131	5,971,131
30	2,780,931	6,320,298	2,571,927	4,719,228	5,820,298	5,950,298
50	2,762,600	6,278,637	2,530,265	4,677,567	5,778,637	5,908,637
70	2,744,268	6,236,973	2,488,602	4,635,903	5,736,973	5,866,973
90	2,725,937	6,195,312	2,446,940	4,594,242	5,695,312	5,825,312
100	2,716,772	6,174,481	2,426,110	4,573,411	5,674,481	5,804,481
125	2,693,857	6,122,401	2,374,030	4,521,331	5,622,401	5,752,401
150	2,670,942	6,070,324	2,321,952	4,469,253	5,570,324	5,700,324
175	2,648,028	6,018,246	2,269,874	4,417,176	5,518,246	5,648,246
200	2,625,114	5,966,168	2,217,796	4,365,098	5,466,168	5,596,168
225	2,602,200	5,914,090	2,165,719	4,313,020	5,414,090	5,544,090
250	2,579,286	5,862,013	2,113,641	4,260,942	5,362,013	5,492,013
275	2,556,371	5,809,935	2,061,563	4,208,865	5,309,935	5,439,935
300	2,533,457	5,757,857	2,009,485	4,156,787	5,257,857	5,387,857
325	2,510,542	5,705,777	1,957,405	4,104,707	5,205,777	5,335,777

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,538,038	5,768,268	2,019,896	4,167,198	5,268,268	5,398,268
20	2,519,707	5,726,607	1,978,235	4,125,536	5,226,607	5,356,607
30	2,510,540	5,705,774	1,957,402	4,104,703	5,205,774	5,335,774
50	2,492,209	5,664,112	1,915,741	4,063,042	5,164,112	5,294,112
70	2,473,877	5,622,449	1,874,077	4,021,378	5,122,449	5,252,449
90	2,455,546	5,580,787	1,832,416	3,979,717	5,080,787	5,210,787
100	2,446,381	5,559,957	1,811,585	3,958,886	5,059,957	5,189,957
125	2,423,467	5,507,879	1,759,507	3,906,809	5,007,879	5,137,879
150	2,400,552	5,455,799	1,707,427	3,854,729	4,955,799	5,085,799
175	2,377,637	5,403,721	1,655,350	3,802,651	4,903,721	5,033,721
200	2,354,723	5,351,644	1,603,272	3,750,573	4,851,644	4,981,644
225	2,331,809	5,299,566	1,551,194	3,698,495	4,799,566	4,929,566
250	2,308,895	5,247,488	1,499,116	3,646,418	4,747,488	4,877,488
275	2,285,981	5,195,410	1,447,038	3,594,340	4,695,410	4,825,410
300	2,263,066	5,143,333	1,394,961	3,542,262	4,643,333	4,773,333
325	2,240,151	5,091,252	1,342,881	3,490,182	4,591,252	4,721,252

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type **10**

Flats	
No of units	15 units
Density:	95 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,750,465	11,086,275	7,337,904	9,485,205	10,586,275	10,716,275
20	1,728,645	10,948,085	7,199,713	9,347,015	10,448,085	10,578,085
30	1,717,735	10,878,990	7,130,618	9,277,920	10,378,990	10,508,990
50	1,695,916	10,740,800	6,992,428	9,139,729	10,240,800	10,370,800
70	1,674,096	10,602,609	6,854,238	9,001,539	10,102,609	10,232,609
90	1,652,277	10,464,419	6,716,047	8,863,349	9,964,419	10,094,419
100	1,641,367	10,395,324	6,646,952	8,794,254	9,895,324	10,025,324
125	1,614,093	10,222,586	6,474,214	8,621,516	9,722,586	9,852,586
150	1,586,818	10,049,848	6,301,477	8,448,778	9,549,848	9,679,848
175	1,559,544	9,877,110	6,128,739	8,276,040	9,377,110	9,507,110
200	1,532,269	9,704,373	5,956,001	8,103,302	9,204,373	9,334,373
225	1,504,995	9,531,635	5,783,263	7,930,564	9,031,635	9,161,635
250	1,477,721	9,358,897	5,610,525	7,757,826	8,858,897	8,988,897
275	1,450,445	9,186,153	5,437,781	7,585,082	8,686,153	8,816,153
300	1,423,171	9,013,415	5,265,043	7,412,344	8,513,415	8,643,415
325	1,395,896	8,840,677	5,092,305	7,239,607	8,340,677	8,470,677

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,488,781	9,428,946	5,680,574	7,827,876	8,928,946	9,058,946
20	1,466,961	9,290,756	5,542,384	7,689,685	8,790,756	8,920,756
30	1,456,052	9,221,661	5,473,289	7,620,590	8,721,661	8,851,661
50	1,434,232	9,083,470	5,335,098	7,482,400	8,583,470	8,713,470
70	1,412,413	8,945,280	5,196,908	7,344,210	8,445,280	8,575,280
90	1,390,593	8,807,090	5,058,718	7,206,019	8,307,090	8,437,090
100	1,379,683	8,737,995	4,989,623	7,136,924	8,237,995	8,367,995
125	1,352,409	8,565,257	4,816,885	6,964,186	8,065,257	8,195,257
150	1,325,135	8,392,519	4,644,147	6,791,448	7,892,519	8,022,519
175	1,297,860	8,219,781	4,471,409	6,618,711	7,719,781	7,849,781
200	1,270,586	8,047,043	4,298,671	6,445,973	7,547,043	7,677,043
225	1,243,311	7,874,305	4,125,933	6,273,235	7,374,305	7,504,305
250	1,216,037	7,701,567	3,953,196	6,100,497	7,201,567	7,331,567
275	1,188,763	7,528,829	3,780,458	5,927,759	7,028,829	7,158,829
300	1,161,488	7,356,092	3,607,720	5,755,021	6,856,092	6,986,092
325	1,134,214	7,183,354	3,434,982	5,582,283	6,683,354	6,813,354

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,227,098	7,771,623	4,023,251	6,170,552	7,271,623	7,401,623
20	1,205,279	7,633,433	3,885,061	6,032,362	7,133,433	7,263,433
30	1,194,369	7,564,337	3,815,966	5,963,267	7,064,337	7,194,337
50	1,172,550	7,426,147	3,677,775	5,825,077	6,926,147	7,056,147
70	1,150,730	7,287,957	3,539,585	5,686,886	6,787,957	6,917,957
90	1,128,911	7,149,767	3,401,395	5,548,696	6,649,767	6,779,767
100	1,118,001	7,080,671	3,332,300	5,479,601	6,580,671	6,710,671
125	1,090,726	6,907,934	3,159,562	5,306,863	6,407,934	6,537,934
150	1,063,452	6,735,196	2,986,824	5,134,125	6,235,196	6,365,196
175	1,036,178	6,562,458	2,814,086	4,961,387	6,062,458	6,192,458
200	1,008,903	6,389,720	2,641,348	4,788,650	5,889,720	6,019,720
225	981,629	6,216,982	2,468,610	4,615,912	5,716,982	5,846,982
250	954,354	6,044,244	2,295,872	4,443,174	5,544,244	5,674,244
275	927,080	5,871,506	2,123,135	4,270,436	5,371,506	5,501,506
300	899,806	5,698,768	1,950,397	4,097,698	5,198,768	5,328,768
325	872,531	5,526,031	1,777,659	3,924,960	5,026,031	5,156,031

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
	Houses
No of units	20 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,641,938	7,052,423	3,304,051	5,451,353	6,552,423	6,682,423
20	5,611,874	7,014,843	3,266,471	5,413,772	6,514,843	6,644,843
30	5,596,842	6,996,053	3,247,681	5,394,982	6,496,053	6,626,053
50	5,566,777	6,958,471	3,210,099	5,357,401	6,458,471	6,588,471
70	5,536,713	6,920,891	3,172,519	5,319,820	6,420,891	6,550,891
90	5,506,647	6,883,309	3,134,937	5,282,239	6,383,309	6,513,309
100	5,491,615	6,864,519	3,116,147	5,263,449	6,364,519	6,494,519
125	5,454,034	6,817,543	3,069,171	5,216,473	6,317,543	6,447,543
150	5,416,454	6,770,567	3,022,195	5,169,497	6,270,567	6,400,567
175	5,378,873	6,723,591	2,975,219	5,122,521	6,223,591	6,353,591
200	5,341,292	6,676,615	2,928,243	5,075,545	6,176,615	6,306,615
225	5,303,711	6,629,639	2,881,267	5,028,569	6,129,639	6,259,639
250	5,266,131	6,582,663	2,834,291	4,981,593	6,082,663	6,212,663
275	5,228,550	6,535,687	2,787,315	4,934,617	6,035,687	6,165,687
300	5,190,969	6,488,711	2,740,339	4,887,641	5,988,711	6,118,711
325	5,153,388	6,441,735	2,693,363	4,840,665	5,941,735	6,071,735

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,153,987	6,442,484	2,694,112	4,841,413	5,942,484	6,072,484
20	5,123,923	6,404,903	2,656,532	4,803,833	5,904,903	6,034,903
30	5,108,890	6,386,112	2,637,740	4,785,042	5,886,112	6,016,112
50	5,078,825	6,348,532	2,600,160	4,747,461	5,848,532	5,978,532
70	5,048,760	6,310,950	2,562,578	4,709,880	5,810,950	5,940,950
90	5,018,696	6,273,370	2,524,998	4,672,300	5,773,370	5,903,370
100	5,003,664	6,254,580	2,506,208	4,653,509	5,754,580	5,884,580
125	4,966,083	6,207,604	2,459,232	4,606,533	5,707,604	5,837,604
150	4,928,502	6,160,628	2,412,256	4,559,557	5,660,628	5,790,628
175	4,890,921	6,113,652	2,365,280	4,512,581	5,613,652	5,743,652
200	4,853,341	6,066,676	2,318,304	4,465,605	5,566,676	5,696,676
225	4,815,760	6,019,700	2,271,328	4,418,629	5,519,700	5,649,700
250	4,778,179	5,972,724	2,224,352	4,371,653	5,472,724	5,602,724
275	4,740,597	5,925,747	2,177,375	4,324,676	5,425,747	5,555,747
300	4,703,016	5,878,771	2,130,399	4,277,700	5,378,771	5,508,771
325	4,665,436	5,831,795	2,083,423	4,230,724	5,331,795	5,461,795

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,666,035	5,832,544	2,084,173	4,231,474	5,332,544	5,462,544
20	4,635,970	5,794,963	2,046,591	4,193,892	5,294,963	5,424,963
30	4,620,938	5,776,173	2,027,801	4,175,102	5,276,173	5,406,173
50	4,590,874	5,738,592	1,990,221	4,137,522	5,238,592	5,368,592
70	4,560,809	5,701,011	1,952,639	4,099,940	5,201,011	5,331,011
90	4,530,744	5,663,431	1,915,059	4,062,360	5,163,431	5,293,431
100	4,515,711	5,644,639	1,896,267	4,043,569	5,144,639	5,274,639
125	4,478,131	5,597,663	1,849,291	3,996,593	5,097,663	5,227,663
150	4,440,550	5,550,687	1,802,315	3,949,617	5,050,687	5,180,687
175	4,402,969	5,503,711	1,755,339	3,902,641	5,003,711	5,133,711
200	4,365,388	5,456,735	1,708,363	3,855,665	4,956,735	5,086,735
225	4,327,807	5,409,759	1,661,387	3,808,689	4,909,759	5,039,759
250	4,290,227	5,362,783	1,614,411	3,761,713	4,862,783	4,992,783
275	4,252,646	5,315,807	1,567,435	3,714,737	4,815,807	4,945,807
300	4,215,065	5,268,831	1,520,459	3,667,761	4,768,831	4,898,831
325	4,177,484	5,221,855	1,473,483	3,620,785	4,721,855	4,851,855

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
Flats	
No of units	30 units
Density:	75 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,545,049	8,862,622	5,114,251	7,261,552	8,362,622	8,492,622
20	3,501,585	8,753,962	5,005,590	7,152,891	8,253,962	8,383,962
30	3,479,852	8,699,629	4,951,257	7,098,559	8,199,629	8,329,629
50	3,436,386	8,590,966	4,842,594	6,989,896	8,090,966	8,220,966
70	3,392,922	8,482,306	4,733,934	6,881,235	7,982,306	8,112,306
90	3,349,457	8,373,643	4,625,271	6,772,572	7,873,643	8,003,643
100	3,327,725	8,319,312	4,570,941	6,718,242	7,819,312	7,949,312
125	3,273,394	8,183,484	4,435,112	6,582,414	7,683,484	7,813,484
150	3,219,062	8,047,656	4,299,284	6,446,586	7,547,656	7,677,656
175	3,164,731	7,911,828	4,163,456	6,310,758	7,411,828	7,541,828
200	3,110,400	7,776,000	4,027,628	6,174,929	7,276,000	7,406,000
225	3,056,069	7,640,172	3,891,800	6,039,101	7,140,172	7,270,172
250	3,001,737	7,504,344	3,755,972	5,903,273	7,004,344	7,134,344
275	2,947,406	7,368,515	3,620,144	5,767,445	6,868,515	6,998,515
300	2,893,075	7,232,687	3,484,316	5,631,617	6,732,687	6,862,687
325	2,838,744	7,096,859	3,348,487	5,495,789	6,596,859	6,726,859

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,021,684	7,554,209	3,805,838	5,953,139	7,054,209	7,184,209
20	2,978,219	7,445,546	3,697,175	5,844,476	6,945,546	7,075,546
30	2,956,486	7,391,216	3,642,844	5,790,146	6,891,216	7,021,216
50	2,913,021	7,282,553	3,534,181	5,681,483	6,782,553	6,912,553
70	2,869,556	7,173,890	3,425,518	5,572,820	6,673,890	6,803,890
90	2,826,091	7,065,227	3,316,855	5,464,157	6,565,227	6,695,227
100	2,804,359	7,010,897	3,262,525	5,409,826	6,510,897	6,640,897
125	2,750,027	6,875,069	3,126,697	5,273,998	6,375,069	6,505,069
150	2,695,696	6,739,241	2,990,869	5,138,170	6,239,241	6,369,241
175	2,641,365	6,603,412	2,855,041	5,002,342	6,103,412	6,233,412
200	2,587,034	6,467,584	2,719,213	4,866,514	5,967,584	6,097,584
225	2,532,703	6,331,756	2,583,387	4,730,686	5,831,756	5,961,756
250	2,478,372	6,195,931	2,447,559	4,594,860	5,695,931	5,825,931
275	2,424,041	6,060,102	2,311,731	4,459,032	5,560,102	5,690,102
300	2,369,710	5,924,274	2,175,903	4,323,204	5,424,274	5,554,274
325	2,315,378	5,788,446	2,040,074	4,187,376	5,288,446	5,418,446

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,498,318	6,245,794	2,497,422	4,644,723	5,745,794	5,875,794
20	2,454,853	6,137,133	2,388,761	4,536,063	5,637,133	5,767,133
30	2,433,120	6,082,801	2,334,429	4,481,730	5,582,801	5,712,801
50	2,389,655	5,974,138	2,225,766	4,373,067	5,474,138	5,604,138
70	2,346,191	5,865,477	2,117,105	4,264,407	5,365,477	5,495,477
90	2,302,726	5,756,814	2,008,442	4,155,744	5,256,814	5,386,814
100	2,280,994	5,702,484	1,954,112	4,101,413	5,202,484	5,332,484
125	2,228,662	5,566,656	1,818,284	3,965,586	5,066,656	5,196,656
150	2,172,331	5,430,828	1,682,456	3,829,757	4,930,828	5,060,828
175	2,118,000	5,294,999	1,546,628	3,693,929	4,794,999	4,924,999
200	2,063,669	5,159,171	1,410,800	3,558,101	4,659,171	4,789,171
225	2,009,337	5,023,343	1,274,971	3,422,273	4,523,343	4,653,343
250	1,955,006	4,887,515	1,139,143	3,286,445	4,387,515	4,517,515
275	1,900,675	4,751,687	1,003,315	3,150,617	4,251,687	4,381,687
300	1,846,344	4,615,859	867,487	3,014,788	4,115,859	4,245,859
325	1,792,012	4,480,031	731,659	2,878,960	3,980,031	4,110,031

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13	
Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,174,419	16,501,164	12,752,793	14,900,094	16,001,164	16,131,164
20	7,102,308	16,335,308	12,586,936	14,734,238	15,835,308	15,965,308
30	7,066,252	16,252,380	12,504,008	14,651,309	15,752,380	15,882,380
50	6,994,140	16,086,521	12,338,149	14,485,451	15,586,521	15,716,521
70	6,922,027	15,920,662	12,172,291	14,319,592	15,420,662	15,550,662
90	6,849,916	15,754,806	12,006,434	14,153,736	15,254,806	15,384,806
100	6,813,859	15,671,876	11,923,504	14,070,805	15,171,876	15,301,876
125	6,723,719	15,464,554	11,716,182	13,863,484	14,964,554	15,094,554
150	6,633,579	15,257,232	11,508,861	13,656,162	14,757,232	14,887,232
175	6,543,439	15,049,911	11,301,539	13,448,840	14,549,911	14,679,911
200	6,453,299	14,842,587	11,094,215	13,241,516	14,342,587	14,472,587
225	6,363,159	14,635,265	10,886,893	13,034,195	14,135,265	14,265,265
250	6,273,019	14,427,943	10,679,572	12,826,873	13,927,943	14,057,943
275	6,182,879	14,220,622	10,472,250	12,619,551	13,720,622	13,850,622
300	6,092,738	14,013,298	10,264,926	12,412,227	13,513,298	13,643,298
325	6,002,598	13,805,976	10,057,604	12,204,906	13,305,976	13,435,976

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,276,348	14,435,601	10,687,229	12,834,531	13,935,601	14,065,601
20	6,204,236	14,269,742	10,521,370	12,668,672	13,769,742	13,899,742
30	6,168,180	14,186,814	10,438,442	12,585,744	13,686,814	13,816,814
50	6,096,069	14,020,958	10,272,586	12,419,887	13,520,958	13,650,958
70	6,023,956	13,855,099	10,106,727	12,254,029	13,355,099	13,485,099
90	5,951,844	13,689,240	9,940,868	12,088,170	13,189,240	13,319,240
100	5,915,788	13,606,312	9,857,940	12,005,242	13,106,312	13,236,312
125	5,825,648	13,398,990	9,650,619	11,797,920	12,898,990	13,028,990
150	5,735,507	13,191,667	9,443,295	11,590,596	12,691,667	12,821,667
175	5,645,367	12,984,345	9,235,973	11,383,274	12,484,345	12,614,345
200	5,555,227	12,777,023	9,028,651	11,175,953	12,277,023	12,407,023
225	5,465,088	12,569,702	8,821,330	10,968,631	12,069,702	12,199,702
250	5,374,947	12,362,378	8,614,006	10,761,307	11,862,378	11,992,378
275	5,284,807	12,155,056	8,406,684	10,553,986	11,655,056	11,785,056
300	5,194,667	11,947,734	8,199,363	10,346,664	11,447,734	11,577,734
325	5,104,527	11,740,413	7,992,041	10,139,342	11,240,413	11,370,413

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,378,277	12,370,037	8,621,666	10,768,967	11,870,037	12,000,037
20	5,306,165	12,204,179	8,455,807	10,603,108	11,704,179	11,834,179
30	5,270,109	12,121,251	8,372,879	10,520,180	11,621,251	11,751,251
50	5,197,996	11,955,392	8,207,020	10,354,321	11,455,392	11,585,392
70	5,125,884	11,789,533	8,041,161	10,188,463	11,289,533	11,419,533
90	5,053,773	11,623,677	7,875,305	10,022,606	11,123,677	11,253,677
100	5,017,717	11,540,749	7,792,377	9,939,678	11,040,749	11,170,749
125	4,927,576	11,333,425	7,585,053	9,732,354	10,833,425	10,963,425
150	4,837,436	11,126,103	7,377,731	9,525,033	10,626,103	10,756,103
175	4,747,296	10,918,781	7,170,410	9,317,711	10,418,781	10,548,781
200	4,657,156	10,711,460	6,963,088	9,110,389	10,211,460	10,341,460
225	4,567,016	10,504,136	6,755,764	8,903,065	10,004,136	10,134,136
250	4,476,876	10,296,814	6,548,442	8,695,744	9,796,814	9,926,814
275	4,386,736	10,089,493	6,341,121	8,488,422	9,589,493	9,719,493
300	4,296,595	9,882,169	6,133,797	8,281,098	9,382,169	9,512,169
325	4,206,455	9,674,847	5,926,475	8,073,777	9,174,847	9,304,847

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1 Benchmark land value 1 - Secondary office £3,748,372	BLV2 value 2 - Secondary industrial/warehousin g £1,601,070	BLV3 value 2- Urban opensespace & other resi backlands £500,000	BLV4 Benchmark land value 3 - Greenfield (higher) £370,000
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Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,197,922	10,558,337	6,809,966	8,957,267	10,058,337	10,188,337
20	13,124,019	10,499,215	6,750,843	8,898,145	9,999,215	10,129,215
30	13,087,067	10,469,654	6,721,282	8,868,583	9,969,654	10,099,654
50	13,013,163	10,410,531	6,662,159	8,809,460	9,910,531	10,040,531
70	12,939,260	10,351,408	6,603,036	8,750,337	9,851,408	9,981,408
90	12,865,356	10,292,285	6,543,913	8,691,214	9,792,285	9,922,285
100	12,828,404	10,262,723	6,514,351	8,661,653	9,762,723	9,892,723
125	12,736,024	10,188,819	6,440,448	8,587,749	9,688,819	9,818,819
150	12,643,645	10,114,916	6,366,544	8,513,845	9,614,916	9,744,916
175	12,551,265	10,041,012	6,292,640	8,439,942	9,541,012	9,671,012
200	12,458,886	9,967,109	6,218,737	8,366,039	9,467,109	9,597,109
225	12,366,507	9,893,205	6,144,833	8,292,135	9,393,205	9,523,205
250	12,274,127	9,819,302	6,070,930	8,218,231	9,319,302	9,449,302
275	12,181,747	9,745,398	5,997,026	8,144,327	9,245,398	9,375,398
300	12,089,368	9,671,494	5,923,122	8,070,424	9,171,494	9,301,494
325	11,996,988	9,597,590	5,849,219	7,996,520	9,097,590	9,227,590

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,043,881	9,635,105	5,886,733	8,034,035	9,135,105	9,265,105
20	11,969,978	9,575,982	5,827,610	7,974,912	9,075,982	9,205,982
30	11,933,026	9,546,421	5,798,049	7,945,350	9,046,421	9,176,421
50	11,859,122	9,487,298	5,738,926	7,886,227	8,987,298	9,117,298
70	11,785,218	9,428,175	5,679,803	7,827,104	8,928,175	9,058,175
90	11,711,315	9,369,052	5,620,680	7,767,981	8,869,052	8,999,052
100	11,674,363	9,339,490	5,591,118	7,738,420	8,839,490	8,969,490
125	11,581,984	9,265,587	5,517,215	7,664,517	8,765,587	8,895,587
150	11,489,604	9,191,683	5,443,312	7,590,613	8,691,683	8,821,683
175	11,397,225	9,117,780	5,369,408	7,516,709	8,617,780	8,747,780
200	11,304,845	9,043,876	5,295,504	7,442,806	8,543,876	8,673,876
225	11,212,465	8,969,972	5,221,600	7,368,902	8,469,972	8,599,972
250	11,120,086	8,896,069	5,147,697	7,294,998	8,396,069	8,526,069
275	11,027,706	8,822,165	5,073,793	7,221,094	8,322,165	8,452,165
300	10,935,327	8,748,262	4,999,890	7,147,191	8,248,262	8,378,262
325	10,842,948	8,674,358	4,925,986	7,073,288	8,174,358	8,304,358

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,889,840	8,711,872	4,963,500	7,110,802	8,211,872	8,341,872
20	10,815,936	8,652,749	4,904,377	7,051,679	8,152,749	8,282,749
30	10,778,985	8,623,188	4,874,816	7,022,117	8,123,188	8,253,188
50	10,705,082	8,564,065	4,815,694	6,962,995	8,064,065	8,194,065
70	10,631,178	8,504,942	4,756,571	6,903,872	8,004,942	8,134,942
90	10,557,274	8,445,819	4,697,448	6,844,749	7,945,819	8,075,819
100	10,520,322	8,416,258	4,667,886	6,815,188	7,916,258	8,046,258
125	10,427,943	8,342,354	4,593,982	6,741,284	7,842,354	7,972,354
150	10,335,563	8,268,451	4,520,079	6,667,380	7,768,451	7,898,451
175	10,243,183	8,194,547	4,446,175	6,593,476	7,694,547	7,824,547
200	10,150,804	8,120,643	4,372,271	6,519,573	7,620,643	7,750,643
225	10,058,425	8,046,740	4,298,368	6,445,670	7,546,740	7,676,740
250	9,966,045	7,972,836	4,224,465	6,371,766	7,472,836	7,602,836
275	9,873,666	7,898,933	4,150,561	6,297,862	7,398,933	7,528,933
300	9,781,286	7,825,029	4,076,657	6,223,958	7,325,029	7,455,029
325	9,688,906	7,751,125	4,002,753	6,150,055	7,251,125	7,381,125

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,082,736	14,407,557	10,659,186	12,806,487	13,907,557	14,037,557
20	11,009,258	14,312,036	10,563,664	12,710,965	13,812,036	13,942,036
30	10,972,520	14,264,275	10,515,904	12,663,205	13,764,275	13,894,275
50	10,899,041	14,168,754	10,420,382	12,567,683	13,668,754	13,798,754
70	10,825,563	14,073,232	10,324,860	12,472,162	13,573,232	13,703,232
90	10,752,085	13,977,710	10,229,338	12,376,640	13,477,710	13,607,710
100	10,715,346	13,929,950	10,181,578	12,328,880	13,429,950	13,559,950
125	10,623,498	13,810,547	10,062,176	12,209,477	13,310,547	13,440,547
150	10,531,650	13,691,145	9,942,773	12,090,075	13,191,145	13,321,145
175	10,439,803	13,571,744	9,823,372	11,970,673	13,071,744	13,201,744
200	10,347,955	13,452,341	9,703,969	11,851,271	12,952,341	13,082,341
225	10,256,107	13,332,939	9,584,567	11,731,868	12,832,939	12,962,939
250	10,164,260	13,213,537	9,465,166	11,612,467	12,713,537	12,843,537
275	10,072,412	13,094,135	9,345,763	11,493,065	12,594,135	12,724,135
300	9,980,563	12,974,732	9,226,361	11,373,662	12,474,732	12,604,732
325	9,888,716	12,855,331	9,106,959	11,254,261	12,355,331	12,485,331

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,021,152	13,027,498	9,279,126	11,426,428	12,527,498	12,657,498
20	9,947,674	12,931,976	9,183,605	11,330,906	12,431,976	12,561,976
30	9,910,936	12,884,216	9,135,844	11,283,146	12,384,216	12,514,216
50	9,837,457	12,788,694	9,040,323	11,187,624	12,288,694	12,418,694
70	9,763,979	12,693,173	8,944,801	11,092,102	12,193,173	12,323,173
90	9,690,501	12,597,651	8,849,279	10,996,581	12,097,651	12,227,651
100	9,653,761	12,549,889	8,801,518	10,948,819	12,049,889	12,179,889
125	9,561,914	12,430,488	8,682,116	10,829,418	11,930,488	12,060,488
150	9,470,066	12,311,086	8,562,714	10,710,015	11,811,086	11,941,086
175	9,378,218	12,191,683	8,443,311	10,590,613	11,691,683	11,821,683
200	9,286,371	12,072,282	8,323,910	10,471,212	11,572,282	11,702,282
225	9,194,523	11,952,879	8,204,508	10,351,809	11,452,879	11,582,879
250	9,102,675	11,833,477	8,085,105	10,232,407	11,333,477	11,463,477
275	9,010,827	11,714,076	7,965,704	10,113,005	11,214,076	11,344,076
300	8,918,979	11,594,673	7,846,301	9,993,603	11,094,673	11,224,673
325	8,827,131	11,475,271	7,726,899	9,874,200	10,975,271	11,105,271

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,959,568	11,647,439	7,899,067	10,046,369	11,147,439	11,277,439
20	8,886,090	11,551,917	7,803,545	9,950,847	11,051,917	11,181,917
30	8,849,350	11,504,156	7,755,784	9,903,085	11,004,156	11,134,156
50	8,775,872	11,408,634	7,660,262	9,807,564	10,908,634	11,038,634
70	8,702,394	11,313,112	7,564,740	9,712,042	10,813,112	10,943,112
90	8,628,916	11,217,590	7,469,219	9,616,520	10,717,590	10,847,590
100	8,592,177	11,169,830	7,421,458	9,568,760	10,669,830	10,799,830
125	8,500,329	11,050,428	7,302,056	9,449,357	10,550,428	10,680,428
150	8,408,482	10,931,026	7,182,655	9,329,956	10,431,026	10,561,026
175	8,316,634	10,811,624	7,063,252	9,210,554	10,311,624	10,441,624
200	8,224,786	10,692,221	6,943,850	9,091,151	10,192,221	10,322,221
225	8,132,939	10,572,820	6,824,448	8,971,750	10,072,820	10,202,820
250	8,041,091	10,453,418	6,705,046	8,852,347	9,953,418	10,083,418
275	7,949,243	10,334,016	6,584,644	8,732,945	9,834,016	9,964,016
300	7,857,395	10,214,614	6,464,242	8,613,543	9,714,614	9,844,614
325	7,765,547	10,095,212	6,343,840	8,494,141	9,595,212	9,725,212

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 16	
Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,027,215	13,667,690	9,919,318	12,066,619	13,167,690	13,297,690
20	20,887,766	13,577,048	9,828,676	11,975,977	13,077,048	13,207,048
30	20,818,041	13,531,726	9,783,355	11,930,656	13,031,726	13,161,726
50	20,678,591	13,441,084	9,692,713	11,840,014	12,941,084	13,071,084
70	20,539,141	13,350,442	9,602,070	11,749,371	12,850,442	12,980,442
90	20,399,692	13,259,800	9,511,428	11,658,729	12,759,800	12,889,800
100	20,329,967	13,214,478	9,466,107	11,613,408	12,714,478	12,844,478
125	20,158,654	13,101,175	9,352,804	11,500,105	12,601,175	12,731,175
150	19,981,342	12,987,872	9,239,501	11,386,802	12,487,872	12,617,872
175	19,807,030	12,874,569	9,126,198	11,273,499	12,374,569	12,504,569
200	19,632,718	12,761,266	9,012,895	11,160,196	12,261,266	12,391,266
225	19,458,405	12,647,963	8,899,592	11,046,893	12,147,963	12,277,963
250	19,284,093	12,534,660	8,786,289	10,933,590	12,034,660	12,164,660
275	19,109,781	12,421,357	8,672,986	10,820,287	11,921,357	12,051,357
300	18,935,468	12,308,054	8,559,683	10,706,984	11,808,054	11,938,054
325	18,761,156	12,194,751	8,446,380	10,593,681	11,694,751	11,824,751

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,016,740	12,360,881	8,612,509	10,759,810	11,860,881	11,990,881
20	18,877,289	12,270,238	8,521,866	10,669,168	11,770,238	11,900,238
30	18,807,564	12,224,917	8,476,545	10,623,846	11,724,917	11,854,917
50	18,668,115	12,134,275	8,385,903	10,533,204	11,634,275	11,764,275
70	18,528,665	12,043,632	8,295,260	10,442,562	11,543,632	11,673,632
90	18,389,215	11,952,990	8,204,618	10,351,920	11,452,990	11,582,990
100	18,319,490	11,907,669	8,159,297	10,306,598	11,407,669	11,537,669
125	18,145,178	11,794,366	8,045,994	10,193,295	11,294,366	11,424,366
150	17,970,866	11,681,063	7,932,691	10,079,992	11,181,063	11,311,063
175	17,796,553	11,567,760	7,819,388	9,966,689	11,067,760	11,197,760
200	17,622,241	11,454,457	7,706,085	9,853,386	10,954,457	11,084,457
225	17,447,929	11,341,154	7,592,782	9,740,083	10,841,154	10,971,154
250	17,273,617	11,227,851	7,479,479	9,626,780	10,727,851	10,857,851
275	17,099,304	11,114,548	7,366,176	9,513,477	10,614,548	10,744,548
300	16,924,992	11,001,245	7,252,873	9,400,174	10,501,245	10,631,245
325	16,750,680	10,887,942	7,139,570	9,286,871	10,387,942	10,517,942

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,006,263	11,054,071	7,305,699	9,453,001	10,554,071	10,684,071
20	16,866,813	10,963,428	7,215,057	9,362,358	10,463,428	10,593,428
30	16,797,088	10,918,107	7,169,735	9,317,037	10,418,107	10,548,107
50	16,657,639	10,827,465	7,079,093	9,226,395	10,327,465	10,457,465
70	16,518,188	10,736,822	6,988,451	9,135,752	10,236,822	10,366,822
90	16,378,739	10,646,180	6,897,809	9,045,110	10,146,180	10,276,180
100	16,309,014	10,600,859	6,852,487	8,999,789	10,100,859	10,230,859
125	16,134,702	10,487,556	6,739,184	8,886,486	9,987,556	10,117,556
150	15,960,389	10,374,253	6,625,881	8,773,183	9,874,253	10,004,253
175	15,786,077	10,260,950	6,512,578	8,659,880	9,760,950	9,890,950
200	15,611,765	10,147,647	6,399,275	8,546,577	9,647,647	9,777,647
225	15,437,453	10,034,344	6,285,972	8,433,274	9,534,344	9,664,344
250	15,263,140	9,921,041	6,172,669	8,319,971	9,421,041	9,551,041
275	15,088,828	9,807,738	6,059,366	8,206,668	9,307,738	9,437,738
300	14,914,516	9,694,435	5,946,063	8,093,365	9,194,435	9,324,435
325	14,740,204	9,581,132	5,832,760	7,980,062	9,081,132	9,211,132

Maximum CIL rates (per square metre)

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

Appendix 3 - Residential appraisal results (Social Rent, Affordable Rent and Shared Ownership) at -5% sales values

FINAL DRAFT

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	175	325	325
2 - £6,082 per sq m	#N/A	#N/A	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	175	325	325
2 - £6,082 per sq m	#N/A	#N/A	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	90	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	150	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	225	325	325
3 - £5,705 per sq m	#N/A	#N/A	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	125	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	90	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	90,359	1,807,185	-1,941,187	206,114	1,307,185	1,437,185
20	89,324	1,786,485	-1,961,887	185,415	1,286,485	1,416,485
30	88,807	1,776,135	-1,972,237	175,065	1,276,135	1,406,135
50	87,771	1,755,415	-1,992,956	154,345	1,255,415	1,385,415
70	86,736	1,734,716	-2,013,656	133,645	1,234,716	1,364,716
90	85,700	1,713,996	-2,034,376	112,926	1,213,996	1,343,996
100	85,182	1,703,646	-2,044,726	102,576	1,203,646	1,333,646
125	83,888	1,677,752	-2,070,220	76,681	1,177,752	1,307,752
150	82,594	1,651,877	-2,096,495	50,807	1,151,877	1,281,877
175	81,299	1,625,982	-2,122,390	24,912	1,125,982	1,255,982
200	80,005	1,600,108	-2,148,264	-963	1,100,108	1,230,108
225	78,711	1,574,213	-2,174,159	-26,857	1,074,213	1,204,213
250	77,417	1,548,338	-2,200,033	-52,732	1,048,338	1,178,338
275	76,122	1,522,444	-2,225,928	-78,627	1,022,444	1,152,444
300	74,827	1,496,549	-2,251,823	-104,521	996,549	1,126,549
325	73,534	1,470,674	-2,277,697	-130,396	970,674	1,100,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£76,989	1,539,785	-2,208,586	-61,285	1,039,785	1,169,785
20	75,953	1,519,066	-2,229,306	-82,005	1,019,066	1,149,066
30	75,436	1,508,716	-2,239,656	-92,355	1,008,716	1,138,716
50	74,401	1,488,016	-2,260,356	-113,054	988,016	1,118,016
70	73,365	1,467,296	-2,281,075	-133,774	967,296	1,097,296
90	72,330	1,446,597	-2,301,775	-154,474	946,597	1,076,597
100	71,812	1,436,247	-2,312,125	-164,824	936,247	1,066,247
125	70,518	1,410,352	-2,338,020	-190,718	910,352	1,040,352
150	69,223	1,384,457	-2,363,914	-216,613	884,457	1,014,457
175	67,929	1,358,583	-2,389,789	-242,488	858,583	988,583
200	66,634	1,332,688	-2,415,684	-268,382	832,688	962,688
225	65,341	1,306,814	-2,441,558	-294,257	806,814	936,814
250	64,046	1,280,919	-2,467,453	-320,152	780,919	910,919
275	62,752	1,255,044	-2,493,328	-346,026	755,044	885,044
300	61,457	1,229,150	-2,519,222	-371,921	729,150	859,150
325	60,163	1,203,255	-2,545,117	-397,815	703,255	833,255

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	63,600	1,272,004	-2,476,367	-329,066	772,004	902,004
20	62,564	1,251,285	-2,497,087	-349,786	751,285	881,285
30	62,047	1,240,935	-2,507,437	-360,136	740,935	870,935
50	61,012	1,220,235	-2,528,137	-380,835	720,235	850,235
70	59,976	1,199,515	-2,548,856	-401,555	699,515	829,515
90	58,941	1,178,816	-2,569,556	-422,255	678,816	808,816
100	58,422	1,168,446	-2,579,926	-432,625	668,446	798,446
125	57,129	1,142,571	-2,605,801	-458,499	642,571	772,571
150	55,834	1,116,676	-2,631,695	-484,394	616,676	746,676
175	54,540	1,090,802	-2,657,570	-510,269	590,802	720,802
200	53,245	1,064,907	-2,683,465	-536,163	564,907	694,907
225	51,952	1,039,033	-2,709,339	-562,038	539,033	669,033
250	50,657	1,013,138	-2,735,234	-587,932	513,138	643,138
275	49,362	987,243	-2,761,129	-613,827	487,243	617,243
300	48,068	961,369	-2,787,003	-639,702	461,369	591,369
325	46,774	935,474	-2,812,898	-665,596	435,474	565,474

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	180,718	1,807,185	-1,941,187	206,114	1,307,185	1,437,185
20	178,649	1,786,485	-1,961,887	185,415	1,286,485	1,416,485
30	177,613	1,776,125	-1,972,247	175,055	1,276,125	1,406,125
50	175,542	1,755,415	-1,992,956	154,345	1,255,415	1,385,415
70	173,471	1,734,706	-2,013,666	133,635	1,234,706	1,364,706
90	171,400	1,713,996	-2,034,376	112,926	1,213,996	1,343,996
100	170,365	1,703,646	-2,044,726	102,576	1,203,646	1,333,646
125	167,776	1,677,762	-2,070,610	76,691	1,177,762	1,307,762
150	165,188	1,651,877	-2,096,495	50,807	1,151,877	1,281,877
175	162,599	1,625,992	-2,122,380	24,922	1,125,992	1,255,992
200	160,010	1,600,098	-2,148,274	-973	1,100,098	1,230,098
225	157,421	1,574,213	-2,174,159	-26,857	1,074,213	1,204,213
250	154,833	1,548,328	-2,200,043	-52,742	1,048,328	1,178,328
275	152,244	1,522,444	-2,225,928	-78,627	1,022,444	1,152,444
300	149,656	1,496,559	-2,251,813	-104,511	996,559	1,126,559
325	147,067	1,470,674	-2,277,697	-130,396	970,674	1,100,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,979	1,539,785	-2,208,586	-61,285	1,039,785	1,169,785
20	151,908	1,519,076	-2,229,296	-81,995	1,019,076	1,149,076
30	150,872	1,508,716	-2,239,656	-92,355	1,008,716	1,138,716
50	148,801	1,488,006	-2,260,366	-113,064	988,006	1,118,006
70	146,730	1,467,296	-2,281,075	-133,774	967,296	1,097,296
90	144,659	1,446,587	-2,301,785	-154,484	946,587	1,076,587
100	143,624	1,436,237	-2,312,135	-164,834	936,237	1,066,237
125	141,035	1,410,352	-2,338,020	-190,718	910,352	1,040,352
150	138,447	1,384,467	-2,363,904	-216,603	884,467	1,014,467
175	135,858	1,358,583	-2,389,789	-242,488	858,583	988,583
200	133,269	1,332,688	-2,415,684	-268,382	832,688	962,688
225	130,680	1,306,804	-2,441,568	-294,267	806,804	936,804
250	128,092	1,280,919	-2,467,453	-320,152	780,919	910,919
275	125,503	1,255,034	-2,493,338	-346,036	755,034	885,034
300	122,915	1,229,150	-2,519,222	-371,921	729,150	859,150
325	120,326	1,203,265	-2,545,107	-397,805	703,265	833,265

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	127,199	1,271,994	-2,476,377	-329,076	771,994	901,994
20	125,128	1,251,285	-2,497,087	-349,786	751,285	881,285
30	124,093	1,240,935	-2,507,437	-360,136	740,935	870,935
50	122,023	1,220,225	-2,528,147	-380,845	720,225	850,225
70	119,952	1,199,515	-2,548,856	-401,555	699,515	829,515
90	117,881	1,178,806	-2,569,566	-422,265	678,806	808,806
100	116,846	1,168,456	-2,579,916	-432,615	668,456	798,456
125	114,257	1,142,571	-2,605,801	-458,499	642,571	772,571
150	111,669	1,116,686	-2,631,685	-484,384	616,686	746,686
175	109,079	1,090,792	-2,657,569	-510,273	590,792	720,792
200	106,491	1,064,907	-2,683,465	-536,163	564,907	694,907
225	103,902	1,039,023	-2,709,349	-562,048	539,023	669,023
250	101,314	1,013,138	-2,735,234	-587,932	513,138	643,138
275	98,725	987,253	-2,761,119	-613,817	487,253	617,253
300	96,137	961,369	-2,787,003	-639,702	461,369	591,369
325	93,548	935,484	-2,812,888	-665,586	435,484	565,484

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	330,169	2,476,267	-1,272,105	875,196	1,976,267	2,106,267
20	326,339	2,447,546	-1,300,826	846,476	1,947,546	2,077,546
30	324,425	2,433,185	-1,315,186	832,115	1,933,185	2,063,185
50	320,594	2,404,457	-1,343,915	803,387	1,904,457	2,034,457
70	316,764	2,375,729	-1,372,643	774,658	1,875,729	2,005,729
90	312,934	2,347,008	-1,401,364	745,937	1,847,008	1,977,008
100	311,020	2,332,647	-1,415,724	731,577	1,832,647	1,962,647
125	306,232	2,296,739	-1,451,633	695,668	1,796,739	1,926,739
150	301,444	2,260,830	-1,487,542	659,760	1,760,830	1,890,830
175	296,657	2,224,929	-1,523,443	623,859	1,724,929	1,854,929
200	291,869	2,189,020	-1,559,351	587,950	1,689,020	1,819,020
225	287,082	2,153,112	-1,595,260	552,041	1,653,112	1,783,112
250	282,294	2,117,203	-1,631,169	516,133	1,617,203	1,747,203
275	277,507	2,081,302	-1,667,070	480,232	1,581,302	1,711,302
300	272,719	2,045,393	-1,702,978	444,323	1,545,393	1,675,393
325	267,931	2,009,485	-1,738,887	408,414	1,509,485	1,639,485

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	280,713	2,105,349	-1,643,023	504,279	1,605,349	1,735,349
20	276,883	2,076,621	-1,671,751	475,550	1,576,621	1,706,621
30	274,968	2,062,260	-1,686,111	461,190	1,562,260	1,692,260
50	271,138	2,033,532	-1,714,840	432,462	1,533,532	1,663,532
70	267,308	2,004,811	-1,743,561	403,741	1,504,811	1,634,811
90	263,478	1,976,083	-1,772,289	375,012	1,476,083	1,606,083
100	261,563	1,961,722	-1,786,650	360,652	1,461,722	1,591,722
125	256,775	1,925,814	-1,822,558	324,743	1,425,814	1,555,814
150	251,988	1,889,913	-1,858,459	288,842	1,389,913	1,519,913
175	247,201	1,854,004	-1,894,368	252,934	1,354,004	1,484,004
200	242,413	1,818,095	-1,930,277	217,025	1,318,095	1,448,095
225	237,626	1,782,194	-1,966,178	181,124	1,282,194	1,412,194
250	232,838	1,746,286	-2,002,086	145,215	1,246,286	1,376,286
275	228,050	1,710,377	-2,037,995	109,307	1,210,377	1,340,377
300	223,262	1,674,468	-2,073,903	73,398	1,174,468	1,304,468
325	218,476	1,638,567	-2,109,806	37,497	1,138,567	1,268,567

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	231,187	1,733,905	-2,014,467	132,834	1,233,905	1,363,905
20	227,358	1,705,184	-2,043,188	104,113	1,205,184	1,335,184
30	225,442	1,690,816	-2,057,556	89,746	1,190,816	1,320,816
50	221,613	1,662,095	-2,086,277	61,025	1,162,095	1,292,095
70	217,782	1,633,367	-2,115,005	32,296	1,133,367	1,263,367
90	213,953	1,604,646	-2,143,726	3,575	1,104,646	1,234,646
100	212,037	1,590,278	-2,158,094	-10,793	1,090,278	1,220,278
125	207,250	1,554,377	-2,193,995	-46,894	1,054,377	1,184,377
150	202,462	1,518,468	-2,229,904	-82,602	1,018,468	1,148,468
175	197,675	1,482,559	-2,265,812	-118,511	982,559	1,112,559
200	192,888	1,446,658	-2,301,713	-154,412	946,658	1,076,658
225	188,100	1,410,750	-2,337,622	-190,321	910,750	1,040,750
250	183,312	1,374,841	-2,373,531	-226,229	874,841	1,004,841
275	178,525	1,338,940	-2,409,432	-262,130	838,940	968,940
300	173,738	1,303,031	-2,445,340	-298,039	803,031	933,031
325	168,950	1,267,123	-2,481,249	-333,948	767,123	897,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£325	£325

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	519,496	3,030,395	-717,977	1,429,324	2,530,395	2,660,395
20	513,357	2,994,585	-753,787	1,393,515	2,494,585	2,624,585
30	510,288	2,976,680	-771,692	1,375,610	2,476,680	2,606,680
50	504,149	2,940,870	-807,502	1,339,800	2,440,870	2,570,870
70	498,010	2,905,060	-843,311	1,303,990	2,405,060	2,535,060
90	491,871	2,869,245	-879,127	1,268,175	2,369,245	2,499,245
100	488,801	2,851,340	-897,032	1,250,270	2,351,340	2,481,340
125	481,128	2,806,578	-941,794	1,205,507	2,306,578	2,436,578
150	473,454	2,761,816	-986,556	1,160,745	2,261,816	2,391,816
175	465,781	2,717,053	-1,031,318	1,115,983	2,217,053	2,347,053
200	458,107	2,672,291	-1,076,081	1,071,221	2,172,291	2,302,291
225	450,434	2,627,529	-1,120,843	1,026,459	2,127,529	2,257,529
250	442,760	2,582,767	-1,165,605	981,696	2,082,767	2,212,767
275	435,086	2,538,004	-1,210,367	936,934	2,038,004	2,168,004
300	427,412	2,493,236	-1,255,135	892,166	1,993,236	2,123,236
325	419,738	2,448,474	-1,299,898	847,404	1,948,474	2,078,474

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	441,502	2,575,430	-1,172,942	974,359	2,075,430	2,205,430
20	435,363	2,539,620	-1,208,752	938,550	2,039,620	2,169,620
30	432,294	2,521,715	-1,226,657	920,645	2,021,715	2,151,715
50	426,155	2,485,905	-1,262,466	884,835	1,985,905	2,115,905
70	420,016	2,450,096	-1,298,276	849,025	1,950,096	2,080,096
90	413,877	2,414,286	-1,334,086	813,216	1,914,286	2,044,286
100	410,808	2,396,381	-1,351,991	795,311	1,896,381	2,026,381
125	403,135	2,351,619	-1,396,753	750,548	1,851,619	1,981,619
150	395,461	2,306,857	-1,441,515	705,786	1,806,857	1,936,857
175	387,788	2,262,094	-1,486,277	661,024	1,762,094	1,892,094
200	380,113	2,217,326	-1,531,045	616,256	1,717,326	1,847,326
225	372,440	2,172,564	-1,575,808	571,494	1,672,564	1,802,564
250	364,766	2,127,802	-1,620,570	526,732	1,627,802	1,757,802
275	357,093	2,083,040	-1,665,332	481,969	1,583,040	1,713,040
300	349,419	2,038,277	-1,710,094	437,207	1,538,277	1,668,277
325	341,745	1,993,515	-1,754,857	392,445	1,493,515	1,623,515

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	363,399	2,119,829	-1,628,543	518,758	1,619,829	1,749,829
20	357,260	2,084,019	-1,664,353	482,949	1,584,019	1,714,019
30	354,191	2,066,114	-1,682,258	465,044	1,566,114	1,696,114
50	348,052	2,030,304	-1,718,067	429,234	1,530,304	1,660,304
70	341,913	1,994,495	-1,753,877	393,424	1,494,495	1,624,495
90	335,774	1,958,679	-1,789,689	357,609	1,458,679	1,588,679
100	332,704	1,940,774	-1,807,598	339,704	1,440,774	1,570,774
125	325,031	1,896,012	-1,852,360	294,942	1,396,012	1,526,012
150	317,357	1,851,250	-1,897,122	250,179	1,351,250	1,481,250
175	309,684	1,806,487	-1,941,884	205,417	1,306,487	1,436,487
200	302,010	1,761,725	-1,986,646	160,655	1,261,725	1,391,725
225	294,337	1,716,963	-2,031,409	115,893	1,216,963	1,346,963
250	286,663	1,672,201	-2,076,171	71,130	1,172,201	1,302,201
275	278,989	1,627,439	-2,120,933	26,368	1,127,439	1,257,439
300	271,315	1,582,671	-2,165,701	-18,400	1,082,671	1,212,671
325	263,641	1,537,908	-2,210,463	-63,162	1,037,908	1,167,908

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-166,509	-3,017,980	-6,766,352	-4,619,050	-3,517,980	-3,387,980
20	-173,574	-3,146,031	-6,894,403	-4,747,101	-3,646,031	-3,516,031
30	-177,106	-3,210,047	-6,958,419	-4,811,117	-3,710,047	-3,580,047
50	-184,171	-3,338,098	-7,086,470	-4,939,168	-3,838,098	-3,708,098
70	-191,235	-3,466,131	-7,214,503	-5,067,201	-3,966,131	-3,836,131
90	-198,300	-3,594,182	-7,342,553	-5,195,252	-4,094,182	-3,964,182
100	-201,832	-3,658,198	-7,406,570	-5,259,268	-4,158,198	-4,028,198
125	-210,662	-3,818,257	-7,566,629	-5,419,327	-4,318,257	-4,188,257
150	-219,493	-3,978,316	-7,726,688	-5,579,387	-4,478,316	-4,348,316
175	-228,323	-4,138,357	-7,886,729	-5,739,427	-4,638,357	-4,508,357
200	-237,154	-4,298,416	-8,046,788	-5,899,487	-4,798,416	-4,668,416
225	-245,985	-4,458,475	-8,206,847	-6,059,546	-4,958,475	-4,828,475
250	-254,815	-4,618,516	-8,366,888	-6,219,587	-5,118,516	-4,988,516
275	-263,646	-4,778,575	-8,526,947	-6,379,646	-5,278,575	-5,148,575
300	-272,476	-4,938,634	-8,687,006	-6,539,705	-5,438,634	-5,308,634
325	-281,306	-5,098,675	-8,847,047	-6,699,746	-5,598,675	-5,468,675

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-238,311	-4,319,381	-8,067,753	-5,920,451	-4,819,381	-4,689,381
20	-245,376	-4,447,432	-8,195,803	-6,048,502	-4,947,432	-4,817,432
30	-248,907	-4,511,448	-8,259,820	-6,112,518	-5,011,448	-4,881,448
50	-255,972	-4,639,499	-8,387,871	-6,240,569	-5,139,499	-5,009,499
70	-263,036	-4,767,532	-8,515,903	-6,368,602	-5,267,532	-5,137,532
90	-270,101	-4,895,583	-8,643,954	-6,496,653	-5,395,583	-5,265,583
100	-273,633	-4,959,599	-8,707,971	-6,560,669	-5,459,599	-5,329,599
125	-282,464	-5,119,658	-8,868,030	-6,720,728	-5,619,658	-5,489,658
150	-291,295	-5,279,717	-9,028,089	-6,880,787	-5,779,717	-5,649,717
175	-300,125	-5,439,758	-9,188,130	-7,040,828	-5,939,758	-5,809,758
200	-308,955	-5,599,817	-9,348,189	-7,200,887	-6,099,817	-5,969,817
225	-317,786	-5,759,876	-9,508,248	-7,360,946	-6,259,876	-6,129,876
250	-326,617	-5,919,935	-9,668,307	-7,521,006	-6,419,935	-6,289,935
275	-335,447	-6,079,976	-9,828,348	-7,681,046	-6,579,976	-6,449,976
300	-344,278	-6,240,035	-9,988,407	-7,841,106	-6,740,035	-6,610,035
325	-353,109	-6,400,094	-10,148,466	-8,001,165	-6,900,094	-6,770,094

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-310,214	-5,622,625	-9,370,997	-7,223,695	-6,122,625	-5,992,625
20	-317,279	-5,750,676	-9,499,047	-7,351,746	-6,250,676	-6,120,676
30	-320,811	-5,814,692	-9,563,064	-7,415,762	-6,314,692	-6,184,692
50	-327,875	-5,942,743	-9,691,115	-7,543,813	-6,442,743	-6,312,743
70	-334,939	-6,070,776	-9,819,147	-7,671,846	-6,570,776	-6,440,776
90	-342,004	-6,198,827	-9,947,198	-7,799,897	-6,698,827	-6,568,827
100	-345,536	-6,262,843	-10,011,215	-7,863,913	-6,762,843	-6,632,843
125	-354,367	-6,422,902	-10,171,274	-8,023,972	-6,922,902	-6,792,902
150	-363,198	-6,582,961	-10,331,333	-8,184,031	-7,082,961	-6,952,961
175	-372,028	-6,743,002	-10,491,374	-8,344,072	-7,243,002	-7,113,002
200	-380,859	-6,903,061	-10,651,433	-8,504,131	-7,403,061	-7,273,061
225	-389,689	-7,063,120	-10,811,492	-8,664,190	-7,563,120	-7,433,120
250	-398,519	-7,223,161	-10,971,533	-8,824,231	-7,723,161	-7,593,161
275	-407,350	-7,383,220	-11,131,592	-8,984,290	-7,883,220	-7,753,220
300	-416,181	-7,543,279	-11,291,651	-9,144,350	-8,043,279	-7,913,279
325	-425,012	-7,703,338	-11,451,710	-9,304,409	-8,203,338	-8,073,338

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-214,172	-1,820,465	-5,568,837	-3,421,536	-2,320,465	-2,190,465
20	-223,440	-1,899,241	-5,647,613	-3,500,312	-2,399,241	-2,269,241
30	-228,075	-1,938,634	-5,687,006	-3,539,704	-2,438,634	-2,308,634
50	-237,343	-2,017,419	-5,765,790	-3,618,489	-2,517,419	-2,387,419
70	-246,612	-2,096,203	-5,844,575	-3,697,274	-2,596,203	-2,466,203
90	-255,881	-2,174,988	-5,923,360	-3,776,059	-2,674,988	-2,544,988
100	-260,514	-2,214,372	-5,962,744	-3,815,442	-2,714,372	-2,584,372
125	-272,100	-2,312,853	-6,061,225	-3,913,923	-2,812,853	-2,682,853
150	-283,686	-2,411,334	-6,159,706	-4,012,404	-2,911,334	-2,781,334
175	-295,272	-2,509,815	-6,258,187	-4,110,885	-3,009,815	-2,879,815
200	-306,857	-2,608,297	-6,356,669	-4,209,368	-3,108,297	-2,978,297
225	-318,443	-2,706,778	-6,455,150	-4,307,849	-3,206,778	-3,076,778
250	-330,029	-2,805,259	-6,553,631	-4,406,330	-3,305,259	-3,175,259
275	-341,614	-2,903,742	-6,652,112	-4,504,811	-3,403,742	-3,273,742
300	-353,200	-3,002,223	-6,750,593	-4,603,292	-3,502,223	-3,372,223
325	-364,786	-3,100,704	-6,849,074	-4,701,774	-3,600,704	-3,470,704

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-308,375	-2,621,191	-6,369,563	-4,222,261	-3,121,191	-2,991,191
20	-317,644	-2,699,976	-6,448,348	-4,301,046	-3,199,976	-3,069,976
30	-322,279	-2,739,368	-6,487,740	-4,340,439	-3,239,368	-3,109,368
50	-331,547	-2,818,153	-6,566,525	-4,419,223	-3,318,153	-3,188,153
70	-340,816	-2,896,938	-6,645,309	-4,498,008	-3,396,938	-3,266,938
90	-350,084	-2,975,714	-6,724,086	-4,576,784	-3,475,714	-3,345,714
100	-354,718	-3,015,106	-6,763,478	-4,616,177	-3,515,106	-3,385,106
125	-366,304	-3,113,587	-6,861,959	-4,714,658	-3,613,587	-3,483,587
150	-377,890	-3,212,068	-6,960,440	-4,813,139	-3,712,068	-3,582,068
175	-389,475	-3,310,541	-7,058,913	-4,911,611	-3,810,541	-3,680,541
200	-401,061	-3,409,022	-7,157,394	-5,010,092	-3,909,022	-3,779,022
225	-412,647	-3,507,503	-7,255,875	-5,108,573	-4,007,503	-3,877,503
250	-424,232	-3,605,975	-7,354,347	-5,207,046	-4,105,975	-3,975,975
275	-435,818	-3,704,456	-7,452,828	-5,305,527	-4,204,456	-4,074,456
300	-447,404	-3,802,937	-7,551,309	-5,404,008	-4,302,937	-4,172,937
325	-458,989	-3,901,410	-7,649,781	-5,502,480	-4,401,410	-4,271,410

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-402,713	-3,423,061	-7,171,433	-5,024,131	-3,923,061	-3,793,061
20	-411,981	-3,501,837	-7,250,209	-5,102,908	-4,001,837	-3,871,837
30	-416,615	-3,541,230	-7,289,601	-5,142,300	-4,041,230	-3,911,230
50	-425,884	-3,620,014	-7,368,386	-5,221,085	-4,120,014	-3,990,014
70	-435,153	-3,698,799	-7,447,171	-5,299,870	-4,198,799	-4,068,799
90	-444,421	-3,777,575	-7,525,947	-5,378,646	-4,277,575	-4,147,575
100	-449,055	-3,816,968	-7,565,340	-5,418,039	-4,316,968	-4,186,968
125	-460,641	-3,915,449	-7,663,821	-5,516,519	-4,415,449	-4,285,449
150	-472,227	-4,013,930	-7,762,302	-5,615,000	-4,513,930	-4,383,930
175	-483,812	-4,112,402	-7,860,774	-5,713,473	-4,612,402	-4,482,402
200	-495,398	-4,210,883	-7,959,255	-5,811,954	-4,710,883	-4,580,883
225	-506,984	-4,309,364	-8,057,736	-5,910,435	-4,809,364	-4,679,364
250	-518,569	-4,407,837	-8,156,208	-6,008,907	-4,907,837	-4,777,837
275	-530,155	-4,506,318	-8,254,689	-6,107,388	-5,006,318	-4,876,318
300	-541,741	-4,604,799	-8,353,170	-6,205,869	-5,104,799	-4,974,799
325	-553,327	-4,703,280	-8,451,651	-6,304,350	-5,203,280	-5,073,280

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 7

Houses	
No of units	10 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	854,961	2,137,403	-1,610,969	536,332	1,637,403	1,767,403
20	844,840	2,112,101	-1,636,271	511,031	1,612,101	1,742,101
30	839,780	2,099,450	-1,648,922	498,380	1,599,450	1,729,450
50	829,660	2,074,151	-1,674,221	473,080	1,574,151	1,704,151
70	819,540	2,048,849	-1,699,523	447,779	1,548,849	1,678,849
90	809,420	2,023,550	-1,724,822	422,479	1,523,550	1,653,550
100	804,360	2,010,899	-1,737,473	409,828	1,510,899	1,640,899
125	791,709	1,979,273	-1,769,099	378,203	1,479,273	1,609,273
150	779,059	1,947,647	-1,800,725	346,577	1,447,647	1,577,647
175	766,408	1,916,021	-1,832,351	314,951	1,416,021	1,546,021
200	753,758	1,884,395	-1,863,977	283,325	1,384,395	1,514,395
225	741,108	1,852,769	-1,895,603	251,699	1,352,769	1,482,769
250	728,457	1,821,143	-1,927,229	220,073	1,321,143	1,451,143
275	715,807	1,789,517	-1,958,855	188,447	1,289,517	1,419,517
300	703,157	1,757,891	-1,990,481	156,821	1,257,891	1,387,891
325	690,506	1,726,265	-2,022,106	125,195	1,226,265	1,356,265

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	726,385	1,815,962	-1,932,410	214,892	1,315,962	1,445,962
20	716,264	1,790,660	-1,957,712	189,590	1,290,660	1,420,660
30	711,205	1,778,012	-1,970,360	176,941	1,278,012	1,408,012
50	701,084	1,752,710	-1,995,662	151,640	1,252,710	1,382,710
70	690,963	1,727,408	-2,020,963	126,338	1,227,408	1,357,408
90	680,844	1,702,109	-2,046,263	101,039	1,202,109	1,332,109
100	675,783	1,689,458	-2,058,914	88,388	1,189,458	1,319,458
125	663,133	1,657,832	-2,090,540	56,762	1,157,832	1,287,832
150	650,483	1,626,206	-2,122,165	25,136	1,126,206	1,256,206
175	637,832	1,594,580	-2,153,791	-6,490	1,094,580	1,224,580
200	625,182	1,562,954	-2,185,417	-38,116	1,062,954	1,192,954
225	612,531	1,531,328	-2,217,043	-69,742	1,031,328	1,161,328
250	599,881	1,499,703	-2,248,669	-101,368	999,703	1,129,703
275	587,231	1,468,077	-2,280,295	-132,994	968,077	1,098,077
300	574,580	1,436,451	-2,311,921	-164,620	936,451	1,066,451
325	561,930	1,404,825	-2,343,547	-196,246	904,825	1,034,825

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	597,627	1,494,067	-2,254,305	-107,003	994,067	1,124,067
20	587,507	1,468,768	-2,279,604	-132,302	968,768	1,098,768
30	582,447	1,456,117	-2,292,255	-144,953	956,117	1,086,117
50	572,326	1,430,815	-2,317,556	-170,255	930,815	1,060,815
70	562,206	1,405,516	-2,342,856	-195,554	905,516	1,035,516
90	552,086	1,380,214	-2,368,157	-220,856	880,214	1,010,214
100	547,025	1,367,563	-2,380,808	-233,507	867,563	997,563
125	534,375	1,335,937	-2,412,434	-265,133	835,937	965,937
150	521,725	1,304,312	-2,444,060	-296,759	804,312	934,312
175	509,074	1,272,686	-2,475,686	-328,385	772,686	902,686
200	496,424	1,241,060	-2,507,312	-360,011	741,060	871,060
225	483,773	1,209,434	-2,538,938	-391,637	709,434	839,434
250	471,123	1,177,808	-2,570,564	-423,263	677,808	807,808
275	458,473	1,146,182	-2,602,190	-454,889	646,182	776,182
300	445,822	1,114,556	-2,633,816	-486,515	614,556	744,556
325	433,172	1,082,930	-2,665,442	-518,140	582,930	712,930

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **8**

Flats	
No of units	11 units
Density:	85 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-177,979	-1,375,295	-5,123,667	-2,976,366	-1,875,295	-1,745,295
20	-187,955	-1,452,381	-5,200,753	-3,053,451	-1,952,381	-1,822,381
30	-192,943	-1,490,920	-5,239,292	-3,091,990	-1,990,920	-1,860,920
50	-202,917	-1,567,998	-5,316,370	-3,169,068	-2,067,998	-1,937,998
70	-212,892	-1,645,076	-5,393,448	-3,246,146	-2,145,076	-2,015,076
90	-222,867	-1,722,154	-5,470,525	-3,323,224	-2,222,154	-2,092,154
100	-227,854	-1,760,693	-5,509,064	-3,361,763	-2,260,693	-2,130,693
125	-240,324	-1,857,048	-5,605,419	-3,458,118	-2,357,048	-2,227,048
150	-252,792	-1,953,395	-5,701,767	-3,554,465	-2,453,395	-2,323,395
175	-265,261	-2,049,742	-5,798,114	-3,650,813	-2,549,742	-2,419,742
200	-277,729	-2,146,090	-5,894,462	-3,747,160	-2,646,090	-2,516,090
225	-290,199	-2,242,445	-5,990,817	-3,843,515	-2,742,445	-2,612,445
250	-302,667	-2,338,792	-6,087,164	-3,939,863	-2,838,792	-2,708,792
275	-315,136	-2,435,140	-6,183,511	-4,036,210	-2,935,140	-2,805,140
300	-327,605	-2,531,495	-6,279,866	-4,132,565	-3,031,495	-2,901,495
325	-340,074	-2,627,842	-6,376,214	-4,228,912	-3,127,842	-2,997,842

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-282,524	-2,183,143	-5,931,514	-3,784,213	-2,683,143	-2,553,143
20	-292,499	-2,260,220	-6,008,592	-3,861,291	-2,760,220	-2,630,220
30	-297,487	-2,298,759	-6,047,131	-3,899,830	-2,798,759	-2,668,759
50	-307,461	-2,375,837	-6,124,209	-3,976,908	-2,875,837	-2,745,837
70	-317,436	-2,452,915	-6,201,287	-4,053,985	-2,952,915	-2,822,915
90	-327,412	-2,530,001	-6,278,373	-4,131,071	-3,030,001	-2,900,001
100	-332,399	-2,568,540	-6,316,911	-4,169,610	-3,068,540	-2,938,540
125	-344,868	-2,664,887	-6,413,259	-4,265,957	-3,164,887	-3,034,887
150	-357,336	-2,761,234	-6,509,606	-4,362,305	-3,261,234	-3,131,234
175	-369,806	-2,857,589	-6,605,961	-4,458,660	-3,357,589	-3,227,589
200	-382,274	-2,953,937	-6,702,309	-4,555,007	-3,453,937	-3,323,937
225	-394,743	-3,050,284	-6,798,656	-4,651,355	-3,550,284	-3,420,284
250	-407,211	-3,146,632	-6,895,003	-4,747,702	-3,646,632	-3,516,632
275	-419,681	-3,242,987	-6,991,358	-4,844,057	-3,742,987	-3,612,987
300	-432,149	-3,339,334	-7,087,706	-4,940,404	-3,839,334	-3,709,334
325	-444,618	-3,435,681	-7,184,053	-5,036,752	-3,935,681	-3,805,681

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-387,212	-2,992,090	-6,740,462	-4,593,161	-3,492,090	-3,362,090
20	-397,186	-3,069,168	-6,817,540	-4,670,239	-3,569,168	-3,439,168
30	-402,174	-3,107,707	-6,856,079	-4,708,778	-3,607,707	-3,477,707
50	-412,149	-3,184,785	-6,933,157	-4,785,856	-3,684,785	-3,554,785
70	-422,123	-3,261,863	-7,010,235	-4,862,933	-3,761,863	-3,631,863
90	-432,098	-3,338,941	-7,087,313	-4,940,011	-3,838,941	-3,708,941
100	-437,087	-3,377,488	-7,125,859	-4,978,558	-3,877,488	-3,747,488
125	-449,555	-3,473,835	-7,222,207	-5,074,905	-3,973,835	-3,843,835
150	-462,024	-3,570,182	-7,318,554	-5,171,253	-4,070,182	-3,940,182
175	-474,492	-3,666,530	-7,414,901	-5,267,600	-4,166,530	-4,036,530
200	-486,962	-3,762,885	-7,511,257	-5,363,955	-4,262,885	-4,132,885
225	-499,430	-3,859,232	-7,607,604	-5,460,303	-4,359,232	-4,229,232
250	-511,899	-3,955,579	-7,703,951	-5,556,650	-4,455,579	-4,325,579
275	-524,367	-4,051,927	-7,800,299	-5,652,997	-4,551,927	-4,421,927
300	-536,836	-4,148,282	-7,896,654	-5,749,352	-4,648,282	-4,518,282
325	-549,305	-4,244,629	-7,993,001	-5,845,700	-4,744,629	-4,614,629

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehouse £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 9	
Houses	
No of units	11 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	927,418	2,107,767	-1,640,604	506,697	1,607,767	1,737,767
20	916,419	2,082,771	-1,665,601	481,701	1,582,771	1,712,771
30	910,920	2,070,272	-1,678,100	469,201	1,570,272	1,700,272
50	899,921	2,045,276	-1,703,096	444,205	1,545,276	1,675,276
70	888,922	2,020,277	-1,728,095	419,207	1,520,277	1,650,277
90	877,923	1,995,281	-1,753,091	394,210	1,495,281	1,625,281
100	872,424	1,982,781	-1,765,590	381,711	1,482,781	1,612,781
125	858,675	1,951,534	-1,796,838	350,464	1,451,534	1,581,534
150	844,926	1,920,287	-1,828,085	319,217	1,420,287	1,550,287
175	831,178	1,889,040	-1,859,332	287,970	1,389,040	1,519,040
200	817,429	1,857,793	-1,890,579	256,722	1,357,793	1,487,793
225	803,680	1,826,546	-1,921,826	225,475	1,326,546	1,456,546
250	789,931	1,795,299	-1,953,073	194,228	1,295,299	1,425,299
275	776,184	1,764,054	-1,984,318	162,983	1,264,054	1,394,054
300	762,435	1,732,807	-2,015,565	131,736	1,232,807	1,362,807
325	748,686	1,701,560	-2,046,812	100,489	1,201,560	1,331,560

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	787,680	1,790,182	-1,958,190	189,111	1,290,182	1,420,182
20	776,681	1,765,183	-1,983,189	164,113	1,265,183	1,395,183
30	771,182	1,752,686	-1,995,686	151,616	1,252,686	1,382,686
50	760,182	1,727,687	-2,020,684	126,617	1,227,687	1,357,687
70	748,184	1,702,691	-2,045,681	101,621	1,202,691	1,332,691
90	738,185	1,677,692	-2,070,679	76,622	1,177,692	1,307,692
100	732,685	1,665,193	-2,083,179	64,123	1,165,193	1,295,193
125	718,936	1,633,946	-2,114,426	32,876	1,133,946	1,263,946
150	705,189	1,602,701	-2,145,671	1,631	1,102,701	1,232,701
175	691,440	1,571,454	-2,176,918	-29,616	1,071,454	1,201,454
200	677,691	1,540,207	-2,208,165	-60,863	1,040,207	1,170,207
225	663,942	1,508,960	-2,239,412	-92,110	1,008,960	1,138,960
250	650,194	1,477,713	-2,270,659	-123,358	977,713	1,107,713
275	636,445	1,446,466	-2,301,906	-154,605	946,466	1,076,466
300	622,696	1,415,219	-2,333,153	-185,852	915,219	1,045,219
325	608,947	1,383,971	-2,364,400	-217,099	883,971	1,013,971

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	647,745	1,472,147	-2,276,225	-128,924	972,147	1,102,147
20	636,745	1,447,148	-2,301,224	-153,924	947,148	1,077,148
30	631,246	1,434,649	-2,313,723	-166,421	934,649	1,064,649
50	620,247	1,409,653	-2,338,719	-191,418	909,653	1,039,653
70	609,248	1,384,654	-2,363,718	-216,416	884,654	1,014,654
90	598,249	1,359,658	-2,388,714	-241,413	859,658	989,658
100	592,750	1,347,158	-2,401,213	-253,912	847,158	977,158
125	579,001	1,315,911	-2,432,461	-285,159	815,911	945,911
150	565,252	1,284,664	-2,463,708	-316,406	784,664	914,664
175	551,503	1,253,419	-2,494,956	-347,651	753,419	883,419
200	537,756	1,222,172	-2,526,200	-378,899	722,172	852,172
225	524,007	1,190,925	-2,557,447	-410,145	690,925	820,925
250	510,258	1,159,678	-2,588,694	-441,392	659,678	789,678
275	496,510	1,128,431	-2,619,941	-472,639	628,431	758,431
300	482,761	1,097,184	-2,651,188	-503,887	597,184	727,184
325	469,012	1,065,937	-2,682,435	-535,134	565,937	695,937

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10	
Flats	
No of units	15 units
Density:	95 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-292,942	-1,855,298	-5,603,669	-3,456,368	-2,355,298	-2,225,298
20	-306,247	-1,939,567	-5,687,939	-3,540,637	-2,439,567	-2,309,567
30	-312,900	-1,981,698	-5,730,070	-3,582,769	-2,481,698	-2,351,698
50	-326,206	-2,065,974	-5,814,345	-3,667,044	-2,565,974	-2,435,974
70	-339,512	-2,150,243	-5,898,615	-3,751,313	-2,650,243	-2,520,243
90	-352,818	-2,234,512	-5,982,884	-3,835,582	-2,734,512	-2,604,512
100	-359,471	-2,276,650	-6,025,021	-3,877,720	-2,776,650	-2,646,650
125	-376,103	-2,381,984	-6,130,356	-3,983,055	-2,881,984	-2,751,984
150	-392,736	-2,487,326	-6,235,697	-4,088,396	-2,987,326	-2,857,326
175	-409,367	-2,592,660	-6,341,032	-4,193,731	-3,092,660	-2,962,660
200	-425,999	-2,697,995	-6,446,367	-4,299,066	-3,197,995	-3,067,995
225	-442,632	-2,803,336	-6,551,708	-4,404,407	-3,303,336	-3,173,336
250	-459,264	-2,908,671	-6,657,043	-4,509,742	-3,408,671	-3,278,671
275	-475,897	-3,014,012	-6,762,384	-4,615,083	-3,514,012	-3,384,012
300	-492,529	-3,119,347	-6,867,719	-4,720,418	-3,619,347	-3,489,347
325	-509,161	-3,224,688	-6,973,060	-4,825,759	-3,724,688	-3,594,688

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£430,394	-2,725,831	-6,474,203	-4,326,901	-3,225,831	-3,095,831
20	-443,700	-2,810,100	-6,558,472	-4,411,170	-3,310,100	-3,180,100
30	-450,353	-2,852,238	-6,600,609	-4,453,308	-3,352,238	-3,222,238
50	-463,659	-2,936,507	-6,684,879	-4,537,577	-3,436,507	-3,306,507
70	-476,965	-3,020,776	-6,769,148	-4,621,846	-3,520,776	-3,390,776
90	-490,270	-3,105,045	-6,853,417	-4,706,115	-3,605,045	-3,475,045
100	-496,924	-3,147,183	-6,895,554	-4,748,253	-3,647,183	-3,517,183
125	-513,555	-3,252,518	-7,000,889	-4,853,588	-3,752,518	-3,622,518
150	-530,188	-3,357,859	-7,106,230	-4,958,929	-3,857,859	-3,727,859
175	-546,820	-3,463,194	-7,211,565	-5,064,264	-3,963,194	-3,833,194
200	-563,453	-3,568,535	-7,316,906	-5,169,605	-4,068,535	-3,938,535
225	-580,085	-3,673,869	-7,422,241	-5,274,940	-4,173,869	-4,043,869
250	-596,717	-3,779,211	-7,527,582	-5,380,281	-4,279,211	-4,149,211
275	-613,349	-3,884,545	-7,632,917	-5,485,616	-4,384,545	-4,254,545
300	-629,982	-3,989,887	-7,738,258	-5,590,957	-4,489,887	-4,359,887
325	-646,614	-4,095,221	-7,843,593	-5,696,292	-4,595,221	-4,465,221

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-568,039	-3,597,582	-7,345,954	-5,198,653	-4,097,582	-3,967,582
20	-581,345	-3,681,851	-7,430,223	-5,282,922	-4,181,851	-4,051,851
30	-587,998	-3,723,989	-7,472,361	-5,325,060	-4,223,989	-4,093,989
50	-601,304	-3,808,258	-7,556,630	-5,409,329	-4,308,258	-4,178,258
70	-614,610	-3,892,527	-7,640,899	-5,493,598	-4,392,527	-4,262,527
90	-627,915	-3,976,797	-7,725,168	-5,577,867	-4,476,797	-4,346,797
100	-634,569	-4,018,934	-7,767,306	-5,620,005	-4,518,934	-4,388,934
125	-651,200	-4,124,269	-7,872,641	-5,725,339	-4,624,269	-4,494,269
150	-667,833	-4,229,610	-7,977,982	-5,830,681	-4,729,610	-4,599,610
175	-684,465	-4,334,945	-8,083,317	-5,936,015	-4,834,945	-4,704,945
200	-701,098	-4,440,286	-8,188,658	-6,041,357	-4,940,286	-4,810,286
225	-717,730	-4,545,621	-8,293,993	-6,146,691	-5,045,621	-4,915,621
250	-734,362	-4,650,962	-8,399,334	-6,252,033	-5,150,962	-5,020,962
275	-750,994	-4,756,297	-8,504,669	-6,357,367	-5,256,297	-5,126,297
300	-767,627	-4,861,638	-8,610,010	-6,462,709	-5,361,638	-5,231,638
325	-784,259	-4,966,973	-8,715,345	-6,568,043	-5,466,973	-5,336,973

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,748,315	2,185,394	-1,562,978	584,324	1,685,394	1,815,394
20	1,729,982	2,162,477	-1,585,895	561,407	1,662,477	1,792,477
30	1,720,815	2,151,019	-1,597,353	549,948	1,651,019	1,781,019
50	1,702,481	2,128,102	-1,620,270	527,031	1,628,102	1,758,102
70	1,684,147	2,105,184	-1,643,188	504,113	1,605,184	1,735,184
90	1,665,813	2,082,267	-1,666,105	481,196	1,582,267	1,712,267
100	1,656,647	2,070,808	-1,677,563	469,738	1,570,808	1,700,808
125	1,633,729	2,042,162	-1,706,210	441,091	1,542,162	1,672,162
150	1,610,812	2,013,515	-1,734,857	412,445	1,513,515	1,643,515
175	1,587,895	1,984,868	-1,763,504	383,798	1,484,868	1,614,868
200	1,564,977	1,956,221	-1,792,150	355,151	1,456,221	1,586,221
225	1,542,060	1,927,575	-1,820,797	326,504	1,427,575	1,557,575
250	1,519,142	1,898,928	-1,849,444	297,858	1,398,928	1,528,928
275	1,498,225	1,870,281	-1,878,090	269,211	1,370,281	1,500,281
300	1,473,308	1,841,635	-1,906,737	240,564	1,341,635	1,471,635
325	1,450,390	1,812,988	-1,935,384	211,918	1,312,988	1,442,988

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,494,069	1,867,586	-1,880,786	266,516	1,367,586	1,497,586
20	1,475,734	1,844,668	-1,903,704	243,597	1,344,668	1,474,668
30	1,466,567	1,833,209	-1,915,162	232,139	1,333,209	1,463,209
50	1,448,234	1,810,292	-1,938,079	209,222	1,310,292	1,440,292
70	1,429,900	1,787,376	-1,960,996	186,305	1,287,376	1,417,376
90	1,411,566	1,764,458	-1,983,914	163,387	1,264,458	1,394,458
100	1,402,399	1,752,999	-1,995,373	151,929	1,252,999	1,382,999
125	1,379,482	1,724,352	-2,024,019	123,822	1,224,352	1,354,352
150	1,356,565	1,695,706	-2,052,666	94,635	1,195,706	1,325,706
175	1,333,647	1,667,059	-2,081,313	65,989	1,167,059	1,297,059
200	1,310,730	1,638,412	-2,109,960	37,342	1,138,412	1,268,412
225	1,287,812	1,609,766	-2,138,606	8,695	1,109,766	1,239,766
250	1,264,895	1,581,119	-2,167,253	-19,952	1,081,119	1,211,119
275	1,241,977	1,552,473	-2,195,898	-48,597	1,052,473	1,182,473
300	1,219,061	1,523,827	-2,224,545	-77,244	1,023,827	1,153,827
325	1,196,144	1,495,180	-2,253,192	-105,890	995,180	1,125,180

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,239,469	1,549,336	-2,199,036	-51,735	1,049,336	1,179,336
20	1,221,134	1,526,418	-2,221,954	-74,653	1,026,418	1,156,418
30	1,211,967	1,514,959	-2,233,413	-96,111	1,014,959	1,144,959
50	1,193,634	1,492,042	-2,256,329	-109,028	992,042	1,122,042
70	1,175,300	1,469,125	-2,279,246	-131,945	969,125	1,099,125
90	1,156,966	1,446,207	-2,302,164	-154,863	946,207	1,076,207
100	1,147,799	1,434,749	-2,313,623	-166,321	934,749	1,064,749
125	1,124,882	1,406,102	-2,342,270	-194,968	906,102	1,036,102
150	1,101,964	1,377,456	-2,370,916	-223,615	877,456	1,007,456
175	1,079,047	1,348,809	-2,399,563	-252,262	848,809	978,809
200	1,056,130	1,320,162	-2,428,210	-280,909	820,162	950,162
225	1,033,212	1,291,515	-2,456,856	-309,555	791,515	921,515
250	1,010,295	1,262,869	-2,485,503	-338,202	762,869	892,869
275	987,377	1,234,223	-2,514,149	-366,847	734,223	864,223
300	964,461	1,205,577	-2,542,795	-395,494	705,577	835,577
325	941,544	1,176,930	-2,571,442	-424,141	676,930	806,930

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-543,308	-1,358,269	-5,106,641	-2,959,340	-1,858,269	-1,728,269
20	-569,813	-1,424,533	-5,172,904	-3,025,603	-1,924,533	-1,794,533
30	-583,066	-1,457,664	-5,206,036	-3,058,735	-1,957,664	-1,827,664
50	-609,571	-1,523,928	-5,272,299	-3,124,998	-2,023,928	-1,893,928
70	-636,076	-1,590,191	-5,338,563	-3,191,261	-2,090,191	-1,960,191
90	-662,582	-1,656,455	-5,404,826	-3,257,525	-2,156,455	-2,026,455
100	-675,834	-1,689,586	-5,437,958	-3,290,657	-2,189,586	-2,059,586
125	-708,967	-1,772,417	-5,520,789	-3,373,487	-2,272,417	-2,142,417
150	-742,098	-1,855,245	-5,603,617	-3,456,315	-2,355,245	-2,225,245
175	-775,230	-1,938,075	-5,686,447	-3,539,146	-2,438,075	-2,308,075
200	-808,362	-2,020,906	-5,769,278	-3,621,976	-2,520,906	-2,390,906
225	-841,494	-2,103,734	-5,852,106	-3,704,804	-2,603,734	-2,473,734
250	-874,626	-2,186,564	-5,934,936	-3,787,635	-2,686,564	-2,556,564
275	-907,758	-2,269,395	-6,017,767	-3,870,465	-2,769,395	-2,639,395
300	-940,890	-2,352,223	-6,100,595	-3,953,293	-2,852,223	-2,722,223
325	-974,021	-2,435,053	-6,183,425	-4,036,124	-2,935,053	-2,805,053

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-818,219	-2,045,548	-5,793,920	-3,646,618	-2,545,548	-2,415,548
20	-844,724	-2,111,811	-5,860,183	-3,712,882	-2,611,811	-2,481,811
30	-857,977	-2,144,943	-5,893,315	-3,746,013	-2,644,943	-2,514,943
50	-884,483	-2,211,206	-5,959,578	-3,812,277	-2,711,206	-2,581,206
70	-910,988	-2,277,470	-6,025,841	-3,878,540	-2,777,470	-2,647,470
90	-937,493	-2,343,733	-6,092,105	-3,944,803	-2,843,733	-2,713,733
100	-950,746	-2,376,865	-6,125,237	-3,977,935	-2,876,865	-2,746,865
125	-983,878	-2,459,695	-6,208,067	-4,060,766	-2,959,695	-2,829,695
150	-1,017,010	-2,542,526	-6,290,898	-4,143,596	-3,042,526	-2,912,526
175	-1,050,142	-2,625,354	-6,373,726	-4,226,424	-3,125,354	-2,995,354
200	-1,083,274	-2,708,184	-6,456,556	-4,309,255	-3,208,184	-3,078,184
225	-1,116,406	-2,791,015	-6,539,387	-4,392,085	-3,291,015	-3,161,015
250	-1,149,537	-2,873,843	-6,622,215	-4,474,913	-3,373,843	-3,243,843
275	-1,182,669	-2,956,673	-6,705,045	-4,557,744	-3,456,673	-3,326,673
300	-1,215,801	-3,039,501	-6,787,873	-4,640,572	-3,539,501	-3,409,501
325	-1,248,933	-3,122,332	-6,870,704	-4,723,402	-3,622,332	-3,492,332

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,093,512	-2,733,780	-6,482,152	-4,334,850	-3,233,780	-3,103,780
20	-1,120,017	-2,800,043	-6,548,415	-4,401,114	-3,300,043	-3,170,043
30	-1,133,270	-2,833,175	-6,581,547	-4,434,245	-3,333,175	-3,203,175
50	-1,158,775	-2,899,439	-6,647,810	-4,500,509	-3,399,439	-3,269,439
70	-1,186,281	-2,965,702	-6,714,074	-4,566,772	-3,465,702	-3,335,702
90	-1,212,786	-3,031,965	-6,780,337	-4,633,036	-3,531,965	-3,401,965
100	-1,228,039	-3,065,097	-6,813,469	-4,666,167	-3,565,097	-3,435,097
125	-1,259,171	-3,147,928	-6,896,299	-4,748,998	-3,647,928	-3,517,928
150	-1,292,303	-3,230,758	-6,979,130	-4,831,828	-3,730,758	-3,600,758
175	-1,325,434	-3,313,586	-7,061,958	-4,914,656	-3,813,586	-3,683,586
200	-1,358,567	-3,396,417	-7,144,788	-4,997,487	-3,896,417	-3,766,417
225	-1,391,699	-3,479,247	-7,227,619	-5,080,317	-3,979,247	-3,849,247
250	-1,424,830	-3,562,075	-7,310,447	-5,163,145	-4,062,075	-3,932,075
275	-1,457,962	-3,644,906	-7,393,277	-5,245,976	-4,144,906	-4,014,906
300	-1,491,094	-3,727,736	-7,476,108	-5,328,807	-4,227,736	-4,097,736
325	-1,524,226	-3,810,564	-7,558,936	-5,411,635	-4,310,564	-4,180,564

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	106,275	244,432	-3,503,940	-1,356,638	-255,568	-125,568
20	62,300	143,291	-3,605,081	-1,457,779	-356,709	-226,709
30	40,313	92,719	-3,655,652	-1,508,351	-407,281	-277,281
50	-3,722	-8,560	-3,756,932	-1,609,631	-508,560	-378,560
70	-48,416	-111,357	-3,859,728	-1,712,427	-611,357	-481,357
90	-93,111	-214,155	-3,962,527	-1,815,226	-714,155	-584,155
100	-115,458	-265,552	-4,013,924	-1,866,623	-765,552	-635,552
125	-171,325	-394,048	-4,142,420	-1,995,119	-894,048	-764,048
150	-227,193	-522,544	-4,270,916	-2,123,615	-1,022,544	-892,544
175	-283,061	-651,040	-4,399,412	-2,252,111	-1,151,040	-1,021,040
200	-338,928	-779,534	-4,527,906	-2,380,604	-1,279,534	-1,149,534
225	-394,796	-908,030	-4,656,402	-2,509,100	-1,408,030	-1,278,030
250	-450,663	-1,036,526	-4,784,898	-2,637,596	-1,536,526	-1,406,526
275	-506,531	-1,165,022	-4,913,393	-2,766,092	-1,665,022	-1,535,022
300	-562,399	-1,293,518	-5,041,889	-2,894,588	-1,793,518	-1,663,518
325	-618,266	-1,422,011	-5,170,383	-3,023,082	-1,922,011	-1,792,011

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-369,502	-849,855	-4,598,226	-2,450,925	-1,349,855	-1,219,855
20	-414,196	-952,651	-4,701,023	-2,553,721	-1,452,651	-1,322,651
30	-436,543	-1,004,048	-4,752,420	-2,605,118	-1,504,048	-1,374,048
50	-481,237	-1,106,844	-4,855,216	-2,707,915	-1,606,844	-1,476,844
70	-525,931	-1,209,641	-4,958,012	-2,810,711	-1,709,641	-1,579,641
90	-570,625	-1,312,437	-5,060,809	-2,913,507	-1,812,437	-1,682,437
100	-592,972	-1,363,836	-5,112,208	-2,964,906	-1,863,836	-1,733,836
125	-648,840	-1,492,332	-5,240,704	-3,093,402	-1,992,332	-1,862,332
150	-704,708	-1,620,828	-5,369,200	-3,221,898	-2,120,828	-1,990,828
175	-760,575	-1,749,322	-5,497,693	-3,350,392	-2,249,322	-2,119,322
200	-816,442	-1,877,818	-5,626,189	-3,478,888	-2,377,818	-2,247,818
225	-872,310	-2,006,314	-5,754,685	-3,607,384	-2,506,314	-2,376,314
250	-928,178	-2,134,810	-5,883,181	-3,735,880	-2,634,810	-2,504,810
275	-984,046	-2,263,306	-6,011,677	-3,864,376	-2,763,306	-2,633,306
300	-1,039,914	-2,391,802	-6,140,173	-3,992,872	-2,891,802	-2,761,802
325	-1,095,781	-2,520,295	-6,268,667	-4,121,368	-3,020,295	-2,890,295

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-847,695	-1,949,700	-5,698,071	-3,550,770	-2,449,700	-2,319,700
20	-892,390	-2,052,496	-5,800,868	-3,653,566	-2,552,496	-2,422,496
30	-914,737	-2,103,895	-5,852,267	-3,704,966	-2,603,895	-2,473,895
50	-954,431	-2,206,692	-5,955,063	-3,807,762	-2,706,692	-2,576,692
70	-1,004,125	-2,309,488	-6,057,860	-3,910,558	-2,809,488	-2,679,488
90	-1,048,819	-2,412,284	-6,160,656	-4,013,354	-2,912,284	-2,782,284
100	-1,071,166	-2,463,681	-6,212,053	-4,064,752	-2,963,681	-2,833,681
125	-1,127,034	-2,592,177	-6,340,549	-4,193,248	-3,092,177	-2,962,177
150	-1,182,901	-2,720,673	-6,469,045	-4,321,743	-3,220,673	-3,090,673
175	-1,238,769	-2,849,169	-6,597,541	-4,450,239	-3,349,169	-3,219,169
200	-1,294,637	-2,977,665	-6,726,037	-4,578,735	-3,477,665	-3,347,665
225	-1,350,504	-3,106,169	-6,854,530	-4,707,229	-3,606,169	-3,476,169
250	-1,406,372	-3,234,665	-6,983,026	-4,835,725	-3,734,665	-3,604,665
275	-1,462,239	-3,363,151	-7,111,522	-4,964,221	-3,863,151	-3,733,151
300	-1,518,107	-3,491,647	-7,240,018	-5,092,717	-3,991,647	-3,861,647
325	-1,573,975	-3,620,143	-7,368,514	-5,221,213	-4,120,143	-3,990,143

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,994,877	3,195,902	-552,470	1,594,831	2,695,902	2,825,902
20	3,949,810	3,159,848	-588,524	1,558,777	2,659,848	2,789,848
30	3,927,277	3,141,822	-606,550	1,540,751	2,641,822	2,771,822
50	3,882,209	3,105,767	-642,604	1,504,697	2,605,767	2,735,767
70	3,837,142	3,069,713	-678,658	1,468,643	2,569,713	2,699,713
90	3,792,074	3,033,659	-714,712	1,432,589	2,533,659	2,663,659
100	3,769,540	3,015,632	-732,739	1,414,562	2,515,632	2,645,632
125	3,713,206	2,970,565	-777,807	1,369,494	2,470,565	2,600,565
150	3,656,872	2,925,498	-822,874	1,324,428	2,425,498	2,555,498
175	3,600,538	2,880,430	-867,941	1,279,360	2,380,430	2,510,430
200	3,544,203	2,835,363	-913,009	1,234,292	2,335,363	2,465,363
225	3,487,869	2,790,295	-958,077	1,189,225	2,290,295	2,420,295
250	3,431,534	2,745,228	-1,003,144	1,144,157	2,245,228	2,375,228
275	3,375,201	2,700,161	-1,048,211	1,099,090	2,200,161	2,330,161
300	3,318,867	2,655,093	-1,093,279	1,054,023	2,155,093	2,285,093
325	3,262,532	2,610,026	-1,138,346	1,008,955	2,110,026	2,240,026

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,393,578	2,714,862	-1,033,510	1,113,792	2,214,862	2,344,862
20	3,348,510	2,678,808	-1,069,564	1,077,738	2,178,808	2,308,808
30	3,325,976	2,660,781	-1,087,591	1,059,711	2,160,781	2,290,781
50	3,280,909	2,624,727	-1,123,645	1,023,656	2,124,727	2,254,727
70	3,235,842	2,588,674	-1,159,698	987,603	2,088,674	2,218,674
90	3,190,774	2,552,620	-1,195,752	951,549	2,052,620	2,182,620
100	3,168,241	2,534,592	-1,213,779	933,522	2,034,592	2,164,592
125	3,111,906	2,489,525	-1,258,847	888,455	1,989,525	2,119,525
150	3,055,572	2,444,457	-1,303,914	843,387	1,944,457	2,074,457
175	2,999,237	2,399,390	-1,348,982	798,319	1,899,390	2,029,390
200	2,942,903	2,354,323	-1,394,049	753,253	1,854,323	1,984,323
225	2,886,569	2,309,255	-1,439,116	708,185	1,809,255	1,939,255
250	2,830,235	2,264,188	-1,484,184	663,117	1,764,188	1,894,188
275	2,773,901	2,219,120	-1,529,252	618,050	1,719,120	1,849,120
300	2,717,567	2,174,053	-1,574,318	572,983	1,674,053	1,804,053
325	2,661,232	2,128,986	-1,619,386	527,915	1,628,986	1,758,986

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,791,426	2,233,141	-1,515,231	632,070	1,733,141	1,863,141
20	2,746,358	2,197,087	-1,551,285	596,016	1,697,087	1,827,087
30	2,723,824	2,179,059	-1,569,312	577,989	1,679,059	1,809,059
50	2,678,757	2,143,005	-1,605,366	541,935	1,643,005	1,773,005
70	2,633,689	2,106,951	-1,641,420	505,881	1,606,951	1,736,951
90	2,588,623	2,070,898	-1,677,474	469,828	1,570,898	1,700,898
100	2,568,089	2,052,871	-1,695,501	451,801	1,552,871	1,682,871
125	2,509,754	2,007,803	-1,740,568	406,733	1,507,803	1,637,803
150	2,453,420	1,962,736	-1,785,636	361,666	1,462,736	1,592,736
175	2,397,085	1,917,668	-1,830,703	316,598	1,417,668	1,547,668
200	2,340,752	1,872,602	-1,875,770	271,531	1,372,602	1,502,602
225	2,284,417	1,827,534	-1,920,838	226,464	1,327,534	1,457,534
250	2,227,649	1,782,467	-1,966,293	181,396	1,282,467	1,412,467
275	2,170,393	1,736,314	-2,012,058	136,328	1,236,314	1,366,314
300	2,113,138	1,690,161	-2,057,822	91,260	1,190,161	1,320,161
325	2,055,882	1,644,008	-2,103,686	46,192	1,144,008	1,274,008

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,638,465	3,430,005	-318,367	1,828,935	2,930,005	3,060,005
20	2,593,657	3,371,754	-376,618	1,770,684	2,871,754	3,001,754
30	2,571,254	3,342,630	-405,742	1,741,559	2,842,630	2,972,630
50	2,526,445	3,284,379	-463,993	1,683,308	2,784,379	2,914,379
70	2,481,637	3,226,128	-522,244	1,625,058	2,726,128	2,856,128
90	2,436,830	3,167,879	-580,493	1,566,808	2,667,879	2,797,879
100	2,414,425	3,138,753	-609,619	1,537,682	2,638,753	2,768,753
125	2,358,416	3,065,940	-682,431	1,464,870	2,565,940	2,695,940
150	2,301,565	2,992,035	-756,337	1,390,965	2,492,035	2,622,035
175	2,244,639	2,918,031	-830,341	1,316,960	2,418,031	2,548,031
200	2,187,713	2,844,026	-904,345	1,242,956	2,344,026	2,474,026
225	2,130,787	2,770,023	-978,348	1,168,953	2,270,023	2,400,023
250	2,073,861	2,696,019	-1,052,353	1,094,949	2,196,019	2,326,019
275	2,016,935	2,622,016	-1,126,356	1,020,946	2,122,016	2,252,016
300	1,960,009	2,548,012	-1,200,360	946,941	2,048,012	2,178,012
325	1,903,083	2,474,007	-1,274,364	872,937	1,974,007	2,104,007

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,083,188	2,708,145	-1,040,227	1,107,074	2,208,145	2,338,145
20	2,037,647	2,648,941	-1,099,431	1,047,870	2,148,941	2,278,941
30	2,014,877	2,619,340	-1,129,032	1,018,270	2,119,340	2,249,340
50	1,969,337	2,560,137	-1,188,234	959,067	2,060,137	2,190,137
70	1,923,795	2,500,934	-1,247,438	899,863	2,000,934	2,130,934
90	1,878,254	2,441,731	-1,306,641	840,660	1,941,731	2,071,731
100	1,858,484	2,412,129	-1,336,243	811,058	1,912,129	2,042,129
125	1,798,558	2,338,126	-1,410,246	737,055	1,838,126	1,968,126
150	1,741,632	2,264,121	-1,484,250	663,051	1,764,121	1,894,121
175	1,684,706	2,190,118	-1,558,253	589,048	1,690,118	1,820,118
200	1,627,780	2,116,114	-1,632,258	515,044	1,616,114	1,746,114
225	1,570,854	2,042,110	-1,706,262	441,039	1,542,110	1,672,110
250	1,513,928	1,968,107	-1,780,265	367,036	1,468,107	1,598,107
275	1,457,002	1,894,102	-1,854,269	293,032	1,394,102	1,524,102
300	1,400,076	1,820,099	-1,928,272	219,029	1,320,099	1,450,099
325	1,343,150	1,746,095	-2,002,277	145,025	1,246,095	1,376,095

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,522,458	1,979,196	-1,769,176	378,125	1,479,196	1,609,196
20	1,476,918	1,919,993	-1,828,379	318,923	1,419,993	1,549,993
30	1,454,147	1,890,391	-1,857,981	299,321	1,390,391	1,520,391
50	1,408,606	1,831,188	-1,917,183	230,118	1,331,188	1,461,188
70	1,363,066	1,771,986	-1,976,386	170,915	1,271,986	1,401,986
90	1,317,525	1,712,783	-2,035,589	111,713	1,212,783	1,342,783
100	1,294,755	1,683,181	-2,065,191	82,111	1,183,181	1,313,181
125	1,237,828	1,609,177	-2,139,195	8,106	1,109,177	1,239,177
150	1,180,903	1,535,174	-2,213,198	-65,897	1,035,174	1,165,174
175	1,123,976	1,461,169	-2,287,203	-139,901	961,169	1,091,169
200	1,067,051	1,387,166	-2,361,206	-213,904	887,166	1,017,166
225	1,010,125	1,313,162	-2,435,210	-287,908	813,162	943,162
250	953,198	1,239,158	-2,509,214	-361,913	739,158	869,158
275	896,273	1,165,155	-2,583,217	-435,916	665,155	795,155
300	839,346	1,091,150	-2,657,222	-509,920	591,150	721,150
325	782,421	1,017,147	-2,731,225	-583,923	517,147	647,147

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban open space & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16	
Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,008,352	3,255,429	-492,943	1,654,359	2,755,429	2,885,429
20	4,921,923	3,199,250	-549,122	1,598,180	2,699,250	2,829,250
30	4,878,709	3,171,161	-577,211	1,570,090	2,671,161	2,801,161
50	4,792,280	3,114,982	-633,390	1,513,911	2,614,982	2,744,982
70	4,705,851	3,058,803	-689,569	1,457,732	2,558,803	2,688,803
90	4,619,421	3,002,624	-745,748	1,401,554	2,502,624	2,632,624
100	4,576,207	2,974,534	-773,837	1,373,464	2,474,534	2,604,534
125	4,468,170	2,904,311	-844,061	1,303,240	2,404,311	2,534,311
150	4,359,142	2,833,442	-914,929	1,232,372	2,333,442	2,463,442
175	4,249,339	2,762,070	-986,302	1,161,000	2,262,070	2,392,070
200	4,139,536	2,690,698	-1,057,674	1,089,628	2,190,698	2,320,698
225	4,029,732	2,619,326	-1,129,046	1,018,255	2,119,326	2,249,326
250	3,919,929	2,547,954	-1,200,418	946,884	2,047,954	2,177,954
275	3,810,126	2,476,582	-1,271,790	875,511	1,976,582	2,106,582
300	3,700,322	2,405,209	-1,343,163	804,139	1,905,209	2,035,209
325	3,590,519	2,333,837	-1,414,534	732,767	1,833,837	1,963,837

Maximum values (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,946,455	2,565,196	-1,183,176	964,125	2,065,196	2,195,196
20	3,859,612	2,508,098	-1,240,274	907,027	2,008,098	2,138,098
30	3,814,691	2,479,549	-1,268,823	878,479	1,979,549	2,109,549
50	3,728,848	2,422,451	-1,325,920	821,381	1,922,451	2,052,451
70	3,639,005	2,365,354	-1,383,018	764,283	1,865,354	1,995,354
90	3,551,163	2,308,256	-1,440,116	707,185	1,808,256	1,938,256
100	3,507,242	2,279,707	-1,468,665	678,637	1,779,707	1,909,707
125	3,397,438	2,208,335	-1,540,037	607,264	1,708,335	1,838,335
150	3,287,635	2,136,963	-1,611,409	535,892	1,636,963	1,766,963
175	3,177,831	2,065,590	-1,682,781	464,520	1,565,590	1,695,590
200	3,068,028	1,994,218	-1,754,154	393,148	1,494,218	1,624,218
225	2,958,225	1,922,846	-1,825,526	321,776	1,422,846	1,552,846
250	2,848,421	1,851,474	-1,896,898	250,403	1,351,474	1,481,474
275	2,738,618	1,780,102	-1,968,270	179,032	1,280,102	1,410,102
300	2,628,815	1,708,730	-2,039,642	107,659	1,208,730	1,338,730
325	2,519,011	1,637,357	-2,111,015	36,287	1,137,357	1,267,357

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,873,402	1,867,711	-1,880,660	266,641	1,367,711	1,497,711
20	2,785,559	1,810,613	-1,937,758	209,543	1,310,613	1,440,613
30	2,741,637	1,782,064	-1,966,308	180,994	1,282,064	1,412,064
50	2,653,795	1,724,966	-2,023,405	123,896	1,224,966	1,354,966
70	2,565,953	1,667,869	-2,080,503	66,799	1,167,869	1,297,869
90	2,478,110	1,610,771	-2,137,600	9,701	1,110,771	1,240,771
100	2,434,188	1,582,222	-2,166,150	-18,848	1,082,222	1,212,222
125	2,324,385	1,510,850	-2,237,521	-90,220	1,010,850	1,140,850
150	2,214,582	1,439,478	-2,308,894	-161,592	939,478	1,069,478
175	2,104,778	1,368,106	-2,380,266	-232,965	868,106	998,106
200	1,994,975	1,296,734	-2,451,638	-304,337	796,734	926,734
225	1,884,060	1,224,639	-2,523,010	-375,710	724,639	854,639
250	1,773,145	1,152,100	-2,594,382	-447,083	652,100	782,100
275	1,662,230	1,079,560	-2,665,754	-518,456	579,560	709,560
300	1,549,315	1,007,021	-2,737,126	-589,829	507,021	637,021
325	1,437,400	934,481	-2,808,498	-661,202	434,481	564,481

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£325	£325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	250	325	325
3 - £5,705 per sq m	#N/A	0	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	250	325	325
3 - £5,705 per sq m	#N/A	0	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	200	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	175	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	#N/A
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	30	225	250
2 - £6,082 per sq m	#N/A	#N/A	20	30
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	50	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	200	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	150	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	109,410	2,188,206	-1,560,166	587,135	1,688,206	1,818,206
20	108,289	2,165,774	-1,582,597	564,704	1,665,774	1,795,774
30	107,728	2,154,559	-1,593,813	553,488	1,654,559	1,784,559
50	106,606	2,132,127	-1,616,244	531,057	1,632,127	1,762,127
70	105,485	2,109,696	-1,638,676	508,626	1,609,696	1,739,696
90	104,363	2,087,265	-1,661,107	486,194	1,587,265	1,717,265
100	103,801	2,076,029	-1,672,343	474,959	1,576,029	1,706,029
125	102,400	2,048,000	-1,700,372	446,929	1,548,000	1,678,000
150	100,998	2,019,951	-1,728,421	418,880	1,519,951	1,649,951
175	99,595	1,991,901	-1,756,470	390,831	1,491,901	1,621,901
200	98,194	1,963,872	-1,784,500	362,802	1,463,872	1,593,872
225	96,791	1,935,823	-1,812,549	334,753	1,435,823	1,565,823
250	95,389	1,907,774	-1,840,598	306,703	1,407,774	1,537,774
275	93,987	1,879,745	-1,868,627	278,674	1,379,745	1,509,745
300	92,585	1,851,696	-1,896,676	250,625	1,351,696	1,481,696
325	91,182	1,823,646	-1,924,726	222,576	1,323,646	1,453,646

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£94,919	1,898,378	-1,849,994	297,308	1,398,378	1,528,378
20	93,796	1,875,927	-1,872,445	274,856	1,375,927	1,505,927
30	93,236	1,864,711	-1,883,661	263,641	1,364,711	1,494,711
50	92,114	1,842,280	-1,906,092	241,209	1,342,280	1,472,280
70	90,992	1,819,848	-1,928,524	218,778	1,319,848	1,449,848
90	89,871	1,797,417	-1,950,955	196,346	1,297,417	1,427,417
100	89,310	1,786,201	-1,962,171	185,131	1,286,201	1,416,201
125	87,908	1,758,152	-1,990,220	157,082	1,258,152	1,388,152
150	86,505	1,730,103	-2,018,269	129,033	1,230,103	1,360,103
175	85,104	1,702,074	-2,046,298	101,004	1,202,074	1,332,074
200	83,701	1,674,024	-2,074,347	72,954	1,174,024	1,304,024
225	82,299	1,645,975	-2,102,397	44,905	1,145,975	1,275,975
250	80,897	1,617,946	-2,130,426	16,876	1,117,946	1,247,946
275	79,495	1,589,897	-2,158,475	-11,174	1,089,897	1,219,897
300	78,092	1,561,848	-2,186,524	-39,223	1,061,848	1,191,848
325	76,691	1,533,818	-2,214,553	-67,252	1,033,818	1,163,818

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	80,410	1,608,199	-2,140,173	7,128	1,108,199	1,238,199
20	79,288	1,585,767	-2,162,604	-16,303	1,085,767	1,215,767
30	78,728	1,574,552	-2,173,820	-26,519	1,074,552	1,204,552
50	77,606	1,552,120	-2,196,251	-48,950	1,052,120	1,182,120
70	76,484	1,529,689	-2,218,683	-71,381	1,029,689	1,159,689
90	75,362	1,507,238	-2,241,194	-93,833	1,007,238	1,137,238
100	74,801	1,496,022	-2,252,350	-105,048	996,022	1,126,022
125	73,400	1,467,993	-2,280,379	-133,078	967,993	1,097,993
150	71,997	1,439,944	-2,308,428	-161,127	939,944	1,069,944
175	70,595	1,411,894	-2,336,477	-189,176	911,894	1,041,894
200	69,193	1,383,865	-2,364,507	-217,205	883,865	1,013,865
225	67,791	1,355,816	-2,392,556	-245,254	855,816	985,816
250	66,388	1,327,767	-2,420,605	-273,304	827,767	957,767
275	64,987	1,299,738	-2,448,634	-301,333	799,738	929,738
300	63,584	1,271,688	-2,476,683	-329,382	771,688	901,688
325	62,182	1,243,639	-2,504,732	-357,431	743,639	873,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£325	£325

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 2	
Houses	
No of units	2 units
Density:	20 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	218,822	2,188,216	-1,560,156	587,145	1,688,216	1,818,216
20	216,577	2,165,774	-1,582,597	564,704	1,665,774	1,795,774
30	215,456	2,154,559	-1,593,813	553,488	1,654,559	1,784,559
50	213,213	2,132,127	-1,616,244	531,057	1,632,127	1,762,127
70	210,969	2,109,686	-1,638,686	508,616	1,609,686	1,739,686
90	208,725	2,087,255	-1,661,117	486,184	1,587,255	1,717,255
100	207,604	2,076,039	-1,672,333	474,969	1,576,039	1,706,039
125	204,800	2,048,000	-1,700,372	446,929	1,548,000	1,678,000
150	201,995	2,019,951	-1,728,421	418,880	1,519,951	1,649,951
175	199,191	1,991,911	-1,756,460	390,841	1,491,911	1,621,911
200	196,386	1,963,862	-1,784,510	362,792	1,463,862	1,593,862
225	193,582	1,935,823	-1,812,549	334,753	1,435,823	1,565,823
250	190,778	1,907,784	-1,840,588	306,713	1,407,784	1,537,784
275	187,973	1,879,735	-1,868,637	278,664	1,379,735	1,509,735
300	185,170	1,851,695	-1,896,676	250,625	1,351,695	1,481,695
325	182,365	1,823,646	-1,924,726	222,576	1,323,646	1,453,646

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	189,837	1,898,368	-1,850,004	297,298	1,398,368	1,528,368
20	187,594	1,875,937	-1,872,435	274,866	1,375,937	1,505,937
30	186,472	1,864,721	-1,883,651	263,651	1,364,721	1,494,721
50	184,228	1,842,280	-1,906,092	241,209	1,342,280	1,472,280
70	181,985	1,819,848	-1,928,524	218,778	1,319,848	1,449,848
90	179,742	1,797,417	-1,950,955	196,346	1,297,417	1,427,417
100	178,620	1,786,201	-1,962,171	185,131	1,286,201	1,416,201
125	175,815	1,758,152	-1,990,220	157,082	1,258,152	1,388,152
150	173,011	1,730,113	-2,018,259	129,042	1,230,113	1,360,113
175	170,206	1,702,064	-2,046,308	100,993	1,202,064	1,332,064
200	167,402	1,674,024	-2,074,347	72,954	1,174,024	1,304,024
225	164,599	1,645,985	-2,102,387	44,915	1,145,985	1,275,985
250	161,794	1,617,936	-2,130,436	16,866	1,117,936	1,247,936
275	158,990	1,589,897	-2,158,475	-11,174	1,089,897	1,219,897
300	156,186	1,561,858	-2,186,514	-39,213	1,061,858	1,191,858
325	153,381	1,533,808	-2,214,563	-67,262	1,033,808	1,163,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	160,820	1,608,199	-2,140,173	7,128	1,108,199	1,238,199
20	158,577	1,585,767	-2,162,604	-16,303	1,085,767	1,215,767
30	157,455	1,574,552	-2,173,820	-26,519	1,074,552	1,204,552
50	155,212	1,552,120	-2,196,251	-48,950	1,052,120	1,182,120
70	152,968	1,529,679	-2,218,693	-71,391	1,029,679	1,159,679
90	150,725	1,507,248	-2,241,124	-93,823	1,007,248	1,137,248
100	149,603	1,496,032	-2,252,340	-105,039	996,032	1,126,032
125	146,798	1,467,983	-2,280,389	-133,088	967,983	1,097,983
150	143,994	1,439,944	-2,308,428	-161,127	939,944	1,069,944
175	141,190	1,411,904	-2,336,467	-189,166	911,904	1,041,904
200	138,386	1,383,855	-2,364,517	-217,215	883,855	1,013,855
225	135,582	1,355,816	-2,392,556	-245,254	855,816	985,816
250	132,777	1,327,767	-2,420,605	-273,304	827,767	957,767
275	129,973	1,299,728	-2,448,644	-301,343	799,728	929,728
300	127,169	1,271,688	-2,476,683	-329,382	771,688	901,688
325	124,364	1,243,639	-2,504,732	-357,431	743,639	873,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	400,638	3,004,784	-743,588	1,403,713	2,504,784	2,634,784
20	396,489	2,973,667	-774,705	1,372,596	2,473,667	2,603,667
30	394,414	2,958,105	-790,267	1,357,034	2,458,105	2,588,105
50	390,265	2,926,988	-821,384	1,325,917	2,426,988	2,556,988
70	386,115	2,895,863	-852,508	1,294,793	2,395,863	2,525,863
90	381,966	2,864,747	-883,625	1,263,676	2,364,747	2,494,747
100	379,892	2,849,192	-899,180	1,248,122	2,349,192	2,479,192
125	374,705	2,810,290	-938,081	1,209,220	2,310,290	2,440,290
150	369,519	2,771,389	-976,983	1,170,318	2,271,389	2,401,389
175	364,333	2,732,495	-1,015,877	1,131,424	2,232,495	2,362,495
200	359,146	2,693,593	-1,054,779	1,092,523	2,193,593	2,323,593
225	353,960	2,654,699	-1,093,673	1,053,629	2,154,699	2,284,699
250	348,773	2,615,797	-1,132,575	1,014,727	2,115,797	2,245,797
275	343,586	2,576,896	-1,171,476	975,825	2,076,896	2,206,896
300	338,400	2,538,002	-1,210,370	936,931	2,038,002	2,168,002
325	333,213	2,499,100	-1,249,272	898,030	1,999,100	2,129,100

Maximum values (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	347,033	2,602,746	-1,145,626	1,001,675	2,102,746	2,232,746
20	342,884	2,571,629	-1,176,743	970,559	2,071,629	2,201,629
30	340,809	2,556,067	-1,192,305	954,997	2,056,067	2,186,067
50	336,660	2,524,950	-1,223,422	923,880	2,024,950	2,154,950
70	332,511	2,493,833	-1,254,538	892,763	1,993,833	2,123,833
90	328,361	2,462,709	-1,285,663	861,639	1,962,709	2,092,709
100	326,287	2,447,154	-1,301,217	846,084	1,947,154	2,077,154
125	321,100	2,408,253	-1,340,119	807,182	1,908,253	2,038,253
150	315,913	2,369,351	-1,379,021	768,281	1,869,351	1,999,351
175	310,726	2,330,457	-1,417,915	729,379	1,830,457	1,960,457
200	305,541	2,291,555	-1,456,816	690,485	1,791,555	1,921,555
225	300,355	2,252,661	-1,495,711	651,591	1,752,661	1,882,661
250	295,168	2,213,760	-1,534,612	612,689	1,713,760	1,843,760
275	289,982	2,174,865	-1,573,506	573,795	1,674,865	1,804,865
300	284,795	2,135,964	-1,612,408	534,893	1,635,964	1,765,964
325	279,608	2,097,062	-1,651,310	495,992	1,597,062	1,727,062

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	293,368	2,200,258	-1,548,113	599,188	1,700,258	1,830,258
20	289,218	2,169,134	-1,579,238	568,064	1,669,134	1,799,134
30	287,144	2,153,579	-1,594,792	552,509	1,653,579	1,783,579
50	282,994	2,122,455	-1,625,917	521,385	1,622,455	1,752,455
70	278,845	2,091,338	-1,657,033	490,268	1,591,338	1,721,338
90	274,696	2,060,222	-1,688,160	459,151	1,560,222	1,690,222
100	272,621	2,044,659	-1,703,712	443,589	1,544,659	1,674,659
125	267,435	2,005,765	-1,742,607	404,695	1,505,765	1,635,765
150	262,248	1,966,864	-1,781,508	365,793	1,466,864	1,596,864
175	257,062	1,927,962	-1,820,410	326,892	1,427,962	1,557,962
200	251,876	1,889,068	-1,859,304	287,998	1,389,068	1,519,068
225	246,689	1,850,166	-1,898,206	249,096	1,350,166	1,480,166
250	241,503	1,811,272	-1,937,100	210,202	1,311,272	1,441,272
275	236,316	1,772,371	-1,976,001	171,300	1,272,371	1,402,371
300	231,129	1,733,469	-2,014,903	132,399	1,233,469	1,363,469
325	225,943	1,694,575	-2,053,797	93,504	1,194,575	1,324,575

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehouse £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type **4**

Houses	
No of units	6 units
Density:	35 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	630,624	3,678,639	-69,733	2,077,569	3,178,639	3,308,639
20	623,973	3,639,843	-108,528	2,038,773	3,139,843	3,269,843
30	620,648	3,620,448	-127,923	2,019,378	3,120,448	3,250,448
50	613,998	3,581,653	-166,719	1,980,582	3,081,653	3,211,653
70	607,347	3,542,857	-205,515	1,941,786	3,042,857	3,172,857
90	600,696	3,504,061	-244,311	1,902,990	3,004,061	3,134,061
100	597,371	3,484,666	-263,706	1,883,595	2,984,666	3,114,666
125	588,059	3,436,175	-312,196	1,835,105	2,936,175	3,066,175
150	580,745	3,387,679	-360,693	1,786,609	2,887,679	3,017,679
175	572,432	3,339,189	-409,183	1,738,118	2,839,189	2,969,189
200	564,119	3,290,692	-457,679	1,689,622	2,790,692	2,920,692
225	555,806	3,242,202	-506,170	1,641,131	2,742,202	2,872,202
250	547,492	3,193,706	-554,666	1,592,635	2,693,706	2,823,706
275	539,180	3,145,215	-603,157	1,544,145	2,645,215	2,775,215
300	530,866	3,096,719	-651,653	1,495,648	2,596,719	2,726,719
325	522,553	3,048,228	-700,143	1,447,158	2,548,228	2,678,228

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	546,088	3,185,511	-562,860	1,584,441	2,685,511	2,815,511
20	539,437	3,146,716	-601,656	1,545,645	2,646,716	2,776,716
30	536,112	3,127,321	-621,051	1,526,250	2,627,321	2,757,321
50	529,461	3,088,525	-659,847	1,487,454	2,588,525	2,718,525
70	522,811	3,049,729	-698,643	1,448,658	2,549,729	2,679,729
90	516,160	3,010,933	-737,439	1,409,863	2,510,933	2,640,933
100	512,835	2,991,538	-756,834	1,390,468	2,491,538	2,621,538
125	504,521	2,943,042	-805,330	1,341,971	2,443,042	2,573,042
150	496,209	2,894,551	-853,821	1,293,481	2,394,551	2,524,551
175	487,895	2,846,055	-902,317	1,244,985	2,346,055	2,476,055
200	479,582	2,797,564	-950,807	1,196,494	2,297,564	2,427,564
225	471,270	2,749,074	-999,298	1,148,004	2,249,074	2,379,074
250	462,956	2,700,578	-1,047,794	1,099,507	2,200,578	2,330,578
275	454,644	2,652,087	-1,096,285	1,051,017	2,152,087	2,282,087
300	446,330	2,603,591	-1,144,781	1,002,521	2,103,591	2,233,591
325	438,017	2,555,100	-1,193,271	954,030	2,055,100	2,185,100

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	461,455	2,691,822	-1,056,550	1,090,751	2,191,822	2,321,822
20	454,804	2,653,026	-1,095,346	1,051,956	2,153,026	2,283,026
30	451,479	2,633,625	-1,114,747	1,032,555	2,133,625	2,263,625
50	444,829	2,594,835	-1,153,537	993,765	2,094,835	2,224,835
70	438,178	2,556,039	-1,192,333	954,969	2,056,039	2,186,039
90	431,527	2,517,243	-1,231,128	916,173	2,017,243	2,147,243
100	428,203	2,497,848	-1,250,524	896,778	1,997,848	2,127,848
125	419,889	2,449,352	-1,299,020	848,282	1,949,352	2,079,352
150	411,576	2,400,862	-1,347,510	799,791	1,900,862	2,030,862
175	403,263	2,352,365	-1,396,007	751,295	1,852,365	1,982,365
200	394,950	2,303,875	-1,444,497	702,804	1,803,875	1,933,875
225	386,636	2,255,378	-1,492,993	654,308	1,755,378	1,885,378
250	378,324	2,206,888	-1,541,484	605,818	1,706,888	1,836,888
275	370,011	2,158,398	-1,589,974	557,327	1,658,398	1,788,398
300	361,697	2,109,901	-1,638,470	508,831	1,609,901	1,739,901
325	353,385	2,061,411	-1,686,961	460,340	1,561,411	1,691,411

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5

Flats	
No of units	8 units
Density:	145 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-62,863	-1,139,386	-4,887,757	-2,740,456	-1,639,386	-1,509,386
20	-70,516	-1,278,106	-5,026,478	-2,879,176	-1,778,106	-1,648,106
30	-74,343	-1,347,466	-5,095,838	-2,948,536	-1,847,466	-1,717,466
50	-81,995	-1,486,168	-5,234,540	-3,087,239	-1,986,168	-1,856,168
70	-89,649	-1,624,888	-5,373,260	-3,225,959	-2,124,888	-1,994,888
90	-97,303	-1,763,609	-5,511,981	-3,364,679	-2,263,609	-2,133,609
100	-101,129	-1,832,969	-5,581,341	-3,434,039	-2,332,969	-2,202,969
125	-110,696	-2,006,360	-5,754,732	-3,607,431	-2,506,360	-2,376,360
150	-120,262	-2,179,751	-5,928,123	-3,780,822	-2,679,751	-2,549,751
175	-129,829	-2,353,143	-6,101,515	-3,954,213	-2,853,143	-2,723,143
200	-139,395	-2,526,534	-6,274,906	-4,127,604	-3,026,534	-2,896,534
225	-148,961	-2,699,925	-6,448,297	-4,300,996	-3,199,925	-3,069,925
250	-158,528	-2,873,317	-6,621,688	-4,474,387	-3,373,317	-3,243,317
275	-168,094	-3,046,708	-6,795,080	-4,647,778	-3,546,708	-3,416,708
300	-177,661	-3,220,099	-6,968,471	-4,821,170	-3,720,099	-3,590,099
325	-187,227	-3,393,490	-7,141,862	-4,994,561	-3,893,490	-3,763,490

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-140,688	-2,549,970	-6,298,342	-4,151,040	-3,049,970	-2,919,970
20	-148,342	-2,688,690	-6,437,062	-4,289,761	-3,188,690	-3,058,690
30	-152,168	-2,758,050	-6,506,422	-4,359,121	-3,258,050	-3,128,050
50	-159,821	-2,896,752	-6,645,124	-4,497,823	-3,396,752	-3,266,752
70	-167,474	-3,035,473	-6,783,845	-4,636,543	-3,535,473	-3,405,473
90	-175,127	-3,174,175	-6,922,547	-4,775,245	-3,674,175	-3,544,175
100	-178,954	-3,243,535	-6,991,907	-4,844,605	-3,743,535	-3,613,535
125	-188,520	-3,416,926	-7,165,298	-5,017,997	-3,916,926	-3,786,926
150	-198,086	-3,590,318	-7,338,689	-5,191,388	-4,090,318	-3,960,318
175	-207,653	-3,763,709	-7,512,081	-5,364,779	-4,263,709	-4,133,709
200	-217,219	-3,937,100	-7,685,472	-5,538,171	-4,437,100	-4,307,100
225	-226,786	-4,110,491	-7,858,863	-5,711,562	-4,610,491	-4,480,491
250	-236,352	-4,283,883	-8,032,255	-5,884,953	-4,783,883	-4,653,883
275	-245,919	-4,457,274	-8,205,646	-6,058,344	-4,957,274	-4,827,274
300	-255,485	-4,630,665	-8,379,037	-6,231,736	-5,130,665	-5,000,665
325	-265,051	-4,804,057	-8,552,428	-6,405,127	-5,304,057	-5,174,057

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-218,602	-3,962,169	-7,710,541	-5,563,240	-4,462,169	-4,332,169
20	-226,255	-4,100,871	-7,849,243	-5,701,942	-4,600,871	-4,470,871
30	-230,082	-4,170,231	-7,918,603	-5,771,302	-4,670,231	-4,540,231
50	-237,735	-4,308,952	-8,057,324	-5,910,022	-4,808,952	-4,678,952
70	-245,388	-4,447,654	-8,196,026	-6,048,724	-4,947,654	-4,817,654
90	-253,041	-4,586,374	-8,334,746	-6,187,445	-5,086,374	-4,956,374
100	-258,868	-4,655,734	-8,404,106	-6,256,805	-5,155,734	-5,025,734
125	-268,435	-4,829,126	-8,577,497	-6,430,196	-5,329,126	-5,199,126
150	-276,001	-5,002,517	-8,750,889	-6,603,587	-5,502,517	-5,372,517
175	-285,567	-5,175,908	-8,924,280	-6,776,979	-5,675,908	-5,545,908
200	-295,134	-5,349,299	-9,097,671	-6,950,370	-5,849,299	-5,719,299
225	-304,700	-5,522,691	-9,271,063	-7,123,761	-6,022,691	-5,892,691
250	-314,267	-5,696,082	-9,444,454	-7,297,152	-6,196,082	-6,066,082
275	-323,833	-5,869,473	-9,617,845	-7,470,544	-6,369,473	-6,239,473
300	-333,399	-6,042,865	-9,791,236	-7,643,935	-6,542,865	-6,412,865
325	-342,966	-6,216,256	-9,964,628	-7,817,326	-6,716,256	-6,586,256

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-78,607	-668,156	-4,416,528	-2,269,227	-1,168,156	-1,038,156
20	-86,647	-753,501	-4,501,873	-2,354,571	-1,253,501	-1,123,501
30	-93,668	-796,177	-4,544,549	-2,397,248	-1,296,177	-1,166,177
50	-103,708	-881,522	-4,629,894	-2,482,592	-1,381,522	-1,251,522
70	-113,750	-966,875	-4,715,247	-2,567,945	-1,466,875	-1,336,875
90	-123,791	-1,052,219	-4,800,591	-2,653,290	-1,552,219	-1,422,219
100	-128,811	-1,094,896	-4,843,268	-2,695,966	-1,594,896	-1,464,896
125	-141,362	-1,201,579	-4,949,951	-2,802,649	-1,701,579	-1,571,579
150	-153,913	-1,308,262	-5,056,633	-2,909,332	-1,808,262	-1,678,262
175	-166,465	-1,414,953	-5,163,325	-3,016,023	-1,914,953	-1,784,953
200	-179,016	-1,521,636	-5,270,007	-3,122,706	-2,021,636	-1,891,636
225	-191,567	-1,628,318	-5,376,690	-3,229,389	-2,128,318	-1,998,318
250	-204,118	-1,735,001	-5,483,373	-3,336,071	-2,235,001	-2,105,001
275	-216,670	-1,841,682	-5,590,064	-3,442,763	-2,341,682	-2,211,682
300	-229,221	-1,948,375	-5,696,747	-3,549,445	-2,448,375	-2,318,375
325	-241,772	-2,055,058	-5,803,430	-3,656,128	-2,555,058	-2,425,058

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-180,713	-1,536,061	-5,284,432	-3,137,131	-2,036,061	-1,906,061
20	-190,754	-1,621,405	-5,369,777	-3,222,476	-2,121,405	-1,991,405
30	-195,774	-1,664,082	-5,412,453	-3,265,152	-2,164,082	-2,034,082
50	-205,815	-1,749,426	-5,497,798	-3,350,497	-2,249,426	-2,119,426
70	-215,856	-1,834,779	-5,583,151	-3,435,850	-2,334,779	-2,204,779
90	-225,897	-1,920,124	-5,668,496	-3,521,194	-2,420,124	-2,290,124
100	-230,918	-1,962,800	-5,711,172	-3,563,871	-2,462,800	-2,332,800
125	-243,469	-2,069,483	-5,817,855	-3,670,553	-2,569,483	-2,439,483
150	-256,020	-2,176,166	-5,924,538	-3,777,236	-2,676,166	-2,546,166
175	-268,571	-2,282,857	-6,031,229	-3,883,927	-2,782,857	-2,652,857
200	-281,122	-2,389,540	-6,137,912	-3,990,610	-2,889,540	-2,759,540
225	-293,673	-2,496,223	-6,244,594	-4,097,293	-2,996,223	-2,866,223
250	-306,224	-2,602,905	-6,351,277	-4,203,976	-3,102,905	-2,972,905
275	-318,776	-2,709,597	-6,457,968	-4,310,667	-3,209,597	-3,079,597
300	-331,327	-2,816,279	-6,564,651	-4,417,350	-3,316,279	-3,186,279
325	-343,878	-2,922,962	-6,671,334	-4,524,032	-3,422,962	-3,292,962

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-282,936	-2,404,958	-6,153,329	-4,006,028	-2,904,958	-2,774,958
20	-292,977	-2,490,302	-6,238,674	-4,091,372	-2,990,302	-2,860,302
30	-297,997	-2,532,979	-6,281,350	-4,134,049	-3,032,979	-2,902,979
50	-308,038	-2,618,323	-6,366,695	-4,219,393	-3,118,323	-2,988,323
70	-318,080	-2,703,676	-6,452,048	-4,304,746	-3,203,676	-3,073,676
90	-328,120	-2,789,021	-6,537,392	-4,390,091	-3,289,021	-3,159,021
100	-333,141	-2,831,697	-6,580,069	-4,432,767	-3,331,697	-3,201,697
125	-345,692	-2,938,380	-6,686,752	-4,539,450	-3,438,380	-3,308,380
150	-358,243	-3,045,063	-6,793,434	-4,646,133	-3,545,063	-3,415,063
175	-370,794	-3,151,745	-6,900,117	-4,752,816	-3,651,745	-3,521,745
200	-383,345	-3,258,437	-7,006,800	-4,859,500	-3,758,437	-3,628,437
225	-395,896	-3,365,119	-7,113,491	-4,966,190	-3,865,119	-3,735,119
250	-408,447	-3,471,802	-7,220,174	-5,072,873	-3,971,802	-3,841,802
275	-420,998	-3,578,485	-7,326,857	-5,179,555	-4,078,485	-3,948,485
300	-433,550	-3,685,176	-7,433,548	-5,286,247	-4,185,176	-4,055,176
325	-446,101	-3,791,859	-7,540,231	-5,392,929	-4,291,859	-4,161,859

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 7	
Houses	
No of units	10 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,038,160	2,595,400	-1,152,972	994,330	2,095,400	2,225,400
20	1,027,196	2,567,991	-1,180,381	966,921	2,067,991	2,197,991
30	1,021,715	2,554,287	-1,194,085	953,216	2,054,287	2,184,287
50	1,010,751	2,526,878	-1,221,494	925,807	2,026,878	2,156,878
70	999,787	2,499,469	-1,248,903	898,398	1,999,469	2,129,469
90	988,824	2,472,060	-1,276,312	870,989	1,972,060	2,102,060
100	983,342	2,458,355	-1,290,017	857,285	1,958,355	2,088,355
125	966,638	2,424,094	-1,324,278	823,024	1,924,094	2,054,094
150	955,933	2,389,833	-1,358,539	788,762	1,889,833	2,019,833
175	942,229	2,355,572	-1,392,800	754,501	1,855,572	1,985,572
200	928,524	2,321,310	-1,427,061	720,240	1,821,310	1,951,310
225	914,820	2,287,049	-1,461,323	685,979	1,787,049	1,917,049
250	901,114	2,252,788	-1,495,586	651,715	1,752,788	1,882,788
275	887,410	2,218,524	-1,529,848	617,454	1,718,524	1,848,524
300	873,705	2,184,263	-1,564,109	583,192	1,684,263	1,814,263
325	860,001	2,150,002	-1,598,370	548,931	1,650,002	1,780,002

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	898,798	2,246,994	-1,501,378	645,924	1,746,994	1,876,994
20	887,834	2,219,585	-1,528,787	618,515	1,719,585	1,849,585
30	882,352	2,205,880	-1,542,491	604,810	1,705,880	1,835,880
50	871,389	2,178,471	-1,569,900	577,401	1,678,471	1,808,471
70	860,425	2,151,063	-1,597,309	549,992	1,651,063	1,781,063
90	849,461	2,123,654	-1,624,718	522,583	1,623,654	1,753,654
100	843,980	2,109,949	-1,638,423	508,879	1,609,949	1,739,949
125	830,275	2,075,688	-1,672,684	474,617	1,575,688	1,705,688
150	816,571	2,041,427	-1,706,945	440,356	1,541,427	1,671,427
175	802,866	2,007,165	-1,741,206	406,095	1,507,165	1,637,165
200	789,162	1,972,904	-1,775,468	371,834	1,472,904	1,602,904
225	775,457	1,938,643	-1,809,729	337,572	1,438,643	1,568,643
250	761,753	1,904,382	-1,843,990	303,311	1,404,382	1,534,382
275	748,047	1,870,118	-1,878,254	269,047	1,370,118	1,500,118
300	734,343	1,835,857	-1,912,515	234,786	1,335,857	1,465,857
325	720,638	1,801,595	-1,946,776	200,525	1,301,595	1,431,595

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	759,277	1,898,192	-1,850,180	297,122	1,398,192	1,528,192
20	748,313	1,870,783	-1,877,589	269,713	1,370,783	1,500,783
30	742,831	1,857,079	-1,891,293	256,008	1,357,079	1,487,079
50	731,868	1,829,670	-1,918,702	228,599	1,329,670	1,459,670
70	720,904	1,802,261	-1,946,111	201,190	1,302,261	1,432,261
90	709,941	1,774,852	-1,973,520	173,781	1,274,852	1,404,852
100	704,459	1,761,147	-1,987,225	160,077	1,261,147	1,391,147
125	690,754	1,726,886	-2,021,486	125,815	1,226,886	1,356,886
150	677,050	1,692,625	-2,055,747	91,554	1,192,625	1,322,625
175	663,344	1,658,361	-2,090,011	57,293	1,158,361	1,288,361
200	649,640	1,624,100	-2,124,272	23,029	1,124,100	1,254,100
225	635,935	1,589,838	-2,158,533	-11,232	1,089,838	1,219,838
250	622,231	1,555,577	-2,192,795	-45,493	1,055,577	1,185,577
275	608,526	1,521,316	-2,227,056	-79,754	1,021,316	1,151,316
300	594,822	1,487,055	-2,261,317	-114,016	987,055	1,117,055
325	581,117	1,452,793	-2,295,578	-148,277	952,793	1,082,793

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,454	-212,148	-3,960,520	-1,813,219	-712,148	-582,148
20	-38,260	-295,647	-4,044,019	-1,896,717	-795,647	-665,647
30	-43,664	-337,400	-4,085,772	-1,938,470	-837,400	-707,400
50	-54,470	-420,906	-4,169,278	-2,021,976	-920,906	-790,906
70	-65,276	-504,405	-4,252,776	-2,105,475	-1,004,405	-874,405
90	-76,083	-587,911	-4,336,283	-2,188,981	-1,087,911	-957,911
100	-81,486	-629,664	-4,378,036	-2,230,734	-1,129,664	-999,664
125	-94,993	-734,039	-4,482,411	-2,335,109	-1,234,039	-1,104,039
150	-108,502	-838,422	-4,586,793	-2,439,492	-1,338,422	-1,208,422
175	-122,009	-942,797	-4,691,168	-2,543,867	-1,442,797	-1,312,797
200	-135,517	-1,047,179	-4,795,551	-2,648,250	-1,547,179	-1,417,179
225	-149,025	-1,151,554	-4,899,926	-2,752,625	-1,651,554	-1,521,554
250	-162,532	-1,255,929	-5,004,301	-2,857,000	-1,755,929	-1,625,929
275	-176,040	-1,360,312	-5,108,684	-2,961,383	-1,860,312	-1,730,312
300	-189,548	-1,464,687	-5,213,059	-3,065,758	-1,964,687	-1,834,687
325	-203,056	-1,569,070	-5,317,442	-3,170,140	-2,069,070	-1,939,070

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-140,767	-1,087,742	-4,836,114	-2,688,812	-1,587,742	-1,457,742
20	-151,573	-1,171,248	-4,919,620	-2,772,319	-1,671,248	-1,541,248
30	-156,977	-1,213,001	-4,961,373	-2,814,072	-1,713,001	-1,583,001
50	-167,782	-1,296,500	-5,044,871	-2,897,570	-1,796,500	-1,666,500
70	-178,589	-1,380,008	-5,128,378	-2,981,076	-1,880,008	-1,750,008
90	-189,395	-1,463,504	-5,211,876	-3,064,575	-1,963,504	-1,833,504
100	-194,798	-1,505,257	-5,253,629	-3,106,328	-2,005,257	-1,875,257
125	-208,306	-1,609,640	-5,358,012	-3,210,711	-2,109,640	-1,979,640
150	-221,814	-1,714,015	-5,462,387	-3,315,086	-2,214,015	-2,084,015
175	-235,322	-1,818,398	-5,566,770	-3,419,468	-2,318,398	-2,188,398
200	-248,829	-1,922,773	-5,671,145	-3,523,843	-2,422,773	-2,292,773
225	-262,338	-2,027,156	-5,775,527	-3,628,226	-2,527,156	-2,397,156
250	-275,845	-2,131,531	-5,879,902	-3,732,601	-2,631,531	-2,501,531
275	-289,353	-2,235,906	-5,984,278	-3,836,976	-2,735,906	-2,605,906
300	-302,861	-2,340,288	-6,088,660	-3,941,359	-2,840,288	-2,710,288
325	-316,368	-2,444,663	-6,193,035	-4,045,734	-2,944,663	-2,814,663

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-254,205	-1,964,311	-5,712,683	-3,565,382	-2,464,311	-2,334,311
20	-265,011	-2,047,810	-5,796,182	-3,648,880	-2,547,810	-2,417,810
30	-270,414	-2,089,563	-5,837,935	-3,690,633	-2,589,563	-2,459,563
50	-281,221	-2,173,069	-5,921,441	-3,774,140	-2,673,069	-2,543,069
70	-292,026	-2,256,568	-6,004,939	-3,857,638	-2,756,568	-2,626,568
90	-302,833	-2,340,074	-6,088,446	-3,941,144	-2,840,074	-2,710,074
100	-308,236	-2,381,827	-6,130,199	-3,982,897	-2,881,827	-2,751,827
125	-321,744	-2,486,202	-6,234,574	-4,087,272	-2,986,202	-2,856,202
150	-335,252	-2,590,585	-6,338,956	-4,191,655	-3,090,585	-2,960,585
175	-348,759	-2,694,960	-6,443,331	-4,296,030	-3,194,960	-3,064,960
200	-362,267	-2,799,335	-6,547,706	-4,400,405	-3,299,335	-3,169,335
225	-375,775	-2,903,717	-6,652,089	-4,504,788	-3,403,717	-3,273,717
250	-389,283	-3,008,092	-6,756,464	-4,609,163	-3,508,092	-3,378,092
275	-402,791	-3,112,475	-6,860,847	-4,713,546	-3,612,475	-3,482,475
300	-416,298	-3,216,850	-6,965,222	-4,817,921	-3,716,850	-3,586,850
325	-429,807	-3,321,233	-7,069,605	-4,922,303	-3,821,233	-3,691,233

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 9	
Houses	
No of units	11 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,126,521	2,560,275	-1,188,096	959,205	2,060,275	2,190,275
20	1,114,606	2,533,196	-1,215,175	932,126	2,033,196	2,163,196
30	1,108,648	2,519,654	-1,228,717	918,584	2,019,654	2,149,654
50	1,096,733	2,492,575	-1,255,796	891,505	1,992,575	2,122,575
70	1,084,817	2,465,494	-1,282,878	864,424	1,965,494	2,095,494
90	1,072,902	2,438,415	-1,309,957	837,344	1,938,415	2,068,415
100	1,066,944	2,424,873	-1,323,499	823,802	1,924,873	2,054,873
125	1,052,050	2,391,023	-1,357,349	789,952	1,891,023	2,021,023
150	1,037,156	2,357,173	-1,391,199	756,102	1,857,173	1,987,173
175	1,022,261	2,323,320	-1,425,051	722,250	1,823,320	1,953,320
200	1,007,367	2,289,470	-1,458,902	688,400	1,789,470	1,919,470
225	992,473	2,255,620	-1,492,752	654,550	1,755,620	1,885,620
250	977,579	2,221,770	-1,526,602	620,700	1,721,770	1,851,770
275	962,684	2,187,918	-1,560,454	586,847	1,687,918	1,817,918
300	947,790	2,154,068	-1,594,304	552,997	1,654,068	1,784,068
325	932,896	2,120,218	-1,628,154	519,147	1,620,218	1,750,218

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	975,061	2,216,047	-1,532,325	614,976	1,716,047	1,846,047
20	963,146	2,188,967	-1,559,404	587,897	1,688,967	1,818,967
30	957,187	2,175,426	-1,572,946	574,355	1,675,426	1,805,426
50	945,272	2,148,346	-1,600,025	547,276	1,648,346	1,778,346
70	933,357	2,121,265	-1,627,107	520,195	1,621,265	1,751,265
90	921,441	2,094,184	-1,654,188	493,113	1,594,184	1,724,184
100	915,483	2,080,644	-1,667,728	479,574	1,580,644	1,710,644
125	900,589	2,046,794	-1,701,578	445,724	1,546,794	1,676,794
150	885,694	2,012,942	-1,735,430	411,871	1,512,942	1,642,942
175	870,800	1,979,091	-1,769,280	378,021	1,479,091	1,609,091
200	855,906	1,945,241	-1,803,130	344,171	1,445,241	1,575,241
225	841,012	1,911,391	-1,836,980	310,321	1,411,391	1,541,391
250	826,117	1,877,539	-1,870,833	276,469	1,377,539	1,507,539
275	811,223	1,843,689	-1,904,683	242,618	1,343,689	1,473,689
300	796,329	1,809,839	-1,938,533	208,768	1,309,839	1,439,839
325	781,434	1,775,986	-1,972,386	174,916	1,275,986	1,405,986

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	823,428	1,871,427	-1,876,945	270,356	1,371,427	1,501,427
20	811,512	1,844,345	-1,904,027	243,275	1,344,345	1,474,345
30	805,554	1,830,806	-1,917,566	229,735	1,330,806	1,460,806
50	793,639	1,803,724	-1,944,648	202,654	1,303,724	1,433,724
70	781,723	1,776,643	-1,971,729	175,572	1,276,643	1,406,643
90	769,808	1,749,564	-1,998,808	148,493	1,249,564	1,379,564
100	763,850	1,736,022	-2,012,350	134,951	1,236,022	1,366,022
125	748,956	1,702,172	-2,046,200	101,101	1,202,172	1,332,172
150	734,061	1,668,322	-2,080,050	67,251	1,168,322	1,298,322
175	719,167	1,634,471	-2,113,900	33,401	1,134,471	1,264,471
200	704,272	1,600,619	-2,147,753	-1	1,100,619	1,230,619
225	689,378	1,566,769	-2,181,603	-34,301	1,066,769	1,196,769
250	674,484	1,532,919	-2,215,453	-68,151	1,032,919	1,162,919
275	659,589	1,499,067	-2,249,306	-102,004	999,067	1,129,067
300	644,695	1,465,216	-2,283,155	-135,854	965,216	1,095,216
325	629,801	1,431,366	-2,317,005	-169,704	931,366	1,061,366

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10	
Flats	
No of units	15 units
Density:	95 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-94,931	-601,229	-4,349,601	-2,202,300	-1,101,229	-971,229
20	-109,345	-692,520	-4,440,892	-2,293,591	-1,192,520	-1,062,520
30	-116,552	-738,166	-4,486,538	-2,339,236	-1,238,166	-1,108,166
50	-130,967	-829,457	-4,577,829	-2,430,527	-1,329,457	-1,199,457
70	-145,382	-920,754	-4,669,126	-2,521,825	-1,420,754	-1,290,754
90	-159,797	-1,012,045	-4,760,417	-2,613,116	-1,512,045	-1,382,045
100	-167,004	-1,057,691	-4,806,062	-2,658,761	-1,557,691	-1,427,691
125	-185,023	-1,171,811	-4,920,183	-2,772,881	-1,671,811	-1,541,811
150	-203,041	-1,285,925	-5,034,296	-2,886,995	-1,785,925	-1,655,925
175	-221,059	-1,400,038	-5,148,410	-3,001,109	-1,900,038	-1,770,038
200	-239,078	-1,514,158	-5,262,530	-3,115,229	-2,014,158	-1,884,158
225	-257,096	-1,628,272	-5,376,644	-3,229,343	-2,128,272	-1,998,272
250	-275,114	-1,742,386	-5,490,758	-3,343,456	-2,242,386	-2,112,386
275	-293,133	-1,856,506	-5,604,878	-3,457,577	-2,356,506	-2,226,506
300	-311,151	-1,970,620	-5,718,992	-3,571,690	-2,470,620	-2,340,620
325	-329,168	-2,084,734	-5,833,105	-3,685,804	-2,584,734	-2,454,734

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£243,914	-1,544,789	-5,293,161	-3,145,860	-2,044,789	-1,914,789
20	-258,328	-1,636,080	-5,384,452	-3,237,151	-2,136,080	-2,006,080
30	-265,536	-1,681,726	-5,430,097	-3,282,796	-2,181,726	-2,051,726
50	-279,950	-1,773,017	-5,521,388	-3,374,087	-2,273,017	-2,143,017
70	-294,365	-1,864,314	-5,612,686	-3,465,384	-2,364,314	-2,234,314
90	-308,780	-1,955,605	-5,703,977	-3,556,675	-2,455,605	-2,325,605
100	-315,987	-2,001,251	-5,749,622	-3,602,321	-2,501,251	-2,371,251
125	-334,006	-2,115,371	-5,863,742	-3,716,441	-2,615,371	-2,485,371
150	-352,024	-2,229,484	-5,977,856	-3,830,555	-2,729,484	-2,599,484
175	-370,042	-2,343,598	-6,091,970	-3,944,669	-2,843,598	-2,713,598
200	-388,061	-2,457,718	-6,206,090	-4,058,789	-2,957,718	-2,827,718
225	-406,079	-2,571,832	-6,320,204	-4,172,903	-3,071,832	-2,941,832
250	-424,097	-2,685,946	-6,434,318	-4,287,016	-3,185,946	-3,055,946
275	-442,116	-2,800,066	-6,548,438	-4,401,136	-3,300,066	-3,170,066
300	-460,134	-2,914,180	-6,662,552	-4,515,250	-3,414,180	-3,284,180
325	-478,152	-3,028,294	-6,776,666	-4,629,364	-3,528,294	-3,398,294

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-393,065	-2,489,410	-6,237,782	-4,090,481	-2,989,410	-2,859,410
20	-407,480	-2,580,708	-6,329,080	-4,181,778	-3,080,708	-2,950,708
30	-414,687	-2,626,353	-6,374,725	-4,227,424	-3,126,353	-2,996,353
50	-429,102	-2,717,644	-6,466,016	-4,318,715	-3,217,644	-3,087,644
70	-443,516	-2,808,935	-6,557,307	-4,410,006	-3,308,935	-3,178,935
90	-457,931	-2,900,233	-6,648,604	-4,501,303	-3,400,233	-3,270,233
100	-465,139	-2,945,878	-6,694,250	-4,546,949	-3,445,878	-3,315,878
125	-483,157	-3,059,992	-6,808,364	-4,661,062	-3,559,992	-3,429,992
150	-501,176	-3,174,112	-6,922,484	-4,775,182	-3,674,112	-3,544,112
175	-519,194	-3,288,226	-7,036,596	-4,889,296	-3,788,226	-3,658,226
200	-537,212	-3,402,340	-7,150,711	-5,003,410	-3,902,340	-3,772,340
225	-555,230	-3,516,460	-7,264,831	-5,117,530	-4,016,460	-3,886,460
250	-573,248	-3,630,573	-7,378,945	-5,231,644	-4,130,573	-4,000,573
275	-591,266	-3,744,687	-7,493,059	-5,345,758	-4,244,687	-4,114,687
300	-609,285	-3,858,807	-7,607,179	-5,459,878	-4,358,807	-4,228,807
325	-627,303	-3,972,921	-7,721,293	-5,573,992	-4,472,921	-4,342,921

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,110,590	2,638,238	-1,110,134	1,037,167	2,138,238	2,268,238
20	2,090,729	2,613,412	-1,134,960	1,012,341	2,113,412	2,243,412
30	2,080,798	2,600,997	-1,147,374	999,927	2,100,997	2,230,997
50	2,060,936	2,576,170	-1,172,202	975,100	2,076,170	2,206,170
70	2,041,074	2,551,343	-1,197,029	950,273	2,051,343	2,181,343
90	2,021,214	2,526,517	-1,221,855	925,447	2,026,517	2,156,517
100	2,011,282	2,514,103	-1,234,269	913,032	2,014,103	2,144,103
125	1,986,455	2,483,068	-1,265,303	881,998	1,983,068	2,113,068
150	1,961,628	2,452,035	-1,296,336	850,965	1,952,035	2,082,035
175	1,936,801	2,421,001	-1,327,371	819,931	1,921,001	2,051,001
200	1,911,974	2,389,968	-1,358,404	788,898	1,889,968	2,019,968
225	1,887,147	2,358,934	-1,389,438	757,863	1,858,934	1,988,934
250	1,862,320	2,327,900	-1,420,471	726,830	1,827,900	1,957,900
275	1,837,493	2,296,866	-1,451,506	695,796	1,796,866	1,926,866
300	1,812,665	2,265,832	-1,482,540	664,761	1,765,832	1,895,832
325	1,787,839	2,234,799	-1,513,573	633,728	1,734,799	1,864,799

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,835,017	2,293,772	-1,454,600	692,701	1,793,772	1,923,772
20	1,815,155	2,268,944	-1,479,427	667,874	1,768,944	1,898,944
30	1,805,224	2,256,530	-1,491,842	655,460	1,756,530	1,886,530
50	1,785,362	2,231,703	-1,516,669	630,632	1,731,703	1,861,703
70	1,765,501	2,206,877	-1,541,495	605,807	1,706,877	1,836,877
90	1,745,640	2,182,050	-1,566,322	580,979	1,682,050	1,812,050
100	1,735,708	2,169,635	-1,578,736	568,565	1,669,635	1,799,635
125	1,710,882	2,138,602	-1,609,769	537,532	1,638,602	1,768,602
150	1,686,054	2,107,568	-1,640,804	506,498	1,607,568	1,737,568
175	1,661,228	2,076,535	-1,671,837	475,464	1,576,535	1,706,535
200	1,636,401	2,045,501	-1,702,871	444,430	1,545,501	1,675,501
225	1,611,574	2,014,466	-1,733,906	413,396	1,514,466	1,644,466
250	1,586,746	1,983,433	-1,764,939	382,363	1,483,433	1,613,433
275	1,561,919	1,952,399	-1,795,973	351,328	1,452,399	1,582,399
300	1,537,092	1,921,366	-1,827,006	320,295	1,421,366	1,551,366
325	1,512,265	1,890,331	-1,858,041	289,261	1,390,331	1,520,331

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,559,134	1,948,917	-1,799,454	347,847	1,448,917	1,578,917
20	1,539,273	1,924,092	-1,824,280	323,021	1,424,092	1,554,092
30	1,529,342	1,911,677	-1,836,695	310,607	1,411,677	1,541,677
50	1,509,480	1,886,850	-1,861,522	285,780	1,386,850	1,516,850
70	1,489,618	1,862,023	-1,886,349	260,952	1,362,023	1,492,023
90	1,469,757	1,837,197	-1,911,175	236,126	1,337,197	1,467,197
100	1,459,826	1,824,783	-1,923,589	223,712	1,324,783	1,454,783
125	1,434,999	1,793,748	-1,954,624	192,678	1,293,748	1,423,748
150	1,410,172	1,762,715	-1,985,657	161,645	1,262,715	1,392,715
175	1,385,345	1,731,681	-2,016,691	130,610	1,231,681	1,361,681
200	1,360,518	1,700,648	-2,047,724	99,577	1,200,648	1,330,648
225	1,335,691	1,669,613	-2,078,758	68,543	1,169,613	1,299,613
250	1,310,864	1,638,580	-2,109,792	37,510	1,138,580	1,268,580
275	1,286,037	1,607,546	-2,140,826	6,476	1,107,546	1,237,546
300	1,261,209	1,576,512	-2,171,860	-24,559	1,076,512	1,206,512
325	1,236,383	1,545,478	-2,202,893	-55,592	1,045,478	1,175,478

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-147,269	-368,174	-4,116,545	-1,969,244	-868,174	-738,174
20	-175,984	-439,959	-4,188,331	-2,041,030	-939,959	-809,959
30	-190,340	-475,851	-4,224,223	-2,076,921	-975,851	-845,851
50	-219,055	-547,637	-4,296,009	-2,148,707	-1,047,637	-917,637
70	-247,769	-619,423	-4,367,794	-2,220,493	-1,119,423	-989,423
90	-276,483	-691,208	-4,439,580	-2,292,279	-1,191,208	-1,061,208
100	-290,841	-727,102	-4,475,474	-2,328,173	-1,227,102	-1,097,102
125	-326,734	-816,834	-4,565,206	-2,417,904	-1,316,834	-1,186,834
150	-362,626	-906,566	-4,654,937	-2,507,636	-1,406,566	-1,276,566
175	-398,519	-996,297	-4,744,669	-2,597,368	-1,496,297	-1,366,297
200	-434,413	-1,086,031	-4,834,403	-2,687,102	-1,586,031	-1,456,031
225	-470,305	-1,175,763	-4,924,135	-2,776,833	-1,675,763	-1,545,763
250	-506,198	-1,265,495	-5,013,866	-2,866,565	-1,765,495	-1,635,495
275	-542,090	-1,355,226	-5,103,598	-2,956,297	-1,855,226	-1,725,226
300	-577,984	-1,444,960	-5,193,332	-3,046,031	-1,944,960	-1,814,960
325	-613,877	-1,534,692	-5,283,064	-3,135,762	-2,034,692	-1,904,692

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-445,241	-1,113,103	-4,861,475	-2,714,173	-1,613,103	-1,483,103
20	-473,955	-1,184,889	-4,933,260	-2,785,859	-1,684,889	-1,554,889
30	-488,312	-1,220,780	-4,969,152	-2,821,851	-1,720,780	-1,590,780
50	-517,026	-1,292,566	-5,040,938	-2,893,636	-1,792,566	-1,662,566
70	-545,741	-1,364,352	-5,112,724	-2,965,422	-1,864,352	-1,734,352
90	-574,455	-1,436,138	-5,184,509	-3,037,208	-1,936,138	-1,806,138
100	-588,812	-1,472,029	-5,220,401	-3,073,100	-1,972,029	-1,842,029
125	-624,705	-1,561,763	-5,310,135	-3,162,834	-2,061,763	-1,931,763
150	-660,598	-1,651,495	-5,399,867	-3,252,565	-2,151,495	-2,021,495
175	-696,491	-1,741,227	-5,489,598	-3,342,297	-2,241,227	-2,111,227
200	-732,383	-1,830,958	-5,579,330	-3,432,029	-2,330,958	-2,200,958
225	-768,276	-1,920,690	-5,669,062	-3,521,760	-2,420,690	-2,290,690
250	-804,170	-2,010,424	-5,758,796	-3,611,494	-2,510,424	-2,380,424
275	-840,062	-2,100,155	-5,848,527	-3,701,226	-2,600,155	-2,470,155
300	-875,955	-2,189,887	-5,938,259	-3,790,957	-2,689,887	-2,559,887
325	-911,847	-2,279,619	-6,027,990	-3,880,689	-2,779,619	-2,649,619

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-743,546	-1,858,865	-5,607,237	-3,459,936	-2,358,865	-2,228,865
20	-772,260	-1,930,651	-5,679,023	-3,531,722	-2,430,651	-2,300,651
30	-786,617	-1,966,543	-5,714,915	-3,567,613	-2,466,543	-2,336,543
50	-815,331	-2,038,329	-5,786,700	-3,639,399	-2,538,329	-2,408,329
70	-844,046	-2,110,114	-5,858,486	-3,711,185	-2,610,114	-2,480,114
90	-872,760	-2,181,900	-5,930,272	-3,782,971	-2,681,900	-2,551,900
100	-887,118	-2,217,794	-5,966,166	-3,818,865	-2,717,794	-2,587,794
125	-923,010	-2,307,526	-6,055,898	-3,908,596	-2,807,526	-2,677,526
150	-958,903	-2,397,258	-6,145,629	-3,998,328	-2,897,258	-2,767,258
175	-994,796	-2,486,989	-6,235,361	-4,088,060	-2,986,989	-2,856,989
200	-1,030,689	-2,576,723	-6,325,093	-4,177,794	-3,076,723	-2,946,723
225	-1,066,582	-2,666,455	-6,414,827	-4,267,525	-3,166,455	-3,036,455
250	-1,102,475	-2,756,186	-6,504,558	-4,357,257	-3,256,186	-3,126,186
275	-1,138,367	-2,845,918	-6,594,290	-4,446,988	-3,345,918	-3,215,918
300	-1,174,260	-2,935,650	-6,684,021	-4,536,720	-3,435,650	-3,305,650
325	-1,210,153	-3,025,384	-6,773,756	-4,626,454	-3,525,384	-3,395,384

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	781,051	1,796,418	-1,951,954	195,347	1,296,418	1,426,418
20	733,412	1,686,847	-2,061,525	85,777	1,186,847	1,316,847
30	709,592	1,632,062	-2,116,310	30,992	1,132,062	1,262,062
50	661,953	1,522,492	-2,225,880	-78,579	1,022,492	1,152,492
70	614,314	1,412,921	-2,335,451	-188,149	912,921	1,042,921
90	566,674	1,303,351	-2,445,021	-297,720	803,351	933,351
100	542,855	1,248,566	-2,499,806	-352,505	748,566	878,566
125	483,304	1,111,600	-2,636,771	-489,470	611,600	741,600
150	423,755	974,637	-2,773,734	-626,433	474,637	604,637
175	364,206	837,674	-2,910,697	-763,396	337,674	467,674
200	304,657	700,711	-3,047,660	-900,359	200,711	330,711
225	245,108	563,748	-3,184,623	-1,037,322	63,748	193,748
250	185,558	426,783	-3,321,589	-1,174,287	-73,217	56,783
275	126,009	289,820	-3,458,552	-1,311,250	-210,180	-80,180
300	66,460	152,857	-3,595,515	-1,448,213	-347,143	-217,143
325	6,910	15,894	-3,732,478	-1,585,176	-484,106	-354,106

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£225	£250

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	271,805	625,152	-3,123,220	-975,918	125,152	255,152
20	224,166	515,582	-3,232,790	-1,085,489	15,582	145,582
30	200,345	460,794	-3,287,578	-1,140,276	-39,206	90,794
50	152,706	351,224	-3,397,148	-1,249,847	-148,776	-18,776
70	105,067	241,653	-3,506,719	-1,359,417	-258,347	-128,347
90	57,427	132,083	-3,616,289	-1,468,988	-367,917	-237,917
100	33,608	77,298	-3,671,074	-1,523,773	-422,702	-292,702
125	-26,366	-60,641	-3,809,013	-1,661,711	-560,641	-430,641
150	-86,889	-199,844	-3,948,216	-1,800,915	-699,844	-569,844
175	-147,413	-339,050	-4,087,422	-1,940,120	-839,050	-709,050
200	-207,936	-478,253	-4,226,625	-2,079,323	-978,253	-848,253
225	-268,459	-617,456	-4,365,828	-2,218,527	-1,117,456	-987,456
250	-328,982	-756,659	-4,505,031	-2,357,730	-1,256,659	-1,126,659
275	-389,505	-895,863	-4,644,234	-2,496,933	-1,395,863	-1,265,863
300	-450,029	-1,035,066	-4,783,438	-2,636,136	-1,535,066	-1,405,066
325	-510,552	-1,174,269	-4,922,641	-2,775,339	-1,674,269	-1,544,269

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£30

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-241,919	-556,414	-4,304,786	-2,157,484	-1,056,414	-926,414
20	-290,338	-667,778	-4,416,150	-2,268,849	-1,167,778	-1,037,778
30	-314,547	-723,458	-4,471,830	-2,324,529	-1,223,458	-1,093,458
50	-362,966	-834,823	-4,583,195	-2,435,893	-1,334,823	-1,204,823
70	-411,385	-946,185	-4,694,557	-2,547,255	-1,446,185	-1,316,185
90	-459,803	-1,057,547	-4,805,919	-2,658,617	-1,557,547	-1,427,547
100	-484,013	-1,113,229	-4,861,601	-2,714,300	-1,613,229	-1,483,229
125	-544,536	-1,252,432	-5,000,804	-2,853,503	-1,752,432	-1,622,432
150	-605,059	-1,391,636	-5,140,007	-2,992,706	-1,891,636	-1,761,636
175	-665,582	-1,530,839	-5,279,211	-3,131,909	-2,030,839	-1,900,839
200	-726,105	-1,670,042	-5,418,414	-3,271,112	-2,170,042	-2,040,042
225	-786,628	-1,809,245	-5,557,617	-3,410,315	-2,309,245	-2,179,245
250	-847,152	-1,948,451	-5,696,822	-3,549,521	-2,448,451	-2,318,451
275	-907,676	-2,087,654	-5,836,026	-3,688,724	-2,587,654	-2,457,654
300	-968,199	-2,226,857	-5,975,229	-3,827,927	-2,726,857	-2,596,857
325	-1,028,722	-2,366,060	-6,114,432	-3,967,131	-2,866,060	-2,736,060

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,851,620	3,881,296	132,924	2,280,225	3,381,296	3,511,296
20	4,802,797	3,842,237	93,866	2,241,167	3,342,237	3,472,237
30	4,778,385	3,822,708	74,336	2,221,638	3,322,708	3,452,708
50	4,729,563	3,783,650	35,278	2,182,580	3,283,650	3,413,650
70	4,680,740	3,744,592	-3,780	2,143,521	3,244,592	3,374,592
90	4,631,916	3,705,533	-42,839	2,104,463	3,205,533	3,335,533
100	4,607,505	3,686,004	-62,368	2,084,933	3,186,004	3,316,004
125	4,546,476	3,637,181	-111,191	2,036,111	3,137,181	3,267,181
150	4,485,448	3,588,358	-160,014	1,987,288	3,088,358	3,218,358
175	4,424,418	3,539,535	-208,837	1,938,464	3,039,535	3,169,535
200	4,363,390	3,490,712	-257,660	1,889,641	2,990,712	3,120,712
225	4,302,361	3,441,889	-306,483	1,840,819	2,941,889	3,071,889
250	4,241,333	3,393,066	-355,306	1,791,996	2,893,066	3,023,066
275	4,180,303	3,344,243	-404,129	1,743,172	2,844,243	2,974,243
300	4,119,275	3,295,420	-452,952	1,694,349	2,795,420	2,925,420
325	4,058,246	3,246,597	-501,775	1,645,527	2,746,597	2,876,597

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,199,875	3,359,900	-388,472	1,758,830	2,859,900	2,989,900
20	4,151,053	3,320,842	-427,529	1,719,772	2,820,842	2,950,842
30	4,126,641	3,301,313	-447,059	1,700,243	2,801,313	2,931,313
50	4,077,818	3,262,255	-486,117	1,661,184	2,762,255	2,892,255
70	4,028,995	3,223,196	-525,176	1,622,126	2,723,196	2,853,196
90	3,980,172	3,184,137	-564,234	1,583,067	2,684,137	2,814,137
100	3,950,760	3,164,608	-583,764	1,563,538	2,664,608	2,794,608
125	3,894,732	3,115,785	-632,586	1,514,715	2,615,785	2,745,785
150	3,833,703	3,066,962	-681,409	1,465,892	2,566,962	2,696,962
175	3,772,675	3,018,140	-730,232	1,417,069	2,518,140	2,648,140
200	3,711,646	2,969,316	-779,056	1,368,246	2,469,316	2,599,316
225	3,650,617	2,920,493	-827,879	1,319,423	2,420,493	2,550,493
250	3,589,588	2,871,670	-876,701	1,270,600	2,371,670	2,501,670
275	3,528,559	2,822,847	-925,525	1,221,776	2,322,847	2,452,847
300	3,467,530	2,774,024	-974,348	1,172,951	2,274,024	2,404,024
325	3,406,501	2,725,201	-1,023,171	1,124,124	2,225,201	2,355,201

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,547,386	2,837,909	-910,463	1,236,838	2,337,909	2,467,909
20	3,498,563	2,798,850	-949,522	1,197,780	2,298,850	2,428,850
30	3,474,151	2,779,321	-969,051	1,178,250	2,279,321	2,409,321
50	3,425,328	2,740,262	-1,008,110	1,139,192	2,240,262	2,370,262
70	3,376,506	2,701,204	-1,047,167	1,100,134	2,201,204	2,331,204
90	3,327,682	2,662,146	-1,086,226	1,061,075	2,162,146	2,292,146
100	3,303,271	2,642,617	-1,105,755	1,041,546	2,142,617	2,272,617
125	3,242,242	2,593,794	-1,154,578	992,723	2,093,794	2,223,794
150	3,181,213	2,544,970	-1,203,402	943,900	2,044,970	2,174,970
175	3,120,184	2,496,147	-1,252,224	895,077	1,996,147	2,126,147
200	3,059,156	2,447,325	-1,301,047	846,254	1,947,325	2,077,325
225	2,998,127	2,398,502	-1,349,870	797,431	1,898,502	2,028,502
250	2,937,098	2,349,678	-1,398,694	748,608	1,849,678	1,979,678
275	2,876,069	2,300,855	-1,447,516	699,785	1,800,855	1,930,855
300	2,815,041	2,252,032	-1,496,339	650,962	1,752,032	1,882,032
325	2,754,012	2,203,210	-1,545,162	602,139	1,703,210	1,833,210

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 15

Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,428,283	4,456,768	708,396	2,855,698	3,956,768	4,086,768
20	3,379,741	4,393,663	645,291	2,792,592	3,893,663	4,023,663
30	3,355,470	4,362,111	613,739	2,761,040	3,862,111	3,992,111
50	3,306,928	4,299,006	550,635	2,697,936	3,799,006	3,929,006
70	3,258,386	4,235,902	487,531	2,634,832	3,735,902	3,865,902
90	3,209,844	4,172,797	424,425	2,571,726	3,672,797	3,802,797
100	3,185,573	4,141,245	392,873	2,540,174	3,641,245	3,771,245
125	3,124,895	4,062,364	313,992	2,461,294	3,562,364	3,692,364
150	3,064,218	3,983,483	235,111	2,382,413	3,483,483	3,613,483
175	3,003,541	3,904,604	156,232	2,303,533	3,404,604	3,534,604
200	2,942,864	3,825,723	77,351	2,224,652	3,325,723	3,455,723
225	2,882,186	3,746,842	-1,530	2,145,772	3,246,842	3,376,842
250	2,821,509	3,667,961	-80,411	2,066,891	3,167,961	3,297,961
275	2,760,831	3,589,080	-159,292	1,988,010	3,089,080	3,219,080
300	2,700,153	3,510,199	-238,172	1,909,129	3,010,199	3,140,199
325	2,639,476	3,431,319	-317,053	1,830,248	2,931,319	3,061,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,828,753	3,677,379	-70,993	2,076,309	3,177,379	3,307,379
20	2,780,211	3,614,275	-134,097	2,013,204	3,114,275	3,244,275
30	2,755,941	3,582,723	-165,649	1,981,652	3,082,723	3,212,723
50	2,707,398	3,519,617	-228,755	1,918,547	3,019,617	3,149,617
70	2,658,856	3,456,513	-291,859	1,855,443	2,956,513	3,086,513
90	2,610,313	3,393,409	-354,963	1,792,339	2,893,409	3,023,409
100	2,586,044	3,361,857	-386,515	1,760,786	2,861,857	2,991,857
125	2,525,366	3,282,976	-465,396	1,681,906	2,782,976	2,912,976
150	2,464,689	3,204,095	-544,277	1,603,025	2,704,095	2,834,095
175	2,404,011	3,125,214	-623,157	1,524,144	2,625,214	2,755,214
200	2,343,333	3,046,333	-702,037	1,445,263	2,546,333	2,676,333
225	2,282,655	2,967,452	-780,917	1,366,382	2,467,452	2,597,452
250	2,221,977	2,888,571	-859,797	1,287,501	2,388,571	2,518,571
275	2,161,299	2,809,690	-938,677	1,208,620	2,309,690	2,439,690
300	2,100,621	2,730,809	-1,017,557	1,129,739	2,230,809	2,360,809
325	2,040,943	2,651,928	-1,096,437	1,050,858	2,151,928	2,281,928

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,228,136	2,896,576	-851,795	1,295,506	2,396,576	2,526,576
20	2,178,800	2,832,440	-915,932	1,231,370	2,332,440	2,462,440
30	2,154,132	2,800,372	-948,000	1,199,302	2,300,372	2,430,372
50	2,104,796	2,736,235	-1,012,137	1,135,164	2,236,235	2,366,235
70	2,055,460	2,672,099	-1,076,273	1,071,028	2,172,099	2,302,099
90	2,006,124	2,607,961	-1,140,411	1,006,891	2,107,961	2,237,961
100	1,981,456	2,575,893	-1,172,479	974,823	2,075,893	2,205,893
125	1,919,787	2,495,723	-1,252,649	894,653	1,995,723	2,125,723
150	1,858,116	2,415,551	-1,332,820	814,481	1,915,551	2,045,551
175	1,796,447	2,335,381	-1,412,991	734,311	1,835,381	1,965,381
200	1,734,777	2,255,210	-1,493,162	654,139	1,755,210	1,885,210
225	1,673,107	2,175,040	-1,573,332	573,969	1,675,040	1,805,040
250	1,611,437	2,094,868	-1,653,504	493,798	1,594,868	1,724,868
275	1,549,768	2,014,698	-1,733,674	413,628	1,514,698	1,644,698
300	1,488,097	1,934,527	-1,813,845	333,456	1,434,527	1,564,527
325	1,426,428	1,854,356	-1,894,015	253,286	1,354,356	1,484,356

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1 Benchmark land value 1 - Secondary office £3,748,372	BLV2 value 2 - Secondary industrial/warehouse £1,601,070	BLV3 value 2- Urban openspace & other resi backlands £500,000	BLV4 Benchmark land value 3 - Greenfield (higher) £370,000
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Site type 16

Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,519,733	4,237,827	489,455	2,636,756	3,737,827	3,867,827
20	6,426,102	4,176,966	428,595	2,575,896	3,676,966	3,806,966
30	6,379,287	4,146,536	398,164	2,545,466	3,646,536	3,776,536
50	6,285,655	4,085,675	337,304	2,484,605	3,585,675	3,715,675
70	6,192,022	4,024,815	276,443	2,423,744	3,524,815	3,654,815
90	6,098,391	3,963,954	215,583	2,362,884	3,463,954	3,593,954
100	6,051,576	3,933,524	185,153	2,332,454	3,433,524	3,563,524
125	5,934,536	3,857,448	109,077	2,256,378	3,357,448	3,487,448
150	5,817,496	3,781,373	33,001	2,180,302	3,281,373	3,411,373
175	5,700,458	3,705,297	-43,074	2,104,227	3,205,297	3,335,297
200	5,583,418	3,629,222	-119,150	2,028,151	3,129,222	3,259,222
225	5,466,379	3,553,146	-195,225	1,952,076	3,053,146	3,183,146
250	5,349,339	3,477,070	-271,301	1,876,000	2,977,070	3,107,070
275	5,232,299	3,400,995	-347,377	1,799,924	2,900,995	3,030,995
300	5,115,261	3,324,919	-423,452	1,723,849	2,824,919	2,954,919
325	4,998,221	3,248,844	-499,528	1,647,773	2,748,844	2,878,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,372,529	3,492,144	-256,228	1,891,073	2,992,144	3,122,144
20	5,278,896	3,431,283	-317,089	1,830,212	2,931,283	3,061,283
30	5,232,081	3,400,853	-347,519	1,799,782	2,900,853	3,030,853
50	5,138,450	3,339,992	-408,379	1,738,922	2,839,992	2,969,992
70	5,044,818	3,279,132	-469,240	1,678,061	2,779,132	2,909,132
90	4,951,187	3,218,271	-530,100	1,617,201	2,718,271	2,848,271
100	4,904,370	3,187,841	-560,531	1,586,770	2,687,841	2,817,841
125	4,787,332	3,111,766	-636,606	1,510,695	2,611,766	2,741,766
150	4,670,292	3,035,690	-712,682	1,434,619	2,535,690	2,665,690
175	4,553,252	2,959,614	-788,758	1,358,543	2,459,614	2,589,614
200	4,436,212	2,883,538	-864,834	1,282,467	2,383,538	2,513,538
225	4,319,172	2,807,462	-940,910	1,206,391	2,307,462	2,437,462
250	4,192,132	2,721,386	-1,016,986	1,130,315	2,231,386	2,361,386
275	4,065,092	2,635,310	-1,093,062	1,054,239	2,155,310	2,285,310
300	3,938,052	2,549,234	-1,169,138	978,163	2,079,234	2,209,234
325	3,811,012	2,463,158	-1,245,214	902,087	2,003,158	2,133,158

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,223,867	2,745,513	-1,002,858	1,144,443	2,245,513	2,375,513
20	4,128,704	2,683,657	-1,064,714	1,082,587	2,183,657	2,313,657
30	4,081,123	2,652,730	-1,095,642	1,051,659	2,152,730	2,282,730
50	3,985,959	2,590,874	-1,157,498	989,803	2,090,874	2,220,874
70	3,890,796	2,529,018	-1,219,354	927,947	2,029,018	2,159,018
90	3,795,633	2,467,162	-1,281,210	866,091	1,967,162	2,097,162
100	3,748,052	2,436,234	-1,312,138	835,164	1,936,234	2,066,234
125	3,629,098	2,358,914	-1,389,458	757,844	1,858,914	1,988,914
150	3,510,145	2,281,594	-1,466,778	680,524	1,781,594	1,911,594
175	3,391,191	2,204,274	-1,544,097	603,204	1,704,274	1,834,274
200	3,272,238	2,126,954	-1,621,417	525,884	1,626,954	1,756,954
225	3,153,284	2,049,634	-1,698,737	448,564	1,549,634	1,679,634
250	3,034,330	1,972,314	-1,776,057	371,244	1,472,314	1,602,314
275	2,915,377	1,894,994	-1,853,377	293,924	1,394,994	1,524,994
300	2,796,423	1,817,674	-1,930,697	216,604	1,317,674	1,447,674
325	2,677,469	1,740,354	-2,008,017	139,284	1,240,354	1,370,354

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£325	£325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	275	325	325	325
2 - £6,082 per sq m	20	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	30	30
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	#N/A	20
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	90	125
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	20	50
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	20	50
2 - £6,082 per sq m	#N/A	#N/A	#N/A	#N/A
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	275	325	325
2 - £6,082 per sq m	#N/A	70	250	275
3 - £5,705 per sq m	#N/A	#N/A	50	70

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	250	325	325	325
3 - £5,705 per sq m	0	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	200	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	128,461	2,569,227	-1,179,145	968,156	2,069,227	2,199,227
20	127,253	2,545,064	-1,203,308	943,993	2,045,064	2,175,064
30	126,649	2,532,982	-1,215,390	931,912	2,032,982	2,162,982
50	125,442	2,508,839	-1,239,533	907,769	2,008,839	2,138,839
70	124,234	2,484,676	-1,263,696	883,606	1,984,676	2,114,676
90	123,026	2,460,513	-1,287,859	859,443	1,960,513	2,090,513
100	122,422	2,448,432	-1,299,940	847,361	1,948,432	2,078,432
125	120,911	2,418,228	-1,330,144	817,158	1,918,228	2,048,228
150	119,401	2,388,024	-1,360,348	786,954	1,888,024	2,018,024
175	117,891	2,357,820	-1,390,551	756,750	1,857,820	1,987,820
200	116,382	2,327,617	-1,420,755	726,546	1,827,617	1,957,617
225	114,872	2,297,413	-1,450,959	696,343	1,797,413	1,927,413
250	113,361	2,267,209	-1,481,163	666,139	1,767,209	1,897,209
275	111,851	2,237,005	-1,511,366	635,935	1,737,005	1,867,005
300	110,341	2,206,802	-1,541,569	605,731	1,706,802	1,836,802
325	108,832	2,176,598	-1,571,773	575,528	1,676,598	1,806,598

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£112,848	2,256,951	-1,491,421	655,880	1,756,951	1,886,951
20	111,640	2,232,808	-1,515,564	631,737	1,732,808	1,862,808
30	111,036	2,220,726	-1,527,646	619,656	1,720,726	1,850,726
50	109,828	2,196,563	-1,551,809	595,493	1,696,563	1,826,563
70	108,620	2,172,400	-1,575,972	571,330	1,672,400	1,802,400
90	107,412	2,148,237	-1,600,135	547,167	1,648,237	1,778,237
100	106,808	2,136,156	-1,612,216	535,085	1,636,156	1,766,156
125	105,298	2,105,952	-1,642,420	504,881	1,605,952	1,735,952
150	103,787	2,075,748	-1,672,624	474,678	1,575,748	1,705,748
175	102,278	2,045,544	-1,702,827	444,474	1,545,544	1,675,544
200	100,768	2,015,341	-1,733,031	414,270	1,515,341	1,645,341
225	99,258	1,985,137	-1,763,235	384,066	1,485,137	1,615,137
250	97,748	1,954,933	-1,793,439	353,863	1,454,933	1,584,933
275	96,237	1,924,729	-1,823,642	323,679	1,424,729	1,554,729
300	94,728	1,894,526	-1,853,846	293,495	1,394,526	1,524,526
325	93,218	1,864,322	-1,884,049	263,291	1,364,322	1,494,322

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	97,221	1,944,413	-1,803,958	343,343	1,444,413	1,574,413
20	96,013	1,920,250	-1,828,121	319,180	1,420,250	1,550,250
30	95,408	1,908,169	-1,840,203	307,098	1,408,169	1,538,169
50	94,200	1,884,006	-1,864,366	282,935	1,384,006	1,514,006
70	92,992	1,859,843	-1,888,529	258,772	1,359,843	1,489,843
90	91,784	1,835,680	-1,912,692	234,609	1,335,680	1,465,680
100	91,180	1,823,598	-1,924,773	222,528	1,323,598	1,453,598
125	89,671	1,793,415	-1,954,957	192,344	1,293,415	1,423,415
150	88,161	1,763,211	-1,985,161	162,140	1,263,211	1,393,211
175	86,650	1,733,007	-2,015,365	131,937	1,233,007	1,363,007
200	85,140	1,702,803	-2,045,568	101,733	1,202,803	1,332,803
225	83,630	1,672,600	-2,075,772	71,529	1,172,600	1,302,600
250	82,120	1,642,396	-2,105,976	41,325	1,142,396	1,272,396
275	80,611	1,612,192	-2,136,180	11,142	1,112,192	1,242,192
300	79,100	1,582,008	-2,166,383	-19,062	1,082,008	1,212,008
325	77,590	1,551,805	-2,196,587	-49,266	1,051,805	1,181,805

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	256,924	2,569,237	-1,179,135	968,166	2,069,237	2,199,237
20	254,507	2,545,074	-1,203,298	944,003	2,045,074	2,175,074
30	253,299	2,532,992	-1,215,380	931,922	2,032,992	2,162,992
50	250,883	2,508,829	-1,239,543	907,759	2,008,829	2,138,829
70	248,467	2,484,666	-1,263,706	883,596	1,984,666	2,114,666
90	246,051	2,460,513	-1,287,859	859,443	1,960,513	2,090,513
100	244,843	2,448,432	-1,299,940	847,361	1,948,432	2,078,432
125	241,823	2,418,228	-1,330,144	817,158	1,918,228	2,048,228
150	238,803	2,388,034	-1,360,338	786,964	1,888,034	2,018,034
175	235,783	2,357,830	-1,390,541	756,760	1,857,830	1,987,830
200	232,763	2,327,627	-1,420,745	726,556	1,827,627	1,957,627
225	229,743	2,297,433	-1,450,939	696,363	1,797,433	1,927,433
250	226,723	2,267,229	-1,481,143	666,159	1,767,229	1,897,229
275	223,703	2,237,025	-1,511,346	635,955	1,737,025	1,867,025
300	220,683	2,206,822	-1,541,540	605,761	1,706,822	1,836,822
325	217,663	2,176,628	-1,571,744	575,558	1,676,628	1,806,628

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	225,696	2,256,961	-1,491,411	655,890	1,756,961	1,886,961
20	223,280	2,232,798	-1,515,574	631,727	1,732,798	1,862,798
30	222,072	2,220,716	-1,527,656	619,646	1,720,716	1,850,716
50	219,656	2,196,563	-1,551,809	595,493	1,696,563	1,826,563
70	217,240	2,172,400	-1,575,972	571,330	1,672,400	1,802,400
90	214,824	2,148,237	-1,600,135	547,167	1,648,237	1,778,237
100	213,616	2,136,156	-1,612,216	535,085	1,636,156	1,766,156
125	210,596	2,105,962	-1,642,410	504,891	1,605,962	1,735,962
150	207,576	2,075,758	-1,672,614	474,688	1,575,758	1,705,758
175	204,555	2,045,554	-1,702,817	444,484	1,545,554	1,675,554
200	201,536	2,015,361	-1,733,011	414,290	1,515,361	1,645,361
225	198,516	1,985,157	-1,763,215	384,086	1,485,157	1,615,157
250	195,495	1,954,953	-1,793,419	353,883	1,454,953	1,584,953
275	192,476	1,924,759	-1,823,612	323,689	1,424,759	1,554,759
300	189,456	1,894,556	-1,853,816	293,485	1,394,556	1,524,556
325	186,435	1,864,352	-1,884,020	263,281	1,364,352	1,494,352

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,440	1,944,403	-1,803,968	343,333	1,444,403	1,574,403
20	192,025	1,920,250	-1,828,121	319,180	1,420,250	1,550,250
30	190,817	1,908,169	-1,840,203	307,098	1,408,169	1,538,169
50	188,401	1,884,006	-1,864,366	282,935	1,384,006	1,514,006
70	185,984	1,859,843	-1,888,529	258,772	1,359,843	1,489,843
90	183,569	1,835,690	-1,912,682	234,619	1,335,690	1,465,690
100	182,361	1,823,608	-1,924,763	222,538	1,323,608	1,453,608
125	179,340	1,793,405	-1,954,967	192,334	1,293,405	1,423,405
150	176,320	1,763,201	-1,985,171	162,130	1,263,201	1,393,201
175	173,301	1,733,007	-2,015,365	131,937	1,233,007	1,363,007
200	170,280	1,702,803	-2,045,568	101,733	1,202,803	1,332,803
225	167,260	1,672,600	-2,075,772	71,529	1,172,600	1,302,600
250	164,241	1,642,406	-2,105,966	41,335	1,142,406	1,272,406
275	161,220	1,612,202	-2,136,170	11,132	1,112,202	1,242,202
300	158,200	1,581,998	-2,166,373	-19,072	1,081,998	1,211,998
325	155,180	1,551,805	-2,196,567	-49,266	1,051,805	1,181,805

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	471,106	3,533,293	-215,079	1,932,222	3,033,293	3,163,293
20	466,637	3,499,780	-248,592	1,898,710	2,999,780	3,129,780
30	464,403	3,483,024	-265,348	1,881,953	2,983,024	3,113,024
50	459,935	3,449,511	-298,861	1,848,441	2,949,511	3,079,511
70	455,467	3,416,006	-332,366	1,814,935	2,916,006	3,046,006
90	450,999	3,382,493	-365,879	1,781,423	2,882,493	3,012,493
100	448,765	3,365,737	-382,635	1,764,666	2,865,737	2,995,737
125	443,179	3,323,842	-424,530	1,722,772	2,823,842	2,953,842
150	437,594	3,281,955	-466,417	1,680,885	2,781,955	2,911,955
175	432,008	3,240,060	-508,311	1,638,990	2,740,060	2,870,060
200	426,423	3,198,173	-550,199	1,597,103	2,698,173	2,828,173
225	420,837	3,156,279	-592,093	1,555,208	2,656,279	2,786,279
250	415,252	3,114,391	-633,980	1,513,321	2,614,391	2,744,391
275	409,666	3,072,497	-675,875	1,471,426	2,572,497	2,702,497
300	404,081	3,030,610	-717,762	1,429,539	2,530,610	2,660,610
325	398,495	2,988,715	-759,657	1,387,645	2,488,715	2,618,715

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	413,352	3,100,143	-648,229	1,499,072	2,600,143	2,730,143
20	408,884	3,066,630	-681,742	1,465,559	2,566,630	2,696,630
30	406,650	3,049,873	-698,498	1,448,803	2,549,873	2,679,873
50	402,181	3,016,361	-732,011	1,415,290	2,516,361	2,646,361
70	397,713	2,982,848	-765,524	1,381,778	2,482,848	2,612,848
90	393,245	2,949,335	-799,036	1,348,265	2,449,335	2,579,335
100	391,011	2,932,579	-815,793	1,331,509	2,432,579	2,562,579
125	385,426	2,890,692	-857,680	1,289,621	2,390,692	2,520,692
150	379,840	2,848,797	-899,575	1,247,727	2,348,797	2,478,797
175	374,255	2,806,910	-941,462	1,205,840	2,306,910	2,436,910
200	368,669	2,765,015	-983,356	1,163,945	2,265,015	2,395,015
225	363,084	2,723,128	-1,025,244	1,122,058	2,223,128	2,353,128
250	357,498	2,681,234	-1,067,138	1,080,163	2,181,234	2,311,234
275	351,913	2,639,346	-1,109,025	1,038,276	2,139,346	2,269,346
300	346,327	2,597,452	-1,150,920	996,381	2,097,452	2,227,452
325	340,742	2,555,565	-1,192,807	954,494	2,055,565	2,185,565

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,547	2,666,605	-1,081,767	1,065,534	2,166,605	2,296,605
20	351,079	2,633,092	-1,115,280	1,032,021	2,133,092	2,263,092
30	348,845	2,616,335	-1,132,036	1,015,265	2,116,335	2,246,335
50	344,376	2,582,823	-1,165,549	981,752	2,082,823	2,212,823
70	339,908	2,549,310	-1,199,062	948,240	2,049,310	2,179,310
90	335,440	2,515,797	-1,232,574	914,727	2,015,797	2,145,797
100	333,205	2,499,041	-1,249,331	897,971	1,999,041	2,129,041
125	327,620	2,457,146	-1,291,225	856,076	1,957,146	2,087,146
150	322,035	2,415,259	-1,333,113	814,180	1,915,259	2,045,259
175	316,449	2,373,365	-1,375,007	772,284	1,873,365	2,003,365
200	310,864	2,331,477	-1,416,894	730,407	1,831,477	1,961,477
225	305,278	2,289,583	-1,458,789	688,512	1,789,583	1,919,583
250	299,693	2,247,696	-1,500,676	646,625	1,747,696	1,877,696
275	294,108	2,205,809	-1,542,563	604,738	1,705,809	1,835,809
300	288,522	2,163,914	-1,584,458	562,844	1,663,914	1,793,914
325	282,937	2,122,027	-1,626,345	520,956	1,622,027	1,752,027

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4

Houses	
No of units	6 units
Density:	35 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	741,752	4,326,884	578,512	2,725,813	3,826,884	3,956,884
20	734,589	4,285,102	536,730	2,684,032	3,785,102	3,915,102
30	731,009	4,264,217	515,845	2,663,146	3,764,217	3,894,217
50	723,846	4,222,435	474,063	2,621,364	3,722,435	3,852,435
70	716,684	4,180,659	432,287	2,579,588	3,680,659	3,810,659
90	709,522	4,138,877	390,505	2,537,806	3,638,877	3,768,877
100	705,941	4,117,992	369,620	2,516,921	3,617,992	3,747,992
125	696,989	4,065,767	317,395	2,464,697	3,565,767	3,695,767
150	688,036	4,013,543	265,171	2,412,472	3,513,543	3,643,543
175	678,083	3,961,318	212,946	2,360,248	3,461,318	3,591,318
200	670,130	3,909,093	160,722	2,308,023	3,409,093	3,539,093
225	661,179	3,856,875	108,503	2,255,804	3,356,875	3,486,875
250	652,226	3,804,650	56,278	2,203,580	3,304,650	3,434,650
275	643,273	3,752,426	4,054	2,151,355	3,252,426	3,382,426
300	634,320	3,700,201	-48,171	2,099,131	3,200,201	3,330,201
325	625,367	3,647,977	-100,395	2,046,906	3,147,977	3,277,977

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	650,672	3,795,587	47,215	2,194,517	3,295,587	3,425,587
20	643,510	3,753,811	5,439	2,152,741	3,253,811	3,383,811
30	639,929	3,732,920	-15,452	2,131,850	3,232,920	3,362,920
50	632,767	3,691,138	-57,234	2,090,068	3,191,138	3,321,138
70	625,605	3,649,362	-99,010	2,048,292	3,149,362	3,279,362
90	618,443	3,607,586	-140,786	2,006,515	3,107,586	3,237,586
100	614,862	3,586,695	-161,677	1,985,624	3,086,695	3,216,695
125	605,909	3,534,470	-213,901	1,933,400	3,034,470	3,164,470
150	596,956	3,482,246	-266,126	1,881,175	2,982,246	3,112,246
175	588,004	3,430,021	-318,351	1,828,951	2,930,021	3,060,021
200	579,052	3,377,803	-370,569	1,776,732	2,877,803	3,007,803
225	570,099	3,325,578	-422,794	1,724,508	2,825,578	2,955,578
250	561,146	3,273,353	-475,018	1,672,283	2,773,353	2,903,353
275	552,194	3,221,129	-527,243	1,620,059	2,721,129	2,851,129
300	543,241	3,168,904	-579,467	1,567,834	2,668,904	2,798,904
325	534,289	3,116,686	-631,686	1,515,615	2,616,686	2,746,686

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	559,510	3,263,809	-484,563	1,662,738	2,763,809	2,893,809
20	552,348	3,222,033	-526,339	1,620,962	2,722,033	2,852,033
30	548,767	3,201,142	-547,230	1,600,071	2,701,142	2,831,142
50	541,606	3,159,366	-589,006	1,558,295	2,659,366	2,789,366
70	534,443	3,117,584	-630,788	1,516,513	2,617,584	2,747,584
90	527,281	3,075,808	-672,564	1,474,737	2,575,808	2,705,808
100	523,700	3,054,917	-693,455	1,453,846	2,554,917	2,684,917
125	514,747	3,002,692	-745,680	1,401,622	2,502,692	2,632,692
150	505,795	2,950,473	-797,898	1,349,403	2,450,473	2,580,473
175	496,843	2,898,249	-850,123	1,297,178	2,398,249	2,528,249
200	487,890	2,846,024	-902,348	1,244,954	2,346,024	2,476,024
225	478,937	2,793,800	-954,572	1,192,729	2,293,800	2,423,800
250	469,984	2,741,575	-1,006,797	1,140,505	2,241,575	2,371,575
275	461,032	2,689,351	-1,059,021	1,088,280	2,189,351	2,319,351
300	452,080	2,637,132	-1,111,240	1,036,062	2,137,132	2,267,132
325	443,127	2,584,907	-1,163,464	983,837	2,084,907	2,214,907

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	40,127	727,297	-3,021,074	-873,773	227,297	357,297
20	32,018	580,324	-3,168,048	-1,020,747	80,324	210,324
30	27,963	506,837	-3,241,535	-1,094,233	6,837	136,837
50	19,854	359,845	-3,388,526	-1,241,225	-140,155	-10,155
70	11,745	212,872	-3,535,500	-1,388,198	-287,128	-157,128
90	3,636	65,898	-3,682,473	-1,535,172	-434,102	-304,102
100	-426	-7,722	-3,756,093	-1,608,792	-507,722	-377,722
125	-10,728	-194,445	-3,942,817	-1,795,516	-694,445	-564,445
150	-21,031	-381,187	-4,129,559	-1,982,257	-881,187	-751,187
175	-31,333	-567,910	-4,316,282	-2,168,981	-1,067,910	-937,910
200	-41,635	-754,634	-4,503,006	-2,355,704	-1,254,634	-1,124,634
225	-51,938	-941,375	-4,689,747	-2,542,446	-1,441,375	-1,311,375
250	-62,240	-1,128,099	-4,876,471	-2,729,169	-1,628,099	-1,498,099
275	-72,542	-1,314,822	-5,063,194	-2,915,893	-1,814,822	-1,684,822
300	-82,845	-1,501,564	-5,249,936	-3,102,634	-2,001,564	-1,871,564
325	-93,147	-1,688,287	-5,436,659	-3,289,358	-2,188,287	-2,058,287

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£30	£30

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,065	-780,559	-4,528,931	-2,381,629	-1,280,559	-1,150,559
20	-51,308	-929,949	-4,678,321	-2,531,019	-1,429,949	-1,299,949
30	-55,428	-1,004,635	-4,753,006	-2,605,705	-1,504,635	-1,374,635
50	-63,670	-1,154,024	-4,902,396	-2,755,095	-1,654,024	-1,524,024
70	-71,911	-1,303,396	-5,051,768	-2,904,466	-1,803,396	-1,673,396
90	-80,154	-1,452,785	-5,201,157	-3,053,856	-1,952,785	-1,822,785
100	-84,274	-1,527,471	-5,275,843	-3,128,542	-2,027,471	-1,897,471
125	-94,577	-1,714,213	-5,462,585	-3,315,283	-2,214,213	-2,084,213
150	-104,879	-1,900,936	-5,649,308	-3,502,007	-2,400,936	-2,270,936
175	-115,181	-2,087,660	-5,836,032	-3,688,730	-2,587,660	-2,457,660
200	-125,484	-2,274,401	-6,022,773	-3,875,472	-2,774,401	-2,644,401
225	-135,786	-2,461,125	-6,209,497	-4,062,195	-2,961,125	-2,831,125
250	-146,088	-2,647,848	-6,396,220	-4,248,919	-3,147,848	-3,017,848
275	-156,391	-2,834,590	-6,582,962	-4,435,660	-3,334,590	-3,204,590
300	-166,693	-3,021,314	-6,769,685	-4,622,384	-3,521,314	-3,391,314
325	-176,995	-3,208,037	-6,956,409	-4,809,107	-3,708,037	-3,578,037

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-126,990	-2,301,696	-6,050,067	-3,902,766	-2,801,696	-2,671,696
20	-135,231	-2,451,067	-6,199,439	-4,052,137	-2,951,067	-2,821,067
30	-139,353	-2,525,771	-6,274,143	-4,126,841	-3,025,771	-2,895,771
50	-147,594	-2,675,143	-6,423,514	-4,276,213	-3,175,143	-3,045,143
70	-155,836	-2,824,532	-6,572,904	-4,425,603	-3,324,532	-3,194,532
90	-164,078	-2,973,922	-6,722,294	-4,574,992	-3,473,922	-3,343,922
100	-168,199	-3,048,608	-6,796,979	-4,649,679	-3,548,608	-3,418,608
125	-178,501	-3,235,331	-6,983,703	-4,836,401	-3,735,331	-3,605,331
150	-188,804	-3,422,073	-7,170,445	-5,023,143	-3,922,073	-3,792,073
175	-199,106	-3,608,796	-7,357,166	-5,209,867	-4,108,796	-3,978,796
200	-209,408	-3,795,520	-7,543,892	-5,396,590	-4,295,520	-4,165,520
225	-219,711	-3,982,261	-7,730,633	-5,583,332	-4,482,261	-4,352,261
250	-230,013	-4,168,985	-7,917,357	-5,770,055	-4,668,985	-4,538,985
275	-240,315	-4,355,708	-8,104,080	-5,956,779	-4,855,708	-4,725,708
300	-250,618	-4,542,450	-8,290,822	-6,143,520	-5,042,450	-4,912,450
325	-260,920	-4,729,173	-8,477,545	-6,330,244	-5,229,173	-5,099,173

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1 Benchmark land value 1 - Secondary office £3,748,372	BLV2 value 2 - Secondary industrial/warehousin g £1,601,070	BLV3 value 2- Urban openspace & other resi backlands £500,000	BLV4 Benchmark land value 3 - Greenfield (higher) £370,000
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Site type **6**

Flats	
No of units	10 units
Density:	85 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	56,043	476,362	-3,272,009	-1,124,708	-23,638	106,362
20	45,403	385,926	-3,362,446	-1,215,144	-114,074	15,926
30	40,083	340,708	-3,407,664	-1,260,362	-159,292	-29,292
50	29,445	250,280	-3,498,092	-1,350,790	-249,720	-119,720
70	18,805	159,844	-3,588,528	-1,441,226	-340,156	-210,156
90	8,166	69,408	-3,678,964	-1,531,663	-430,592	-300,592
100	2,846	24,189	-3,724,182	-1,576,881	-475,811	-345,811
125	-10,624	-90,305	-3,838,676	-1,691,375	-590,305	-460,305
150	-24,141	-205,198	-3,953,569	-1,806,268	-705,198	-575,198
175	-37,657	-320,082	-4,068,454	-1,921,153	-820,082	-690,082
200	-51,174	-434,975	-4,183,347	-2,036,046	-934,975	-804,975
225	-64,690	-549,868	-4,298,240	-2,150,939	-1,049,868	-919,868
250	-78,207	-664,761	-4,413,133	-2,265,832	-1,164,761	-1,034,761
275	-91,724	-779,654	-4,528,026	-2,380,725	-1,279,654	-1,149,654
300	-105,241	-894,547	-4,642,919	-2,495,618	-1,394,547	-1,264,547
325	-118,757	-1,009,432	-4,757,804	-2,610,502	-1,509,432	-1,379,432

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-53,050	-450,922	-4,199,294	-2,051,992	-950,922	-820,922
20	-63,863	-542,835	-4,291,206	-2,143,905	-1,042,835	-912,835
30	-69,270	-588,795	-4,337,167	-2,189,866	-1,088,795	-958,795
50	-80,083	-680,708	-4,429,080	-2,281,778	-1,180,708	-1,050,708
70	-90,897	-772,621	-4,520,993	-2,373,691	-1,272,621	-1,142,621
90	-101,710	-864,533	-4,612,905	-2,465,604	-1,364,533	-1,234,533
100	-107,117	-910,494	-4,658,866	-2,511,564	-1,410,494	-1,280,494
125	-120,633	-1,025,379	-4,773,750	-2,626,449	-1,525,379	-1,395,379
150	-134,150	-1,140,272	-4,888,643	-2,741,342	-1,640,272	-1,510,272
175	-147,666	-1,255,165	-5,003,537	-2,856,235	-1,755,165	-1,625,165
200	-161,183	-1,370,058	-5,118,430	-2,971,128	-1,870,058	-1,740,058
225	-174,700	-1,484,951	-5,233,323	-3,086,021	-1,984,951	-1,854,951
250	-188,216	-1,599,835	-5,348,207	-3,200,906	-2,099,835	-1,969,835
275	-201,733	-1,714,728	-5,463,100	-3,315,799	-2,214,728	-2,084,728
300	-215,250	-1,829,622	-5,577,993	-3,430,692	-2,329,622	-2,199,622
325	-228,766	-1,944,515	-5,692,886	-3,545,585	-2,444,515	-2,314,515

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-163,159	-1,386,854	-5,135,226	-2,987,924	-1,886,854	-1,756,854
20	-173,973	-1,478,767	-5,227,139	-3,079,837	-1,978,767	-1,848,767
30	-179,379	-1,524,719	-5,273,091	-3,125,789	-2,024,719	-1,894,719
50	-190,192	-1,616,632	-5,365,003	-3,217,702	-2,116,632	-1,986,632
70	-201,005	-1,708,544	-5,456,916	-3,309,615	-2,208,544	-2,078,544
90	-211,818	-1,800,457	-5,548,829	-3,401,528	-2,300,457	-2,170,457
100	-217,226	-1,846,418	-5,594,790	-3,447,489	-2,346,418	-2,216,418
125	-230,742	-1,961,311	-5,709,683	-3,562,381	-2,461,311	-2,331,311
150	-244,259	-2,076,204	-5,824,576	-3,677,274	-2,576,204	-2,446,204
175	-257,775	-2,191,098	-5,939,469	-3,792,167	-2,691,098	-2,561,098
200	-271,292	-2,305,992	-6,054,353	-3,907,062	-2,805,992	-2,675,992
225	-284,809	-2,420,875	-6,169,246	-4,021,945	-2,920,875	-2,790,875
250	-298,326	-2,535,768	-6,284,139	-4,136,838	-3,035,768	-2,905,768
275	-311,842	-2,650,661	-6,399,032	-4,251,731	-3,150,661	-3,020,661
300	-325,358	-2,765,545	-6,513,917	-4,366,616	-3,265,545	-3,135,545
325	-338,875	-2,880,438	-6,628,810	-4,481,509	-3,380,438	-3,250,438

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
	Houses
No of units	10 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,221,360	3,053,400	-694,972	1,452,330	2,553,400	2,683,400
20	1,209,553	3,023,881	-724,490	1,422,811	2,523,881	2,653,881
30	1,203,649	3,009,123	-739,248	1,408,053	2,509,123	2,639,123
50	1,191,843	2,979,607	-768,765	1,378,537	2,479,607	2,609,607
70	1,180,035	2,950,088	-798,283	1,349,018	2,450,088	2,580,088
90	1,168,228	2,920,570	-827,802	1,319,499	2,420,570	2,550,570
100	1,162,325	2,905,812	-842,560	1,304,741	2,405,812	2,535,812
125	1,147,566	2,868,915	-879,457	1,267,845	2,368,915	2,498,915
150	1,132,807	2,832,019	-916,353	1,230,948	2,332,019	2,462,019
175	1,118,049	2,795,122	-953,250	1,194,052	2,295,122	2,425,122
200	1,103,289	2,758,223	-990,149	1,157,153	2,258,223	2,388,223
225	1,088,531	2,721,326	-1,027,045	1,120,256	2,221,326	2,351,326
250	1,073,772	2,684,430	-1,063,942	1,083,360	2,184,430	2,314,430
275	1,059,013	2,647,533	-1,100,838	1,046,463	2,147,533	2,277,533
300	1,044,255	2,610,637	-1,137,735	1,009,567	2,110,637	2,240,637
325	1,029,496	2,573,740	-1,174,631	972,670	2,073,740	2,203,740

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,071,211	2,678,028	-1,070,343	1,076,958	2,178,028	2,308,028
20	1,059,404	2,648,510	-1,099,862	1,047,439	2,148,510	2,278,510
30	1,053,501	2,633,752	-1,114,620	1,032,681	2,133,752	2,263,752
50	1,041,694	2,604,235	-1,144,136	1,003,165	2,104,235	2,234,235
70	1,029,887	2,574,717	-1,173,655	973,646	2,074,717	2,204,717
90	1,018,080	2,545,200	-1,203,171	944,130	2,045,200	2,175,200
100	1,012,176	2,530,440	-1,217,932	929,369	2,030,440	2,160,440
125	997,417	2,493,543	-1,254,828	892,473	1,993,543	2,123,543
150	982,659	2,456,647	-1,291,725	855,576	1,956,647	2,086,647
175	967,900	2,419,750	-1,328,622	818,680	1,919,750	2,049,750
200	953,142	2,382,854	-1,365,518	781,783	1,882,854	2,012,854
225	938,382	2,345,955	-1,402,417	744,884	1,845,955	1,975,955
250	923,623	2,309,058	-1,439,314	707,988	1,809,058	1,939,058
275	908,865	2,272,162	-1,476,210	671,091	1,772,162	1,902,162
300	894,106	2,235,265	-1,513,107	634,195	1,735,265	1,865,265
325	879,347	2,198,369	-1,550,003	597,298	1,698,369	1,828,369

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	920,927	2,302,317	-1,446,055	701,246	1,802,317	1,932,317
20	909,119	2,272,798	-1,475,574	671,728	1,772,798	1,902,798
30	903,216	2,258,040	-1,490,332	656,970	1,758,040	1,888,040
50	891,409	2,228,524	-1,519,848	627,453	1,728,524	1,858,524
70	879,602	2,199,005	-1,549,367	597,935	1,699,005	1,829,005
90	867,795	2,169,486	-1,578,886	568,416	1,669,486	1,799,486
100	861,891	2,154,728	-1,593,644	553,658	1,654,728	1,784,728
125	847,133	2,117,832	-1,630,540	516,761	1,617,832	1,747,832
150	832,374	2,080,935	-1,667,437	479,865	1,580,935	1,710,935
175	817,615	2,044,039	-1,704,333	442,968	1,544,039	1,674,039
200	802,856	2,007,140	-1,741,232	406,069	1,507,140	1,637,140
225	788,097	1,970,243	-1,778,129	369,173	1,470,243	1,600,243
250	773,339	1,933,347	-1,815,025	332,276	1,433,347	1,563,347
275	758,580	1,896,450	-1,851,922	295,380	1,396,450	1,526,450
300	743,821	1,859,553	-1,888,818	258,483	1,359,553	1,489,553
325	729,063	1,822,657	-1,925,715	221,587	1,322,657	1,452,657

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	121,090	935,699	-2,812,673	-665,371	435,699	565,699
20	109,640	847,217	-2,901,155	-753,854	347,217	477,217
30	103,915	802,980	-2,945,392	-798,091	302,980	432,980
50	92,465	714,505	-3,033,867	-886,565	214,505	344,505
70	81,015	626,023	-3,122,349	-975,048	126,023	256,023
90	69,564	537,540	-3,210,831	-1,063,530	37,540	167,540
100	63,839	493,303	-3,255,069	-1,107,767	-6,697	123,303
125	49,526	382,702	-3,365,670	-1,218,368	-117,298	12,702
150	35,214	272,109	-3,476,263	-1,328,961	-227,891	-97,891
175	20,901	161,508	-3,586,864	-1,439,562	-338,492	-208,492
200	6,588	50,907	-3,697,465	-1,550,163	-449,093	-319,093
225	-7,851	-60,664	-3,808,066	-1,661,734	-560,664	-430,664
250	-22,398	-173,074	-3,921,446	-1,774,145	-673,074	-543,074
275	-36,944	-285,477	-4,033,849	-1,886,547	-785,477	-655,477
300	-51,491	-397,887	-4,146,259	-1,998,958	-897,887	-767,887
325	-66,039	-510,298	-4,258,670	-2,111,368	-1,010,298	-880,298

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£90	£125

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	974	7,527	-3,740,845	-1,593,544	-492,473	-362,473
20	-10,647	-82,276	-3,830,648	-1,683,346	-582,276	-452,276
30	-16,467	-127,243	-3,875,615	-1,728,314	-627,243	-497,243
50	-28,104	-217,170	-3,965,542	-1,818,240	-717,170	-587,170
70	-39,741	-307,089	-4,055,461	-1,908,159	-807,089	-677,089
90	-51,379	-397,016	-4,145,388	-1,998,086	-897,016	-767,016
100	-57,198	-441,983	-4,190,355	-2,043,053	-941,983	-811,983
125	-71,744	-554,386	-4,302,757	-2,155,456	-1,054,386	-924,386
150	-86,291	-666,796	-4,415,168	-2,267,866	-1,166,796	-1,036,796
175	-100,838	-779,206	-4,527,578	-2,380,277	-1,279,206	-1,149,206
200	-115,385	-891,609	-4,639,981	-2,492,679	-1,391,609	-1,261,609
225	-129,932	-1,004,020	-4,752,391	-2,605,090	-1,504,020	-1,374,020
250	-144,479	-1,116,430	-4,864,802	-2,717,500	-1,616,430	-1,486,430
275	-159,025	-1,228,833	-4,977,204	-2,829,903	-1,728,833	-1,598,833
300	-173,573	-1,341,243	-5,089,615	-2,942,313	-1,841,243	-1,711,243
325	-188,120	-1,453,653	-5,202,025	-3,054,724	-1,953,653	-1,823,653

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-121,198	-936,532	-4,684,904	-2,537,603	-1,436,532	-1,306,532
20	-132,836	-1,026,459	-4,774,831	-2,627,529	-1,526,459	-1,396,459
30	-138,655	-1,071,426	-4,819,798	-2,672,497	-1,571,426	-1,441,426
50	-150,292	-1,161,345	-4,909,717	-2,762,416	-1,661,345	-1,531,345
70	-161,929	-1,251,272	-4,999,644	-2,852,343	-1,751,272	-1,621,272
90	-173,567	-1,341,199	-5,089,571	-2,942,269	-1,841,199	-1,711,199
100	-179,386	-1,386,166	-5,134,538	-2,987,237	-1,886,166	-1,756,166
125	-193,932	-1,498,569	-5,246,941	-3,099,639	-1,998,569	-1,868,569
150	-208,480	-1,610,979	-5,359,351	-3,212,050	-2,110,979	-1,980,979
175	-223,027	-1,723,390	-5,471,761	-3,324,460	-2,223,390	-2,093,390
200	-237,573	-1,835,792	-5,584,164	-3,436,863	-2,335,792	-2,205,792
225	-252,120	-1,948,203	-5,696,575	-3,549,273	-2,448,203	-2,318,203
250	-266,668	-2,060,613	-5,808,985	-3,661,683	-2,560,613	-2,430,613
275	-281,214	-2,173,016	-5,921,398	-3,774,096	-2,673,016	-2,543,016
300	-295,761	-2,285,426	-6,033,798	-3,886,497	-2,785,426	-2,655,426
325	-310,308	-2,397,837	-6,146,208	-3,998,907	-2,897,837	-2,767,837

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 9	
Houses	
No of units	11 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,325,626	3,012,786	-735,586	1,411,715	2,512,786	2,642,786
20	1,312,793	2,983,622	-764,750	1,382,551	2,483,622	2,613,622
30	1,306,377	2,969,039	-779,332	1,367,969	2,469,039	2,599,039
50	1,293,545	2,939,875	-808,497	1,338,805	2,439,875	2,569,875
70	1,280,713	2,910,711	-837,661	1,309,640	2,410,711	2,540,711
90	1,267,881	2,881,549	-866,823	1,280,478	2,381,549	2,511,549
100	1,261,465	2,866,967	-881,405	1,265,896	2,366,967	2,496,967
125	1,246,425	2,830,511	-917,860	1,229,441	2,330,511	2,460,511
150	1,229,385	2,794,056	-954,316	1,192,986	2,294,056	2,424,056
175	1,213,345	2,757,603	-990,769	1,156,533	2,257,603	2,387,603
200	1,197,305	2,721,148	-1,027,224	1,120,077	2,221,148	2,351,148
225	1,181,265	2,684,692	-1,063,680	1,083,622	2,184,692	2,314,692
250	1,165,225	2,648,239	-1,100,133	1,047,169	2,148,239	2,278,239
275	1,149,185	2,611,784	-1,136,588	1,010,713	2,111,784	2,241,784
300	1,133,145	2,575,329	-1,173,043	974,258	2,075,329	2,205,329
325	1,117,105	2,538,875	-1,209,496	937,805	2,038,875	2,168,875

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,162,442	2,641,914	-1,106,458	1,040,844	2,141,914	2,271,914
20	1,149,610	2,612,750	-1,135,622	1,011,679	2,112,750	2,242,750
30	1,143,194	2,598,167	-1,150,204	997,097	2,098,167	2,228,167
50	1,130,361	2,569,003	-1,179,369	967,933	2,069,003	2,199,003
70	1,117,530	2,539,841	-1,208,531	938,771	2,039,841	2,169,841
90	1,104,698	2,510,677	-1,237,695	909,607	2,010,677	2,140,677
100	1,098,282	2,496,095	-1,252,277	895,024	1,996,095	2,126,095
125	1,082,241	2,459,639	-1,288,732	858,569	1,959,639	2,089,639
150	1,066,201	2,423,184	-1,325,188	822,114	1,923,184	2,053,184
175	1,050,162	2,386,731	-1,361,641	785,661	1,886,731	2,016,731
200	1,034,121	2,350,276	-1,398,096	749,205	1,850,276	1,980,276
225	1,018,081	2,313,820	-1,434,551	712,750	1,813,820	1,943,820
250	1,002,042	2,277,367	-1,471,004	676,297	1,777,367	1,907,367
275	986,001	2,240,912	-1,507,460	639,842	1,740,912	1,870,912
300	969,961	2,204,457	-1,543,915	603,386	1,704,457	1,834,457
325	953,922	2,168,004	-1,580,368	566,933	1,668,004	1,798,004

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	999,111	2,270,706	-1,477,665	669,636	1,770,706	1,900,706
20	986,279	2,241,542	-1,506,830	640,472	1,741,542	1,871,542
30	978,862	2,226,960	-1,521,412	625,890	1,726,960	1,856,960
50	967,030	2,197,796	-1,550,576	596,725	1,697,796	1,827,796
70	954,198	2,168,632	-1,579,740	567,561	1,668,632	1,798,632
90	941,367	2,139,470	-1,608,902	538,399	1,639,470	1,769,470
100	934,950	2,124,887	-1,623,484	523,817	1,624,887	1,754,887
125	918,910	2,088,432	-1,659,940	487,362	1,588,432	1,718,432
150	902,870	2,051,977	-1,696,395	450,906	1,551,977	1,681,977
175	886,830	2,015,524	-1,732,846	414,453	1,515,524	1,645,524
200	870,790	1,979,068	-1,769,303	377,998	1,479,068	1,609,068
225	854,750	1,942,613	-1,805,759	341,543	1,442,613	1,572,613
250	838,710	1,906,160	-1,842,212	305,090	1,406,160	1,536,160
275	822,670	1,869,705	-1,878,667	268,634	1,369,705	1,499,705
300	806,630	1,833,249	-1,915,123	232,179	1,333,249	1,463,249
325	790,589	1,796,794	-1,951,578	195,723	1,296,794	1,426,794

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,421	642,334	-3,106,038	-958,737	142,334	272,334
20	86,148	545,604	-3,202,768	-1,055,466	45,604	175,604
30	78,511	497,236	-3,251,136	-1,103,834	-2,764	127,236
50	63,237	400,501	-3,347,871	-1,200,570	-99,499	30,501
70	47,964	303,771	-3,444,601	-1,297,299	-196,229	-66,229
90	32,690	207,035	-3,541,336	-1,394,035	-292,965	-162,965
100	25,053	158,668	-3,589,704	-1,442,403	-341,332	-211,332
125	5,961	37,751	-3,710,621	-1,563,319	-462,249	-332,249
150	-13,346	-84,524	-3,832,895	-1,685,594	-584,524	-454,524
175	-32,750	-207,416	-3,955,788	-1,808,487	-707,416	-577,416
200	-52,155	-330,315	-4,078,687	-1,931,386	-830,315	-700,315
225	-71,559	-453,208	-4,201,580	-2,054,278	-953,208	-823,208
250	-90,963	-576,101	-4,324,473	-2,177,171	-1,076,101	-946,101
275	-110,367	-698,994	-4,447,365	-2,300,064	-1,198,994	-1,068,994
300	-129,771	-821,887	-4,570,258	-2,422,957	-1,321,887	-1,191,887
325	-149,175	-944,785	-4,693,157	-2,545,856	-1,444,785	-1,314,785

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£50

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£57,434	-363,747	-4,112,119	-1,964,818	-863,747	-733,747
20	-72,957	-462,060	-4,210,432	-2,063,131	-962,060	-832,060
30	-80,719	-511,220	-4,259,592	-2,112,290	-1,011,220	-881,220
50	-96,242	-609,533	-4,357,905	-2,210,603	-1,109,533	-979,533
70	-111,765	-707,846	-4,456,218	-2,308,916	-1,207,846	-1,077,846
90	-127,289	-806,165	-4,554,537	-2,407,236	-1,306,165	-1,176,165
100	-135,051	-855,325	-4,603,697	-2,456,395	-1,355,325	-1,225,325
125	-154,455	-978,218	-4,726,589	-2,579,288	-1,478,218	-1,348,218
150	-173,860	-1,101,110	-4,849,482	-2,702,181	-1,601,110	-1,471,110
175	-193,264	-1,224,003	-4,972,375	-2,825,073	-1,724,003	-1,594,003
200	-212,668	-1,346,896	-5,095,267	-2,947,966	-1,846,896	-1,716,896
225	-232,073	-1,469,795	-5,218,167	-3,070,865	-1,969,795	-1,839,795
250	-251,477	-1,592,688	-5,341,059	-3,193,758	-2,092,688	-1,962,688
275	-270,881	-1,715,580	-5,463,952	-3,316,651	-2,215,580	-2,085,580
300	-290,285	-1,838,473	-5,586,845	-3,439,543	-2,338,473	-2,208,473
325	-309,690	-1,961,372	-5,709,744	-3,562,442	-2,461,372	-2,331,372

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-218,091	-1,381,245	-5,129,617	-2,982,315	-1,881,245	-1,751,245
20	-233,614	-1,479,558	-5,227,929	-3,080,628	-1,979,558	-1,849,558
30	-241,376	-1,528,717	-5,277,089	-3,129,788	-2,028,717	-1,898,717
50	-256,900	-1,627,030	-5,375,402	-3,228,101	-2,127,030	-1,997,030
70	-272,424	-1,725,350	-5,473,721	-3,326,420	-2,225,350	-2,095,350
90	-287,947	-1,823,662	-5,572,034	-3,424,733	-2,323,662	-2,193,662
100	-295,709	-1,872,822	-5,621,194	-3,473,892	-2,372,822	-2,242,822
125	-315,113	-1,995,715	-5,744,087	-3,596,785	-2,495,715	-2,365,715
150	-334,517	-2,118,608	-5,866,979	-3,719,678	-2,618,608	-2,488,608
175	-353,921	-2,241,500	-5,989,872	-3,842,571	-2,741,500	-2,611,500
200	-373,326	-2,364,399	-6,112,771	-3,965,470	-2,864,399	-2,734,399
225	-392,730	-2,487,292	-6,235,664	-4,088,362	-2,987,292	-2,857,292
250	-412,134	-2,610,185	-6,358,557	-4,211,255	-3,110,185	-2,980,185
275	-431,539	-2,733,078	-6,481,449	-4,334,148	-3,233,078	-3,103,078
300	-450,944	-2,855,977	-6,604,348	-4,457,047	-3,355,977	-3,225,977
325	-470,348	-2,978,869	-6,727,241	-4,579,940	-3,478,869	-3,348,869

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **11**

Houses	
No of units	20 units
Density:	25 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,472,865	3,091,081	-657,290	1,490,011	2,591,081	2,721,081
20	2,451,476	3,064,345	-684,027	1,463,275	2,564,345	2,694,345
30	2,440,781	3,050,976	-697,395	1,449,906	2,550,976	2,680,976
50	2,419,392	3,024,240	-724,132	1,423,170	2,524,240	2,654,240
70	2,398,002	2,997,502	-750,869	1,396,432	2,497,502	2,627,502
90	2,376,613	2,970,766	-777,606	1,369,696	2,470,766	2,600,766
100	2,365,918	2,957,397	-790,975	1,356,327	2,457,397	2,587,397
125	2,339,181	2,923,977	-824,395	1,322,906	2,423,977	2,553,977
150	2,312,445	2,890,556	-857,816	1,289,485	2,390,556	2,520,556
175	2,285,708	2,857,135	-891,237	1,256,065	2,357,135	2,487,135
200	2,258,970	2,823,713	-924,659	1,222,643	2,323,713	2,453,713
225	2,232,234	2,790,292	-958,079	1,189,222	2,290,292	2,420,292
250	2,205,497	2,756,872	-991,500	1,155,801	2,256,872	2,386,872
275	2,178,761	2,723,451	-1,024,921	1,122,380	2,223,451	2,353,451
300	2,152,023	2,690,029	-1,058,343	1,088,958	2,190,029	2,320,029
325	2,125,286	2,656,608	-1,091,764	1,055,538	2,156,608	2,286,608

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,175,966	2,719,957	-1,028,415	1,118,887	2,219,957	2,349,957
20	2,154,576	2,693,220	-1,055,152	1,092,149	2,193,220	2,323,220
30	2,143,881	2,679,851	-1,068,521	1,078,780	2,179,851	2,309,851
50	2,122,492	2,653,114	-1,095,257	1,052,044	2,153,114	2,283,114
70	2,101,103	2,626,378	-1,121,994	1,025,308	2,126,378	2,256,378
90	2,079,712	2,599,641	-1,148,731	998,570	2,099,641	2,229,641
100	2,069,018	2,586,273	-1,162,099	985,203	2,086,273	2,216,273
125	2,042,281	2,552,851	-1,195,521	951,781	2,052,851	2,182,851
150	2,015,544	2,519,430	-1,228,942	918,360	2,019,430	2,149,430
175	1,988,808	2,486,010	-1,262,362	884,939	1,986,010	2,116,010
200	1,962,071	2,452,589	-1,295,783	851,518	1,952,589	2,082,589
225	1,935,333	2,419,167	-1,329,205	818,096	1,919,167	2,049,167
250	1,908,597	2,385,746	-1,362,626	784,676	1,885,746	2,015,746
275	1,881,860	2,352,325	-1,396,046	751,255	1,852,325	1,982,325
300	1,855,124	2,318,905	-1,429,467	717,834	1,818,905	1,948,905
325	1,828,386	2,285,483	-1,462,889	684,412	1,785,483	1,915,483

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,878,800	2,348,500	-1,399,871	747,430	1,848,500	1,978,500
20	1,857,411	2,321,764	-1,426,608	720,694	1,821,764	1,951,764
30	1,846,716	2,308,395	-1,439,976	707,325	1,808,395	1,938,395
50	1,825,327	2,281,659	-1,466,713	680,589	1,781,659	1,911,659
70	1,803,937	2,254,921	-1,493,450	653,851	1,754,921	1,884,921
90	1,782,548	2,228,185	-1,520,187	627,115	1,728,185	1,858,185
100	1,771,853	2,214,816	-1,533,556	613,746	1,714,816	1,844,816
125	1,745,116	2,181,395	-1,566,976	580,325	1,681,395	1,811,395
150	1,718,380	2,147,975	-1,600,397	546,904	1,647,975	1,777,975
175	1,691,642	2,114,553	-1,633,819	513,482	1,614,553	1,744,553
200	1,664,906	2,081,132	-1,667,240	480,062	1,581,132	1,711,132
225	1,638,169	2,047,711	-1,700,661	446,641	1,547,711	1,677,711
250	1,611,432	2,014,291	-1,734,081	413,220	1,514,291	1,644,291
275	1,584,695	1,980,869	-1,767,503	379,798	1,480,869	1,610,869
300	1,557,958	1,947,448	-1,800,924	346,377	1,447,448	1,577,448
325	1,531,222	1,914,027	-1,834,345	312,957	1,414,027	1,544,027

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,766	611,914	-3,136,458	-989,156	111,914	241,914
20	214,339	535,848	-3,212,524	-1,065,222	35,848	165,848
30	199,127	497,816	-3,250,555	-1,103,254	-2,184	127,816
50	168,701	421,753	-3,326,619	-1,179,317	-78,247	51,753
70	138,276	345,690	-3,402,682	-1,255,381	-154,310	-24,310
90	107,851	269,626	-3,478,745	-1,331,444	-230,374	-100,374
100	92,638	231,595	-3,516,777	-1,369,476	-268,405	-138,405
125	54,606	136,516	-3,611,856	-1,464,555	-363,484	-233,484
150	16,575	41,436	-3,706,935	-1,559,634	-458,564	-328,564
175	-21,809	-54,522	-3,802,014	-1,655,713	-554,643	-424,643
200	-60,463	-151,157	-3,898,093	-1,752,792	-651,722	-521,722
225	-99,116	-247,790	-3,994,172	-1,848,871	-747,801	-617,801
250	-137,770	-344,425	-4,090,251	-1,945,950	-844,880	-714,880
275	-176,424	-441,060	-4,186,330	-2,043,029	-942,959	-812,959
300	-215,078	-537,695	-4,282,409	-2,140,108	-1,040,038	-909,038
325	-253,731	-634,328	-4,378,488	-2,237,187	-1,137,117	-1,006,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£50

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-72,263	-180,658	-3,929,030	-1,781,728	-680,658	-550,658
20	-103,185	-257,964	-4,006,335	-1,859,034	-757,964	-627,964
30	-118,647	-296,618	-4,044,990	-1,897,688	-796,618	-666,618
50	-149,570	-373,926	-4,122,298	-1,974,996	-873,926	-743,926
70	-180,494	-451,234	-4,199,606	-2,052,304	-951,234	-821,234
90	-211,417	-528,542	-4,276,914	-2,129,613	-1,028,542	-898,542
100	-226,879	-567,196	-4,315,568	-2,168,267	-1,067,196	-937,196
125	-265,532	-663,829	-4,412,201	-2,264,899	-1,163,829	-1,033,829
150	-304,186	-760,464	-4,508,836	-2,361,535	-1,260,464	-1,130,464
175	-342,840	-857,099	-4,605,471	-2,458,170	-1,357,099	-1,227,099
200	-381,494	-953,735	-4,702,106	-2,554,805	-1,453,735	-1,323,735
225	-420,147	-1,050,367	-4,798,739	-2,651,438	-1,550,367	-1,420,367
250	-458,801	-1,147,002	-4,895,374	-2,748,073	-1,647,002	-1,517,002
275	-497,455	-1,243,638	-4,992,009	-2,844,708	-1,743,638	-1,613,638
300	-536,109	-1,340,273	-5,088,645	-2,941,343	-1,840,273	-1,710,273
325	-574,763	-1,436,908	-5,185,280	-3,037,978	-1,936,908	-1,806,908

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-393,580	-983,951	-4,732,323	-2,585,021	-1,483,951	-1,353,951
20	-424,504	-1,061,259	-4,809,631	-2,662,329	-1,561,259	-1,431,259
30	-439,965	-1,099,913	-4,848,285	-2,700,984	-1,599,913	-1,469,913
50	-470,888	-1,177,219	-4,925,591	-2,778,289	-1,677,219	-1,547,219
70	-501,811	-1,254,527	-5,002,899	-2,855,597	-1,754,527	-1,624,527
90	-532,734	-1,331,835	-5,080,207	-2,932,905	-1,831,835	-1,701,835
100	-548,196	-1,370,489	-5,118,861	-2,971,560	-1,870,489	-1,740,489
125	-588,850	-1,467,124	-5,215,496	-3,068,195	-1,967,124	-1,837,124
150	-628,503	-1,563,757	-5,312,129	-3,164,827	-2,063,757	-1,933,757
175	-664,157	-1,660,392	-5,408,764	-3,261,463	-2,160,392	-2,030,392
200	-702,811	-1,757,027	-5,505,399	-3,358,099	-2,257,027	-2,127,027
225	-741,465	-1,853,663	-5,602,034	-3,454,733	-2,353,663	-2,223,663
250	-780,118	-1,950,295	-5,698,667	-3,551,366	-2,450,295	-2,320,295
275	-818,772	-2,046,930	-5,795,302	-3,648,001	-2,546,930	-2,416,930
300	-857,426	-2,143,566	-5,891,937	-3,744,636	-2,643,566	-2,513,566
325	-896,080	-2,240,201	-5,988,573	-3,841,271	-2,740,201	-2,610,201

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,455,829	3,348,406	-399,966	1,747,335	2,848,406	2,978,406
20	1,404,524	3,230,406	-517,966	1,629,335	2,730,406	2,860,406
30	1,378,873	3,171,407	-576,965	1,570,337	2,671,407	2,801,407
50	1,327,568	3,053,407	-694,964	1,452,337	2,553,407	2,683,407
70	1,276,264	2,935,408	-812,964	1,334,337	2,435,408	2,565,408
90	1,224,960	2,817,408	-930,964	1,216,337	2,317,408	2,447,408
100	1,199,308	2,758,409	-989,963	1,157,339	2,258,409	2,388,409
125	1,135,178	2,610,910	-1,137,462	1,009,839	2,110,910	2,240,910
150	1,071,048	2,463,411	-1,284,961	862,340	1,963,411	2,093,411
175	1,006,918	2,315,912	-1,432,460	714,841	1,815,912	1,945,912
200	942,788	2,168,412	-1,579,959	567,342	1,668,412	1,798,412
225	878,658	2,020,913	-1,727,458	419,843	1,520,913	1,650,913
250	814,528	1,873,414	-1,874,958	272,344	1,373,414	1,503,414
275	750,398	1,725,915	-2,022,457	124,845	1,225,915	1,355,915
300	686,268	1,578,416	-2,169,956	-22,655	1,078,416	1,208,416
325	622,138	1,430,917	-2,317,455	-170,154	930,917	1,060,917

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	907,166	2,086,481	-1,661,891	485,410	1,586,481	1,716,481
20	855,861	1,968,481	-1,779,891	367,411	1,468,481	1,598,481
30	830,210	1,909,482	-1,838,890	308,412	1,409,482	1,539,482
50	778,905	1,791,482	-1,956,889	190,412	1,291,482	1,421,482
70	727,601	1,673,483	-2,074,889	72,412	1,173,483	1,303,483
90	676,297	1,555,483	-2,192,889	-45,587	1,055,483	1,185,483
100	650,645	1,496,484	-2,251,888	-104,586	996,484	1,126,484
125	586,515	1,348,985	-2,399,387	-252,085	848,985	978,985
150	522,385	1,201,486	-2,546,886	-399,584	701,486	831,486
175	458,255	1,053,987	-2,694,385	-547,084	553,987	683,987
200	394,125	906,488	-2,841,884	-694,583	406,488	536,488
225	329,995	758,988	-2,989,383	-842,082	258,988	388,988
250	265,865	611,489	-3,136,882	-989,581	111,489	241,489
275	201,735	463,990	-3,284,382	-1,137,080	-36,010	93,990
300	137,605	316,491	-3,431,881	-1,284,579	-183,509	-53,509
325	73,475	168,992	-3,579,380	-1,432,078	-331,008	-201,008

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£70	£250	£275

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	358,002	823,404	-2,924,968	-777,666	323,404	453,404
20	306,698	705,404	-3,042,967	-895,666	205,404	335,404
30	281,046	646,406	-3,101,966	-954,665	146,406	276,406
50	229,742	528,406	-3,219,966	-1,072,665	28,406	158,406
70	178,437	410,406	-3,337,966	-1,190,664	-89,594	40,406
90	127,133	292,406	-3,455,966	-1,308,664	-207,594	-77,594
100	101,482	233,408	-3,514,964	-1,367,663	-266,592	-136,592
125	37,351	85,908	-3,662,463	-1,515,162	-414,092	-284,092
150	-27,217	-62,598	-3,810,970	-1,663,668	-562,598	-432,598
175	-92,396	-212,511	-3,960,892	-1,813,581	-712,511	-582,511
200	-157,574	-362,421	-4,110,793	-1,963,492	-862,421	-732,421
225	-222,754	-512,334	-4,260,706	-2,113,404	-1,012,334	-882,334
250	-287,932	-662,244	-4,410,616	-2,263,315	-1,162,244	-1,032,244
275	-353,112	-812,157	-4,560,529	-2,413,227	-1,312,157	-1,182,157
300	-418,290	-962,067	-4,710,439	-2,563,138	-1,462,067	-1,332,067
325	-483,469	-1,111,978	-4,860,350	-2,713,048	-1,611,978	-1,481,978

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£70

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban open space & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,708,362	4,566,690	818,318	2,965,620	4,066,690	4,196,690
20	5,655,784	4,524,627	776,255	2,923,556	4,024,627	4,154,627
30	5,629,494	4,503,595	755,224	2,902,525	4,003,595	4,133,595
50	5,576,916	4,461,533	713,161	2,860,463	3,961,533	4,091,533
70	5,524,337	4,419,470	671,098	2,818,400	3,919,470	4,049,470
90	5,471,759	4,377,407	629,035	2,776,336	3,877,407	4,007,407
100	5,445,469	4,356,375	608,004	2,755,305	3,856,375	3,986,375
125	5,379,746	4,303,796	555,425	2,702,726	3,803,796	3,933,796
150	5,314,023	4,251,218	502,847	2,650,148	3,751,218	3,881,218
175	5,248,299	4,198,640	450,268	2,597,569	3,698,640	3,828,640
200	5,182,576	4,146,061	397,689	2,544,990	3,646,061	3,776,061
225	5,116,852	4,093,482	345,110	2,492,412	3,593,482	3,723,482
250	5,051,130	4,040,904	292,532	2,439,833	3,540,904	3,670,904
275	4,985,406	3,988,325	239,953	2,387,255	3,488,325	3,618,325
300	4,919,683	3,935,746	187,374	2,334,676	3,435,746	3,565,746
325	4,853,959	3,883,167	134,796	2,282,097	3,383,167	3,513,167

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,006,174	4,004,939	256,567	2,403,869	3,504,939	3,634,939
20	4,953,595	3,962,876	214,504	2,361,806	3,462,876	3,592,876
30	4,927,306	3,941,844	193,473	2,340,774	3,441,844	3,571,844
50	4,874,727	3,899,781	151,410	2,298,711	3,399,781	3,529,781
70	4,822,148	3,857,718	109,347	2,256,648	3,357,718	3,487,718
90	4,769,570	3,815,656	67,284	2,214,586	3,315,656	3,445,656
100	4,743,281	3,794,625	46,253	2,193,554	3,294,625	3,424,625
125	4,677,557	3,742,046	-6,326	2,140,975	3,242,046	3,372,046
150	4,611,834	3,689,467	-58,905	2,088,396	3,189,467	3,319,467
175	4,546,111	3,636,889	-111,483	2,035,818	3,136,889	3,266,889
200	4,480,387	3,584,310	-164,062	1,983,240	3,084,310	3,214,310
225	4,414,664	3,531,731	-216,641	1,930,661	3,031,731	3,161,731
250	4,348,940	3,479,152	-269,220	1,878,082	2,979,152	3,109,152
275	4,283,218	3,426,574	-321,798	1,825,504	2,926,574	3,056,574
300	4,217,494	3,373,995	-374,376	1,772,925	2,873,995	3,003,995
325	4,151,771	3,321,417	-426,955	1,720,346	2,821,417	2,951,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,303,346	3,442,677	-305,695	1,841,606	2,942,677	3,072,677
20	4,250,767	3,400,614	-347,758	1,799,543	2,900,614	3,030,614
30	4,224,478	3,379,582	-368,790	1,778,512	2,879,582	3,009,582
50	4,171,900	3,337,520	-410,852	1,736,449	2,837,520	2,967,520
70	4,119,321	3,295,457	-452,915	1,694,386	2,795,457	2,925,457
90	4,066,742	3,253,394	-494,978	1,652,323	2,753,394	2,883,394
100	4,040,453	3,232,362	-516,010	1,631,292	2,732,362	2,862,362
125	3,974,729	3,179,783	-568,589	1,578,713	2,679,783	2,809,783
150	3,909,007	3,127,205	-621,167	1,526,135	2,627,205	2,757,205
175	3,843,283	3,074,626	-673,745	1,473,556	2,574,626	2,704,626
200	3,777,559	3,022,048	-726,324	1,420,977	2,522,048	2,652,048
225	3,711,836	2,969,469	-778,903	1,368,398	2,469,469	2,599,469
250	3,646,113	2,916,891	-831,481	1,315,820	2,416,891	2,546,891
275	3,580,390	2,864,312	-884,060	1,263,241	2,364,312	2,494,312
300	3,514,666	2,811,733	-936,639	1,210,663	2,311,733	2,441,733
325	3,448,943	2,759,154	-989,218	1,158,084	2,259,154	2,389,154

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,218,101	5,483,531	1,735,160	3,882,461	4,983,531	5,113,531
20	4,165,825	5,415,572	1,667,201	3,814,502	4,915,572	5,045,572
30	4,139,687	5,381,593	1,633,221	3,780,523	4,881,593	5,011,593
50	4,087,411	5,313,634	1,565,262	3,712,564	4,813,634	4,943,634
70	4,035,135	5,245,675	1,497,303	3,644,605	4,745,675	4,875,675
90	3,982,859	5,177,716	1,429,344	3,576,646	4,677,716	4,807,716
100	3,956,721	5,143,737	1,395,365	3,542,666	4,643,737	4,773,737
125	3,891,376	5,058,789	1,310,417	3,457,778	4,558,789	4,688,789
150	3,826,031	4,973,841	1,225,469	3,372,770	4,473,841	4,603,841
175	3,760,686	4,888,891	1,140,520	3,287,821	4,388,891	4,518,891
200	3,695,341	4,803,943	1,055,572	3,202,873	4,303,943	4,433,943
225	3,629,997	4,718,996	970,624	3,117,925	4,218,996	4,348,996
250	3,564,651	4,634,046	885,674	3,032,976	4,134,046	4,264,046
275	3,499,306	4,549,098	800,726	2,948,028	4,049,098	4,179,098
300	3,433,961	4,464,149	715,777	2,863,079	3,964,149	4,094,149
325	3,368,616	4,379,201	630,829	2,778,131	3,879,201	4,009,201

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,572,168	4,643,819	895,447	3,042,748	4,143,819	4,273,819
20	3,519,892	4,575,860	827,488	2,974,789	4,075,860	4,205,860
30	3,493,754	4,541,880	793,509	2,940,810	4,041,880	4,171,880
50	3,441,478	4,473,921	725,550	2,872,851	3,973,921	4,103,921
70	3,389,202	4,405,962	657,591	2,804,892	3,905,962	4,035,962
90	3,336,926	4,338,004	589,632	2,736,933	3,838,004	3,968,004
100	3,310,788	4,304,024	555,652	2,702,954	3,804,024	3,934,024
125	3,245,443	4,219,076	470,704	2,618,006	3,719,076	3,849,076
150	3,180,099	4,134,128	385,756	2,533,058	3,634,128	3,764,128
175	3,114,753	4,049,179	300,807	2,448,108	3,549,179	3,679,179
200	3,049,408	3,964,231	215,859	2,363,160	3,464,231	3,594,231
225	2,984,064	3,879,283	130,911	2,278,212	3,379,283	3,509,283
250	2,918,718	3,794,334	45,962	2,193,263	3,294,334	3,424,334
275	2,853,373	3,709,386	-38,986	2,108,315	3,209,386	3,339,386
300	2,788,029	3,624,438	-123,934	2,023,367	3,124,438	3,254,438
325	2,722,683	3,539,488	-208,884	1,938,418	3,039,488	3,169,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,925,648	3,803,342	54,970	2,202,272	3,303,342	3,433,342
20	2,873,372	3,735,383	-12,989	2,134,313	3,235,383	3,365,383
30	2,847,234	3,701,404	-46,968	2,100,333	3,201,404	3,331,404
50	2,794,958	3,633,445	-114,927	2,032,374	3,133,445	3,263,445
70	2,742,681	3,565,486	-182,886	1,964,416	3,065,486	3,195,486
90	2,690,405	3,497,527	-250,845	1,896,457	2,997,527	3,127,527
100	2,664,267	3,463,548	-284,824	1,862,477	2,963,548	3,093,548
125	2,598,923	3,378,600	-369,772	1,777,529	2,878,600	3,008,600
150	2,533,578	3,293,652	-454,720	1,692,581	2,793,652	2,923,652
175	2,468,232	3,208,702	-539,670	1,607,632	2,708,702	2,838,702
200	2,402,886	3,123,755	-625,117	1,522,684	2,623,755	2,753,755
225	2,337,540	3,038,807	-711,454	1,437,735	2,538,807	2,668,807
250	2,272,194	2,953,859	-797,793	1,352,787	2,453,859	2,583,859
275	2,206,848	2,868,911	-884,130	1,267,838	2,368,911	2,498,911
300	2,141,502	2,783,963	-970,468	1,182,890	2,283,963	2,413,963
325	2,076,156	2,699,015	-1,056,806	1,097,941	2,198,015	2,329,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type 16	
Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,026,368	5,217,139	1,468,767	3,616,069	4,717,139	4,847,139
20	7,927,157	5,152,652	1,404,280	3,551,582	4,652,652	4,782,652
30	7,877,551	5,120,408	1,372,036	3,519,338	4,620,408	4,750,408
50	7,778,340	5,055,921	1,307,549	3,454,851	4,555,921	4,685,921
70	7,678,195	4,990,827	1,242,455	3,389,757	4,490,827	4,620,827
90	7,577,361	4,925,285	1,176,913	3,324,215	4,425,285	4,555,285
100	7,526,945	4,892,514	1,144,142	3,291,444	4,392,514	4,522,514
125	7,400,902	4,810,586	1,062,215	3,209,516	4,310,586	4,440,586
150	7,274,860	4,728,659	980,287	3,127,588	4,228,659	4,358,659
175	7,148,817	4,646,731	898,359	3,045,661	4,146,731	4,276,731
200	7,022,775	4,564,804	816,432	2,963,733	4,064,804	4,194,804
225	6,896,732	4,482,876	734,504	2,881,806	3,982,876	4,112,876
250	6,770,690	4,400,948	652,577	2,799,878	3,900,948	4,030,948
275	6,644,647	4,319,021	570,649	2,717,950	3,819,021	3,949,021
300	6,518,605	4,237,094	488,722	2,636,023	3,737,094	3,867,094
325	6,392,563	4,155,166	406,794	2,554,095	3,655,166	3,785,166

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,795,109	4,416,821	668,449	2,815,750	3,916,821	4,046,821
20	6,694,275	4,351,279	602,907	2,750,208	3,851,279	3,981,279
30	6,643,858	4,318,508	570,136	2,717,438	3,818,508	3,948,508
50	6,543,024	4,252,966	504,594	2,651,896	3,752,966	3,882,966
70	6,442,190	4,187,424	439,052	2,586,353	3,687,424	3,817,424
90	6,341,357	4,121,882	373,510	2,520,811	3,621,882	3,751,882
100	6,290,939	4,089,110	340,739	2,488,040	3,589,110	3,719,110
125	6,164,897	4,007,183	258,811	2,406,113	3,507,183	3,637,183
150	6,038,855	3,925,256	176,884	2,324,185	3,425,256	3,555,256
175	5,912,812	3,843,328	94,956	2,242,257	3,343,328	3,473,328
200	5,786,769	3,761,400	13,028	2,160,330	3,261,400	3,391,400
225	5,660,728	3,679,473	-68,899	2,078,403	3,179,473	3,309,473
250	5,534,685	3,597,545	-150,827	1,996,475	3,097,545	3,227,545
275	5,408,642	3,515,617	-232,754	1,914,547	3,015,617	3,145,617
300	5,282,599	3,433,690	-314,682	1,832,619	2,933,690	3,063,690
325	5,156,557	3,351,762	-396,610	1,750,692	2,851,762	2,981,762

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,557,963	3,612,676	-135,696	2,011,606	3,112,676	3,242,676
20	5,457,129	3,547,134	-201,238	1,946,063	3,047,134	3,177,134
30	5,406,713	3,514,363	-234,009	1,913,293	3,014,363	3,144,363
50	5,305,879	3,448,821	-299,551	1,847,751	2,948,821	3,078,821
70	5,205,045	3,383,279	-365,093	1,782,209	2,883,279	3,013,279
90	5,104,211	3,317,737	-430,635	1,716,667	2,817,737	2,947,737
100	5,053,793	3,284,966	-463,406	1,683,895	2,784,966	2,914,966
125	4,927,752	3,203,038	-545,333	1,601,968	2,703,038	2,833,038
150	4,801,709	3,121,111	-627,261	1,520,040	2,621,111	2,751,111
175	4,675,666	3,039,183	-709,189	1,438,113	2,539,183	2,669,183
200	4,549,500	2,957,175	-791,197	1,356,105	2,457,175	2,587,175
225	4,423,397	2,875,208	-873,205	1,274,097	2,375,208	2,505,208
250	4,297,292	2,793,240	-955,213	1,192,089	2,293,240	2,423,240
275	4,171,188	2,711,273	-1,037,221	1,110,081	2,211,273	2,341,273
300	4,045,085	2,629,305	-1,119,229	1,028,073	2,129,305	2,259,305
325	3,918,981	2,547,338	-1,201,237	946,065	2,047,338	2,177,338

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	150	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	275	325	325	325
3 - £5,705 per sq m	30	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	100	250	275
2 - £6,082 per sq m	#N/A	#N/A	50	70
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	0	225	250
2 - £6,082 per sq m	#N/A	#N/A	20	50
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	100	325	325
2 - £6,082 per sq m	#N/A	#N/A	100	150
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	50	250	275
2 - £6,082 per sq m	#N/A	#N/A	50	70
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	#N/A	250	275
2 - £6,082 per sq m	#N/A	#N/A	50	90
3 - £5,705 per sq m	#N/A	#N/A	#N/A	#N/A

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	175	325	325	325
2 - £6,082 per sq m	#N/A	300	325	325
3 - £5,705 per sq m	#N/A	90	250	275

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	125	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	250	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	200	325	325	325

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	147,512	2,950,248	-798,124	1,349,177	2,450,248	2,580,248
20	146,219	2,924,373	-823,999	1,323,303	2,424,373	2,554,373
30	145,571	2,911,426	-836,946	1,310,355	2,411,426	2,541,426
50	144,277	2,885,531	-862,841	1,284,461	2,385,531	2,515,531
70	142,983	2,859,656	-888,715	1,258,586	2,359,656	2,489,656
90	141,688	2,833,762	-914,610	1,232,691	2,333,762	2,463,762
100	141,041	2,820,814	-927,557	1,219,744	2,320,814	2,450,814
125	139,423	2,788,456	-959,916	1,187,386	2,288,456	2,418,456
150	137,806	2,756,118	-992,254	1,155,047	2,256,118	2,386,118
175	136,188	2,723,760	-1,024,612	1,122,689	2,223,760	2,353,760
200	134,570	2,691,401	-1,056,971	1,090,331	2,191,401	2,321,401
225	132,952	2,659,043	-1,089,329	1,057,973	2,159,043	2,289,043
250	131,334	2,626,685	-1,121,687	1,025,614	2,126,685	2,256,685
275	129,716	2,594,326	-1,154,045	993,256	2,094,326	2,224,326
300	128,098	2,561,968	-1,186,404	960,898	2,061,968	2,191,968
325	126,480	2,529,610	-1,218,762	928,539	2,029,610	2,159,610

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£130,777	2,615,543	-1,132,829	1,014,473	2,115,543	2,245,543
20	129,483	2,589,669	-1,158,703	988,598	2,089,669	2,219,669
30	128,836	2,576,721	-1,171,651	975,651	2,076,721	2,206,721
50	127,541	2,550,827	-1,197,545	949,756	2,050,827	2,180,827
70	126,248	2,524,952	-1,223,420	923,882	2,024,952	2,154,952
90	124,953	2,499,057	-1,249,314	897,987	1,999,057	2,129,057
100	124,305	2,486,110	-1,262,262	885,040	1,986,110	2,116,110
125	122,689	2,453,772	-1,294,600	852,701	1,953,772	2,083,772
150	121,071	2,421,413	-1,326,958	820,343	1,921,413	2,051,413
175	119,453	2,389,055	-1,359,317	787,985	1,889,055	2,019,055
200	117,835	2,356,697	-1,391,675	755,626	1,856,697	1,986,697
225	116,217	2,324,338	-1,424,033	723,268	1,824,338	1,954,338
250	114,599	2,291,980	-1,456,392	690,910	1,791,980	1,921,980
275	112,981	2,259,622	-1,488,750	658,551	1,759,622	1,889,622
300	111,363	2,227,264	-1,521,108	626,193	1,727,264	1,857,264
325	109,745	2,194,905	-1,553,467	593,835	1,694,905	1,824,905

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	114,030	2,280,608	-1,467,764	679,537	1,780,608	1,910,608
20	112,737	2,254,733	-1,493,639	653,663	1,754,733	1,884,733
30	112,089	2,241,786	-1,506,586	640,715	1,741,786	1,871,786
50	110,795	2,215,891	-1,532,481	614,821	1,715,891	1,845,891
70	109,501	2,190,017	-1,558,355	588,946	1,690,017	1,820,017
90	108,206	2,164,122	-1,584,260	563,052	1,664,122	1,794,122
100	107,559	2,151,175	-1,597,197	550,104	1,651,175	1,781,175
125	105,941	2,118,816	-1,629,555	517,746	1,618,816	1,748,816
150	104,323	2,086,458	-1,661,914	485,388	1,586,458	1,716,458
175	102,705	2,054,100	-1,694,272	453,029	1,554,100	1,684,100
200	101,088	2,021,761	-1,726,610	420,691	1,521,761	1,651,761
225	99,470	1,989,403	-1,758,969	388,333	1,489,403	1,619,403
250	97,852	1,957,045	-1,791,327	355,974	1,457,045	1,587,045
275	96,234	1,924,686	-1,823,685	323,616	1,424,686	1,554,686
300	94,616	1,892,328	-1,856,044	291,258	1,392,328	1,522,328
325	92,998	1,859,970	-1,888,402	258,900	1,359,970	1,489,970

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	295,026	2,950,258	-798,114	1,349,187	2,450,258	2,580,258
20	292,436	2,924,363	-824,009	1,323,293	2,424,363	2,554,363
30	291,143	2,911,426	-836,946	1,310,355	2,411,426	2,541,426
50	288,554	2,885,541	-862,831	1,284,471	2,385,541	2,515,541
70	285,966	2,859,656	-888,715	1,258,586	2,359,656	2,489,656
90	283,376	2,833,762	-914,610	1,232,691	2,333,762	2,463,762
100	282,082	2,820,824	-927,547	1,219,754	2,320,824	2,450,824
125	278,847	2,788,466	-959,906	1,187,396	2,288,466	2,418,466
150	275,611	2,756,108	-992,264	1,155,037	2,256,108	2,386,108
175	272,375	2,723,750	-1,024,622	1,122,679	2,223,750	2,353,750
200	269,139	2,691,391	-1,056,981	1,090,321	2,191,391	2,321,391
225	265,903	2,659,033	-1,089,339	1,057,963	2,159,033	2,289,033
250	262,667	2,626,675	-1,121,697	1,025,604	2,126,675	2,256,675
275	259,432	2,594,316	-1,154,055	993,246	2,094,316	2,224,316
300	256,197	2,561,958	-1,186,414	960,888	2,061,958	2,191,958
325	252,961	2,529,610	-1,218,772	928,539	2,029,610	2,159,610

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	261,555	2,615,553	-1,132,819	1,014,483	2,115,553	2,245,553
20	259,966	2,599,659	-1,158,713	988,588	2,089,659	2,219,659
30	257,672	2,576,721	-1,171,651	975,651	2,076,721	2,206,721
50	255,084	2,550,837	-1,197,535	949,766	2,050,837	2,180,837
70	252,495	2,524,952	-1,223,420	923,882	2,024,952	2,154,952
90	249,906	2,499,057	-1,249,314	897,987	1,999,057	2,129,057
100	248,612	2,486,120	-1,262,252	885,050	1,986,120	2,116,120
125	245,376	2,453,762	-1,294,610	852,691	1,953,762	2,083,762
150	242,140	2,421,403	-1,326,968	820,333	1,921,403	2,051,403
175	238,905	2,389,045	-1,359,327	787,975	1,889,045	2,019,045
200	235,669	2,356,687	-1,391,685	755,616	1,856,687	1,986,687
225	232,433	2,324,328	-1,424,043	723,258	1,824,328	1,954,328
250	229,197	2,291,970	-1,456,402	690,900	1,791,970	1,921,970
275	225,962	2,259,622	-1,488,750	658,551	1,759,622	1,889,622
300	222,726	2,227,264	-1,521,108	626,193	1,727,264	1,857,264
325	219,491	2,194,905	-1,553,467	593,835	1,694,905	1,824,905

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	228,061	2,280,608	-1,467,764	679,537	1,780,608	1,910,608
20	225,472	2,254,723	-1,493,649	653,653	1,754,723	1,884,723
30	224,179	2,241,786	-1,506,586	640,715	1,741,786	1,871,786
50	221,590	2,215,901	-1,532,471	614,831	1,715,901	1,845,901
70	219,001	2,190,007	-1,558,365	588,936	1,690,007	1,820,007
90	216,412	2,164,122	-1,584,260	563,052	1,664,122	1,794,122
100	215,118	2,151,185	-1,597,187	550,114	1,651,185	1,781,185
125	211,883	2,118,826	-1,629,545	517,756	1,618,826	1,748,826
150	208,647	2,086,468	-1,661,904	485,398	1,586,468	1,716,468
175	205,411	2,054,110	-1,694,262	453,039	1,554,110	1,684,110
200	202,175	2,021,751	-1,726,620	420,681	1,521,751	1,651,751
225	198,939	1,989,393	-1,758,979	388,323	1,489,393	1,619,393
250	195,703	1,957,035	-1,791,337	355,964	1,457,035	1,587,035
275	192,468	1,924,676	-1,823,695	323,606	1,424,676	1,554,676
300	189,232	1,892,318	-1,856,054	291,248	1,392,318	1,522,318
325	185,996	1,859,960	-1,888,412	258,890	1,359,960	1,489,960

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	541,575	4,061,810	313,438	2,460,739	3,561,810	3,691,810
20	536,787	4,025,901	277,529	2,424,831	3,525,901	3,655,901
30	534,393	4,007,950	259,579	2,406,880	3,507,950	3,637,950
50	529,606	3,972,042	223,670	2,370,971	3,472,042	3,602,042
70	524,819	3,936,141	187,769	2,335,070	3,436,141	3,566,141
90	520,031	3,900,232	151,860	2,299,162	3,400,232	3,530,232
100	517,637	3,882,274	133,902	2,281,204	3,382,274	3,512,274
125	511,653	3,837,394	89,022	2,236,323	3,337,394	3,467,394
150	505,668	3,792,514	44,142	2,191,443	3,292,514	3,422,514
175	498,683	3,747,626	-746	2,146,556	3,247,626	3,377,626
200	493,699	3,702,746	-45,626	2,101,675	3,202,746	3,332,746
225	487,715	3,657,866	-90,506	2,056,795	3,157,866	3,287,866
250	481,730	3,612,978	-135,394	2,011,908	3,112,978	3,242,978
275	475,746	3,568,098	-180,274	1,967,028	3,068,098	3,198,098
300	469,762	3,523,218	-225,154	1,922,147	3,023,218	3,153,218
325	463,777	3,478,330	-270,042	1,877,260	2,978,330	3,108,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	479,672	3,597,539	-150,833	1,996,469	3,097,539	3,227,539
20	474,885	3,561,638	-186,734	1,960,568	3,061,638	3,191,638
30	472,491	3,543,680	-204,692	1,942,610	3,043,680	3,173,680
50	467,704	3,507,779	-240,593	1,906,708	3,007,779	3,137,779
70	462,916	3,471,870	-276,502	1,870,800	2,971,870	3,101,870
90	458,128	3,435,962	-312,410	1,834,891	2,935,962	3,065,962
100	455,735	3,418,011	-330,361	1,816,941	2,918,011	3,048,011
125	449,751	3,373,131	-375,241	1,772,061	2,873,131	3,003,131
150	443,766	3,328,243	-420,129	1,727,173	2,828,243	2,958,243
175	437,782	3,283,363	-465,009	1,682,293	2,783,363	2,913,363
200	431,797	3,238,475	-509,896	1,637,405	2,738,475	2,868,475
225	425,813	3,193,595	-554,776	1,592,525	2,693,595	2,823,595
250	419,829	3,148,715	-599,657	1,547,645	2,648,715	2,778,715
275	413,844	3,103,828	-644,544	1,502,757	2,603,828	2,733,828
300	407,860	3,058,947	-689,424	1,457,877	2,558,947	2,688,947
325	401,876	3,014,067	-734,305	1,412,997	2,514,067	2,644,067

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	417,727	3,132,951	-615,421	1,531,880	2,632,951	2,762,951
20	412,939	3,097,042	-651,330	1,495,972	2,597,042	2,727,042
30	410,546	3,079,092	-669,280	1,478,021	2,579,092	2,709,092
50	405,758	3,043,183	-705,189	1,442,113	2,543,183	2,673,183
70	400,971	3,007,282	-741,090	1,406,211	2,507,282	2,637,282
90	396,183	2,971,373	-776,989	1,370,303	2,471,373	2,601,373
100	393,790	2,953,423	-794,949	1,352,352	2,453,423	2,583,423
125	387,805	2,908,535	-839,837	1,307,465	2,408,535	2,538,535
150	381,821	2,863,655	-884,717	1,262,584	2,363,655	2,493,655
175	375,836	2,818,767	-929,605	1,217,697	2,318,767	2,448,767
200	369,852	2,773,887	-974,485	1,172,817	2,273,887	2,403,887
225	363,868	2,729,007	-1,019,365	1,127,937	2,229,007	2,359,007
250	357,883	2,684,119	-1,064,253	1,083,049	2,184,119	2,314,119
275	351,899	2,639,239	-1,109,133	1,038,169	2,139,239	2,269,239
300	345,915	2,594,359	-1,154,013	993,289	2,094,359	2,224,359
325	339,930	2,549,471	-1,198,900	948,401	2,049,471	2,179,471

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	852,879	4,975,128	1,226,757	3,374,058	4,475,128	4,605,128
20	845,206	4,930,366	1,181,994	3,329,296	4,430,366	4,560,366
30	841,369	4,907,985	1,159,613	3,306,915	4,407,985	4,537,985
50	833,694	4,863,217	1,114,845	3,262,147	4,363,217	4,493,217
70	826,021	4,818,455	1,070,083	3,217,384	4,318,455	4,448,455
90	818,347	4,773,693	1,025,321	3,172,622	4,273,693	4,403,693
100	814,511	4,751,312	1,002,940	3,150,241	4,251,312	4,381,312
125	804,919	4,695,359	946,987	3,094,288	4,195,359	4,325,359
150	795,327	4,639,406	891,034	3,038,336	4,139,406	4,269,406
175	785,735	4,583,453	835,081	2,982,383	4,083,453	4,213,453
200	776,143	4,527,500	779,129	2,926,430	4,027,500	4,157,500
225	766,550	4,471,547	723,176	2,870,477	3,971,547	4,101,547
250	756,958	4,415,594	667,223	2,814,524	3,915,594	4,045,594
275	747,366	4,359,641	611,270	2,758,571	3,859,641	3,989,641
300	737,774	4,303,688	555,317	2,702,618	3,803,688	3,933,688
325	728,182	4,247,735	499,364	2,646,665	3,747,735	3,877,735

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,256	4,405,663	657,291	2,804,592	3,905,663	4,035,663
20	747,583	4,360,901	612,529	2,759,830	3,860,901	3,990,901
30	743,746	4,338,519	590,148	2,737,449	3,838,519	3,968,519
50	736,073	4,293,757	545,386	2,692,687	3,793,757	3,923,757
70	728,399	4,248,995	500,623	2,647,925	3,748,995	3,878,995
90	720,726	4,204,233	455,861	2,603,162	3,704,233	3,834,233
100	716,889	4,181,852	433,480	2,580,781	3,681,852	3,811,852
125	707,297	4,125,899	377,527	2,524,829	3,625,899	3,755,899
150	697,705	4,069,946	321,574	2,468,876	3,569,946	3,699,946
175	688,112	4,013,988	265,616	2,412,917	3,513,988	3,643,988
200	678,520	3,958,035	209,663	2,356,964	3,458,035	3,588,035
225	668,928	3,902,082	153,710	2,301,012	3,402,082	3,532,082
250	659,336	3,846,129	97,758	2,245,059	3,346,129	3,476,129
275	649,745	3,790,177	41,805	2,189,106	3,290,177	3,420,177
300	640,153	3,734,224	-14,148	2,133,153	3,234,224	3,364,224
325	630,560	3,678,265	-70,107	2,077,195	3,178,265	3,308,265

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	657,566	3,835,802	87,430	2,234,731	3,335,802	3,465,802
20	649,892	3,791,040	42,668	2,189,969	3,291,040	3,421,040
30	646,056	3,768,658	20,287	2,167,588	3,268,658	3,398,658
50	638,382	3,723,896	-24,476	2,122,826	3,223,896	3,353,896
70	630,709	3,679,134	-69,238	2,078,064	3,179,134	3,309,134
90	623,035	3,634,372	-114,000	2,033,301	3,134,372	3,264,372
100	619,197	3,611,985	-136,387	2,010,914	3,111,985	3,241,985
125	609,605	3,556,032	-192,340	1,954,962	3,056,032	3,186,032
150	600,014	3,500,079	-248,292	1,899,009	3,000,079	3,130,079
175	590,422	3,444,127	-304,245	1,843,056	2,944,127	3,074,127
200	580,830	3,388,174	-360,198	1,787,103	2,888,174	3,018,174
225	571,238	3,332,221	-416,151	1,731,151	2,832,221	2,962,221
250	561,646	3,276,268	-472,104	1,675,198	2,776,268	2,906,268
275	552,053	3,220,310	-528,062	1,619,239	2,720,310	2,850,310
300	542,461	3,164,357	-584,015	1,563,286	2,664,357	2,794,357
325	532,869	3,108,404	-639,968	1,507,334	2,608,404	2,738,404

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5

Flats	
No of units	8 units
Density:	145 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	142,106	2,575,667	-1,172,705	974,597	2,075,667	2,205,667
20	133,417	2,418,190	-1,330,182	817,120	1,918,190	2,048,190
30	129,073	2,339,452	-1,408,920	738,381	1,839,452	1,969,452
50	120,385	2,181,975	-1,566,397	580,905	1,681,975	1,811,975
70	111,696	2,024,498	-1,723,874	423,428	1,524,498	1,654,498
90	103,007	1,867,003	-1,881,369	265,933	1,367,003	1,497,003
100	98,663	1,788,265	-1,960,107	187,194	1,288,265	1,418,265
125	87,803	1,591,428	-2,156,944	-9,643	1,091,428	1,221,428
150	76,942	1,394,573	-2,353,799	-206,498	894,573	1,024,573
175	66,082	1,197,736	-2,550,636	-403,335	697,736	827,736
200	55,221	1,000,881	-2,747,491	-600,190	500,881	630,881
225	44,360	804,026	-2,944,346	-797,045	304,026	434,026
250	33,500	607,189	-3,141,183	-993,882	107,189	237,189
275	22,639	410,334	-3,338,038	-1,190,737	-89,666	40,334
300	11,779	213,497	-3,534,875	-1,387,574	-286,503	-156,503
325	918	16,642	-3,731,730	-1,584,429	-483,358	-353,358

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£275

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	53,679	972,938	-2,775,434	-628,132	472,938	602,938
20	44,991	815,461	-2,932,911	-785,609	315,461	445,461
30	40,647	736,723	-3,011,649	-864,348	236,723	366,723
50	31,958	579,246	-3,169,126	-1,021,824	79,246	209,246
70	23,270	421,769	-3,326,603	-1,179,301	-78,231	51,769
90	14,582	264,292	-3,484,079	-1,336,778	-235,708	-105,708
100	10,237	185,554	-3,562,818	-1,415,516	-314,446	-184,446
125	-633	-11,481	-3,759,853	-1,612,552	-511,481	-381,481
150	-1,167	-211,537	-3,959,909	-1,812,607	-711,537	-581,537
175	-2,710	-411,611	-4,159,983	-2,012,681	-911,611	-781,611
200	-3,748	-611,685	-4,360,056	-2,212,755	-1,111,685	-981,685
225	-4,786	-811,740	-4,560,112	-2,412,811	-1,311,740	-1,181,740
250	-5,824	-1,011,814	-4,760,186	-2,612,884	-1,511,814	-1,381,814
275	-6,863	-1,211,888	-4,960,260	-2,812,958	-1,711,888	-1,581,888
300	-7,900	-1,411,944	-5,160,315	-3,013,014	-1,911,944	-1,781,944
325	-8,939	-1,612,017	-5,360,389	-3,213,088	-2,112,017	-1,982,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£70

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,378	-641,222	-4,389,594	-2,242,292	-1,141,222	-1,011,222
20	-44,209	-801,281	-4,549,653	-2,402,351	-1,301,281	-1,171,281
30	-48,623	-881,292	-4,629,664	-2,492,363	-1,381,292	-1,251,292
50	-57,454	-1,041,351	-4,789,723	-2,642,422	-1,541,351	-1,411,351
70	-66,285	-1,201,410	-4,949,782	-2,802,481	-1,701,410	-1,571,410
90	-75,116	-1,361,470	-5,109,841	-2,962,540	-1,861,470	-1,731,470
100	-79,530	-1,441,481	-5,189,853	-3,042,551	-1,941,481	-1,811,481
125	-90,569	-1,641,555	-5,389,927	-3,242,625	-2,141,555	-2,011,555
150	-101,607	-1,841,629	-5,590,000	-3,442,699	-2,341,629	-2,211,629
175	-112,645	-2,041,684	-5,790,056	-3,642,755	-2,541,684	-2,411,684
200	-123,683	-2,241,758	-5,990,130	-3,842,829	-2,741,758	-2,611,758
225	-134,722	-2,441,832	-6,190,204	-4,042,902	-2,941,832	-2,811,832
250	-145,759	-2,641,888	-6,390,259	-4,242,958	-3,141,888	-3,011,888
275	-156,798	-2,841,962	-6,590,333	-4,443,032	-3,341,962	-3,211,962
300	-167,835	-3,042,017	-6,790,389	-4,643,088	-3,542,017	-3,412,017
325	-178,874	-3,242,091	-6,990,463	-4,843,161	-3,742,091	-3,612,091

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	189,427	1,610,127	-2,138,245	9,056	1,110,127	1,240,127
20	178,028	1,513,236	-2,235,136	-87,835	1,013,236	1,143,236
30	172,328	1,464,790	-2,283,582	-136,280	964,790	1,094,790
50	160,928	1,367,890	-2,380,481	-233,180	867,890	997,890
70	149,529	1,270,999	-2,477,373	-330,071	770,999	900,999
90	138,130	1,174,108	-2,574,264	-426,962	674,108	804,108
100	132,431	1,125,662	-2,622,709	-475,408	625,662	755,662
125	118,181	1,004,540	-2,743,832	-596,530	504,540	634,540
150	103,932	883,426	-2,864,946	-717,644	383,426	513,426
175	89,684	762,312	-2,986,060	-838,758	262,312	392,312
200	75,434	641,190	-3,107,182	-959,881	141,190	271,190
225	61,185	520,076	-3,228,296	-1,080,995	20,076	150,076
250	46,936	398,953	-3,349,418	-1,202,117	-101,047	28,953
275	32,687	277,839	-3,470,532	-1,323,231	-222,161	-82,161
300	18,438	156,726	-3,591,646	-1,444,345	-343,274	-213,274
325	4,189	35,603	-3,712,769	-1,565,467	-464,397	-334,397

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£225	£250

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,412	624,006	-3,124,366	-977,064	124,006	254,006
20	62,013	527,106	-3,221,265	-1,073,964	27,106	157,106
30	56,313	478,661	-3,269,711	-1,122,409	-21,339	108,661
50	44,914	381,770	-3,366,602	-1,219,301	-118,230	11,770
70	33,515	284,879	-3,463,493	-1,316,192	-215,121	-85,121
90	22,115	187,979	-3,560,393	-1,413,091	-312,021	-182,021
100	16,416	139,533	-3,608,838	-1,461,537	-360,467	-230,467
125	2,167	18,419	-3,729,952	-1,582,651	-481,581	-351,581
150	-12,280	-104,378	-3,852,749	-1,705,448	-604,378	-474,378
175	-26,761	-227,472	-3,975,844	-1,828,543	-727,472	-597,472
200	-41,244	-350,576	-4,098,948	-1,951,646	-850,576	-720,576
225	-55,726	-473,671	-4,222,042	-2,074,741	-973,671	-843,671
250	-70,209	-596,774	-4,345,146	-2,197,844	-1,096,774	-966,774
275	-84,690	-719,869	-4,468,241	-2,320,939	-1,219,869	-1,089,869
300	-99,172	-842,964	-4,591,335	-2,444,034	-1,342,964	-1,212,964
325	-113,655	-966,067	-4,714,439	-2,567,137	-1,466,067	-1,336,067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£50

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,382	-368,751	-4,117,122	-1,969,821	-868,751	-738,751
20	-54,967	-467,223	-4,215,595	-2,068,294	-967,223	-837,223
30	-60,761	-516,468	-4,264,840	-2,117,538	-1,016,468	-886,468
50	-72,347	-614,949	-4,363,321	-2,216,019	-1,114,949	-984,949
70	-83,932	-713,421	-4,461,793	-2,314,492	-1,213,421	-1,083,421
90	-95,518	-811,902	-4,560,274	-2,412,973	-1,311,902	-1,181,902
100	-101,310	-861,139	-4,609,510	-2,462,209	-1,361,139	-1,231,139
125	-115,793	-984,242	-4,732,614	-2,585,312	-1,484,242	-1,354,242
150	-130,275	-1,107,337	-4,855,709	-2,708,407	-1,607,337	-1,477,337
175	-144,757	-1,230,432	-4,978,803	-2,831,502	-1,730,432	-1,600,432
200	-159,239	-1,353,535	-5,101,907	-2,954,605	-1,853,535	-1,723,535
225	-173,721	-1,476,630	-5,225,002	-3,077,700	-1,976,630	-1,846,630
250	-188,203	-1,599,725	-5,348,096	-3,200,795	-2,099,725	-1,969,725
275	-202,686	-1,722,828	-5,471,200	-3,323,898	-2,222,828	-2,092,828
300	-217,167	-1,845,923	-5,594,295	-3,446,993	-2,345,923	-2,215,923
325	-231,650	-1,969,026	-5,717,398	-3,570,096	-2,469,026	-2,339,026

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,404,559	3,511,398	-236,974	1,910,327	3,011,398	3,141,398
20	1,391,909	3,479,772	-268,600	1,878,701	2,979,772	3,109,772
30	1,385,584	3,463,960	-284,412	1,862,890	2,963,960	3,093,960
50	1,372,934	3,432,334	-316,038	1,831,264	2,932,334	3,062,334
70	1,360,283	3,400,708	-347,664	1,799,638	2,900,708	3,030,708
90	1,347,633	3,369,082	-379,290	1,768,012	2,869,082	2,999,082
100	1,341,307	3,353,268	-395,104	1,752,198	2,853,268	2,983,268
125	1,328,494	3,313,736	-434,636	1,712,666	2,813,736	2,943,736
150	1,309,682	3,274,204	-474,167	1,673,134	2,774,204	2,904,204
175	1,293,869	3,234,673	-513,699	1,633,602	2,734,673	2,864,673
200	1,278,055	3,195,138	-553,234	1,594,068	2,695,138	2,825,138
225	1,262,243	3,155,606	-592,765	1,554,536	2,655,606	2,785,606
250	1,246,430	3,116,075	-632,297	1,515,004	2,616,075	2,746,075
275	1,230,617	3,076,543	-671,829	1,475,472	2,576,543	2,706,543
300	1,214,803	3,037,008	-711,363	1,435,938	2,537,008	2,667,008
325	1,198,991	2,997,477	-750,895	1,396,406	2,497,477	2,627,477

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,243,624	3,109,060	-639,311	1,507,990	2,609,060	2,739,060
20	1,230,974	3,077,434	-670,937	1,476,364	2,577,434	2,707,434
30	1,224,649	3,061,623	-686,749	1,460,552	2,561,623	2,691,623
50	1,211,999	3,029,997	-718,375	1,428,926	2,529,997	2,659,997
70	1,199,348	2,998,371	-750,001	1,397,300	2,498,371	2,628,371
90	1,186,698	2,966,745	-781,627	1,365,675	2,466,745	2,596,745
100	1,180,372	2,950,931	-797,441	1,349,860	2,450,931	2,580,931
125	1,164,560	2,911,399	-836,973	1,310,328	2,411,399	2,541,399
150	1,148,747	2,871,867	-876,505	1,270,797	2,371,867	2,501,867
175	1,132,934	2,832,335	-916,037	1,231,265	2,332,335	2,462,335
200	1,117,120	2,792,801	-955,571	1,191,731	2,292,801	2,422,801
225	1,101,308	2,753,269	-995,103	1,152,199	2,253,269	2,383,269
250	1,085,495	2,713,737	-1,034,634	1,112,667	2,213,737	2,343,737
275	1,069,682	2,674,205	-1,074,166	1,073,135	2,174,205	2,304,205
300	1,053,868	2,634,671	-1,113,701	1,033,601	2,134,671	2,264,671
325	1,038,056	2,595,139	-1,153,232	994,069	2,095,139	2,225,139

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,082,577	2,706,442	-1,041,930	1,105,371	2,206,442	2,336,442
20	1,069,926	2,674,816	-1,073,556	1,073,745	2,174,816	2,304,816
30	1,063,601	2,659,001	-1,089,370	1,057,931	2,159,001	2,289,001
50	1,050,950	2,627,375	-1,120,996	1,026,305	2,127,375	2,257,375
70	1,038,300	2,595,749	-1,152,622	994,679	2,095,749	2,225,749
90	1,025,649	2,564,123	-1,184,248	963,053	2,064,123	2,194,123
100	1,019,325	2,548,312	-1,200,060	947,247	2,048,312	2,178,312
125	1,003,511	2,508,777	-1,239,594	907,707	2,008,777	2,138,777
150	987,698	2,469,246	-1,279,126	868,175	1,969,246	2,099,246
175	971,886	2,429,714	-1,318,658	828,643	1,929,714	2,059,714
200	956,073	2,390,182	-1,358,190	789,112	1,890,182	2,020,182
225	940,259	2,350,648	-1,397,724	749,577	1,850,648	1,980,648
250	924,446	2,311,116	-1,437,256	710,046	1,811,116	1,941,116
275	908,634	2,271,584	-1,476,788	670,514	1,771,584	1,901,584
300	892,821	2,232,052	-1,516,320	630,982	1,732,052	1,862,052
325	877,007	2,192,518	-1,555,854	591,448	1,692,518	1,822,518

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	8
Flats	
No of units	11 units
Density:	85 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	269,193	2,080,131	-1,668,241	479,061	1,580,131	1,710,131
20	256,925	1,985,331	-1,763,040	384,261	1,485,331	1,615,331
30	250,792	1,937,935	-1,810,436	336,865	1,437,935	1,567,935
50	238,523	1,843,136	-1,905,236	242,065	1,343,136	1,473,136
70	226,255	1,748,336	-2,000,036	147,266	1,248,336	1,378,336
90	213,987	1,653,536	-2,094,836	52,466	1,153,536	1,283,536
100	207,853	1,606,140	-2,142,232	5,070	1,106,140	1,236,140
125	192,518	1,487,643	-2,260,729	-113,428	987,643	1,117,643
150	177,182	1,369,137	-2,379,235	-231,933	869,137	999,137
175	161,847	1,250,639	-2,497,732	-350,431	750,639	880,639
200	146,512	1,132,142	-2,616,230	-468,929	632,142	762,142
225	131,177	1,013,644	-2,734,728	-587,426	513,644	643,644
250	115,842	895,146	-2,853,225	-705,924	395,146	525,146
275	100,507	776,649	-2,971,723	-824,422	276,649	406,649
300	85,172	658,151	-3,090,221	-942,919	158,151	288,151
325	69,837	539,653	-3,208,718	-1,061,417	39,653	169,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	140,450	1,085,297	-2,663,075	-515,774	585,297	715,297
20	128,182	990,497	-2,757,875	-610,573	490,497	620,497
30	122,047	943,093	-2,805,278	-657,977	443,093	573,093
50	109,779	848,294	-2,900,078	-752,777	348,294	478,294
70	97,511	753,494	-2,994,878	-847,576	253,494	383,494
90	85,244	658,694	-3,089,678	-942,376	158,694	288,694
100	79,109	611,298	-3,137,074	-989,772	111,298	241,298
125	63,774	492,801	-3,255,571	-1,108,270	-7,199	122,801
150	48,439	374,303	-3,374,069	-1,226,767	-125,697	4,303
175	33,104	255,805	-3,492,567	-1,345,265	-244,195	-114,195
200	17,769	137,308	-3,611,064	-1,463,763	-362,692	-232,692
225	2,433	18,802	-3,729,570	-1,582,268	-481,198	-351,198
250	-13,112	-101,321	-3,849,693	-1,702,392	-601,321	-471,321
275	-28,698	-221,759	-3,970,131	-1,822,830	-721,759	-591,759
300	-44,284	-342,197	-4,090,569	-1,943,268	-842,197	-712,197
325	-59,870	-462,636	-4,211,007	-2,063,706	-962,636	-832,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£150

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,618	89,772	-3,658,600	-1,511,299	-410,228	-280,228
20	-661	-5,108	-3,753,480	-1,606,179	-505,108	-375,108
30	-6,895	-53,282	-3,801,654	-1,654,352	-553,282	-423,282
50	-19,364	-149,629	-3,898,001	-1,750,700	-649,629	-519,629
70	-31,832	-245,977	-3,994,348	-1,847,047	-745,977	-615,977
90	-44,302	-342,324	-4,090,694	-1,943,394	-842,324	-712,324
100	-56,772	-438,672	-4,187,040	-2,039,740	-938,672	-808,672
125	-68,122	-510,944	-4,259,315	-2,112,014	-1,010,944	-880,944
150	-81,707	-631,374	-4,379,746	-2,232,444	-1,131,374	-1,001,374
175	-97,293	-751,812	-4,500,184	-2,352,882	-1,251,812	-1,121,812
200	-112,879	-872,250	-4,620,622	-2,473,320	-1,372,250	-1,242,250
225	-128,466	-992,688	-4,741,060	-2,593,758	-1,492,688	-1,362,688
250	-144,052	-1,113,126	-4,861,498	-2,714,196	-1,613,126	-1,483,126
275	-159,638	-1,233,564	-4,981,936	-2,834,635	-1,733,564	-1,603,564
300	-175,223	-1,353,994	-5,102,374	-2,955,073	-1,853,994	-1,723,994
325	-190,809	-1,474,433	-5,222,812	-3,075,511	-1,974,433	-1,844,433

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,524,729	3,465,294	-283,078	1,864,223	2,965,294	3,095,294
20	1,510,981	3,434,047	-314,325	1,832,976	2,934,047	3,064,047
30	1,504,106	3,418,422	-329,950	1,817,352	2,918,422	3,048,422
50	1,490,357	3,387,175	-361,197	1,786,105	2,887,175	3,017,175
70	1,476,609	3,355,930	-392,442	1,754,860	2,855,930	2,985,930
90	1,462,860	3,324,683	-423,689	1,723,613	2,824,683	2,954,683
100	1,455,986	3,309,058	-439,314	1,707,988	2,809,058	2,939,058
125	1,438,800	3,270,000	-478,372	1,668,930	2,770,000	2,900,000
150	1,421,614	3,230,942	-517,430	1,629,871	2,730,942	2,860,942
175	1,404,429	3,191,883	-556,488	1,590,813	2,691,883	2,821,883
200	1,387,243	3,152,825	-595,547	1,551,755	2,652,825	2,782,825
225	1,370,057	3,113,767	-634,605	1,512,696	2,613,767	2,743,767
250	1,352,872	3,074,708	-673,663	1,473,638	2,574,708	2,704,708
275	1,335,686	3,035,650	-712,722	1,434,580	2,535,650	2,665,650
300	1,318,499	2,996,591	-751,782	1,395,521	2,496,591	2,626,591
325	1,301,314	2,957,531	-790,841	1,356,461	2,457,531	2,587,531

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,349,823	3,067,779	-680,593	1,466,709	2,567,779	2,697,779
20	1,336,074	3,036,532	-711,840	1,435,461	2,536,532	2,666,532
30	1,329,200	3,020,909	-727,462	1,419,839	2,520,909	2,650,909
50	1,315,451	2,989,662	-758,709	1,388,592	2,489,662	2,619,662
70	1,301,703	2,958,415	-789,957	1,357,345	2,458,415	2,588,415
90	1,287,954	2,927,168	-821,204	1,326,098	2,427,168	2,557,168
100	1,281,080	2,911,546	-836,826	1,310,475	2,411,546	2,541,546
125	1,263,894	2,872,487	-875,884	1,271,417	2,372,487	2,502,487
150	1,246,708	2,833,427	-914,945	1,232,356	2,333,427	2,463,427
175	1,229,522	2,794,368	-954,003	1,193,298	2,294,368	2,424,368
200	1,212,336	2,755,310	-993,062	1,154,240	2,255,310	2,385,310
225	1,195,151	2,716,252	-1,032,120	1,115,181	2,216,252	2,346,252
250	1,177,965	2,677,193	-1,071,178	1,076,123	2,177,193	2,307,193
275	1,160,779	2,638,135	-1,110,237	1,037,065	2,138,135	2,268,135
300	1,143,594	2,599,077	-1,149,295	998,006	2,099,077	2,229,077
325	1,126,408	2,560,019	-1,188,353	958,948	2,060,019	2,190,019

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,174,793	2,669,984	-1,078,388	1,068,914	2,169,984	2,299,984
20	1,161,045	2,638,739	-1,109,633	1,037,669	2,138,739	2,268,739
30	1,154,170	2,623,114	-1,125,257	1,022,044	2,123,114	2,253,114
50	1,140,422	2,591,867	-1,156,504	990,797	2,091,867	2,221,867
70	1,126,673	2,560,620	-1,187,752	959,550	2,060,620	2,190,620
90	1,112,924	2,529,373	-1,218,999	928,303	2,029,373	2,159,373
100	1,106,050	2,513,751	-1,234,621	912,680	2,013,751	2,143,751
125	1,088,865	2,474,692	-1,273,679	873,622	1,974,692	2,104,692
150	1,071,679	2,435,634	-1,312,738	834,564	1,935,634	2,065,634
175	1,054,493	2,396,576	-1,351,796	795,505	1,896,576	2,026,576
200	1,037,308	2,357,517	-1,390,854	756,447	1,857,517	1,987,517
225	1,020,122	2,318,459	-1,429,913	717,389	1,818,459	1,948,459
250	1,002,935	2,279,399	-1,468,973	678,328	1,779,399	1,909,399
275	985,750	2,240,340	-1,508,032	639,270	1,740,340	1,870,340
300	968,564	2,201,282	-1,547,090	600,212	1,701,282	1,831,282
325	951,378	2,162,224	-1,586,148	561,153	1,662,224	1,792,224

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **10**

Flats	
No of units	15 units
Density:	95 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	296,246	1,876,225	-1,872,147	275,154	1,376,225	1,506,225
20	279,881	1,772,582	-1,975,790	171,512	1,272,582	1,402,582
30	271,698	1,720,754	-2,027,617	119,684	1,220,754	1,350,754
50	255,333	1,617,112	-2,131,260	16,041	1,117,112	1,247,112
70	238,969	1,513,469	-2,234,903	-87,601	1,013,469	1,143,469
90	222,604	1,409,826	-2,338,546	-191,244	909,826	1,039,826
100	214,422	1,358,005	-2,390,367	-243,065	858,005	988,005
125	199,967	1,228,455	-2,519,917	-372,616	728,455	858,455
150	173,510	1,098,898	-2,649,474	-502,172	598,898	728,898
175	153,055	969,348	-2,779,024	-631,723	469,348	599,348
200	132,599	839,791	-2,908,580	-761,279	339,791	469,791
225	112,143	710,241	-3,038,131	-890,829	210,241	340,241
250	91,687	580,684	-3,167,687	-1,020,386	80,684	210,684
275	71,232	451,134	-3,297,238	-1,149,936	-48,866	81,134
300	50,775	321,578	-3,426,794	-1,279,493	-178,422	-48,422
325	30,320	192,027	-3,556,344	-1,409,043	-307,973	-177,973

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£275

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£126,970	804,145	-2,944,226	-796,925	304,145	434,145
20	110,606	700,503	-3,047,869	-900,568	200,503	330,503
30	102,423	648,681	-3,099,691	-952,389	148,681	278,681
50	86,059	545,039	-3,203,333	-1,056,032	45,039	175,039
70	69,694	441,396	-3,306,976	-1,159,675	-58,604	71,396
90	53,329	337,753	-3,410,619	-1,263,317	-162,247	-32,247
100	45,147	285,932	-3,462,440	-1,315,139	-214,068	-84,068
125	24,691	156,375	-3,591,997	-1,444,695	-343,625	-213,625
150	4,236	26,825	-3,721,547	-1,574,245	-473,175	-343,175
175	-16,485	-104,408	-3,852,779	-1,705,478	-604,408	-474,408
200	-37,276	-236,079	-3,984,451	-1,837,150	-736,079	-606,079
225	-58,066	-367,751	-4,116,123	-1,968,821	-867,751	-737,751
250	-78,857	-499,429	-4,247,801	-2,100,500	-999,429	-869,429
275	-99,647	-631,101	-4,379,473	-2,232,171	-1,131,101	-1,001,101
300	-120,438	-762,773	-4,511,144	-2,363,843	-1,262,773	-1,132,773
325	-141,228	-894,444	-4,642,816	-2,495,515	-1,394,444	-1,264,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£70

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,117	-273,073	-4,021,445	-1,874,143	-773,073	-643,073
20	-59,750	-378,414	-4,126,796	-1,979,494	-878,414	-748,414
30	-68,065	-431,081	-4,179,453	-2,032,152	-931,081	-801,081
50	-84,697	-536,416	-4,284,788	-2,137,487	-1,036,416	-906,416
70	-101,330	-641,757	-4,390,129	-2,242,828	-1,141,757	-1,011,757
90	-117,962	-747,092	-4,495,464	-2,348,163	-1,247,092	-1,117,092
100	-128,279	-799,766	-4,548,138	-2,400,836	-1,299,766	-1,169,766
125	-147,069	-931,438	-4,679,809	-2,532,508	-1,431,438	-1,301,438
150	-167,859	-1,063,109	-4,811,481	-2,664,180	-1,563,109	-1,433,109
175	-188,650	-1,194,781	-4,943,153	-2,795,851	-1,694,781	-1,564,781
200	-209,440	-1,326,453	-5,074,825	-2,927,523	-1,826,453	-1,696,453
225	-230,230	-1,458,124	-5,206,496	-3,059,195	-1,958,124	-1,828,124
250	-251,020	-1,589,796	-5,338,168	-3,190,867	-2,089,796	-1,959,796
275	-271,811	-1,721,468	-5,469,840	-3,322,538	-2,221,468	-2,091,468
300	-292,601	-1,853,140	-5,601,511	-3,454,210	-2,353,140	-2,223,140
325	-313,392	-1,984,818	-5,733,189	-3,585,888	-2,484,818	-2,354,818

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,833,112	3,541,390	-206,982	1,940,319	3,041,390	3,171,390
20	2,810,563	3,513,204	-235,168	1,912,133	3,013,204	3,143,204
30	2,799,289	3,499,111	-249,260	1,898,041	2,999,111	3,129,111
50	2,776,741	3,470,926	-277,446	1,869,855	2,970,926	3,100,926
70	2,754,192	3,442,740	-305,632	1,841,669	2,942,740	3,072,740
90	2,731,644	3,414,555	-333,817	1,813,485	2,914,555	3,044,555
100	2,720,369	3,400,462	-347,910	1,799,391	2,900,462	3,030,462
125	2,691,908	3,364,885	-383,487	1,763,814	2,864,885	2,994,885
150	2,663,261	3,329,076	-419,296	1,728,006	2,829,076	2,959,076
175	2,634,614	3,293,268	-455,104	1,692,197	2,793,268	2,923,268
200	2,605,968	3,257,459	-490,912	1,656,389	2,757,459	2,887,459
225	2,577,321	3,221,651	-526,721	1,620,581	2,721,651	2,851,651
250	2,548,674	3,185,843	-562,529	1,584,772	2,685,843	2,815,843
275	2,520,027	3,150,034	-598,338	1,548,964	2,650,034	2,780,034
300	2,491,381	3,114,226	-634,146	1,513,156	2,614,226	2,744,226
325	2,462,735	3,078,419	-669,953	1,477,348	2,578,419	2,708,419

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,516,914	3,146,143	-602,229	1,545,072	2,646,143	2,776,143
20	2,493,997	3,117,496	-630,876	1,516,426	2,617,496	2,747,496
30	2,482,538	3,103,173	-645,199	1,502,102	2,603,173	2,733,173
50	2,459,621	3,074,526	-673,846	1,473,456	2,574,526	2,704,526
70	2,436,704	3,045,879	-702,492	1,444,809	2,545,879	2,675,879
90	2,413,786	3,017,233	-731,139	1,416,162	2,517,233	2,647,233
100	2,402,327	3,002,909	-745,462	1,401,839	2,502,909	2,632,909
125	2,373,681	2,967,101	-781,271	1,366,031	2,467,101	2,597,101
150	2,345,034	2,931,293	-817,079	1,330,222	2,431,293	2,561,293
175	2,316,387	2,895,484	-852,888	1,294,414	2,395,484	2,525,484
200	2,287,741	2,859,676	-888,696	1,258,605	2,359,676	2,489,676
225	2,259,094	2,823,867	-924,504	1,222,797	2,323,867	2,453,867
250	2,230,447	2,788,059	-960,313	1,186,989	2,288,059	2,418,059
275	2,201,800	2,752,252	-996,120	1,151,182	2,252,252	2,382,252
300	2,173,155	2,716,443	-1,031,928	1,115,373	2,216,443	2,346,443
325	2,144,508	2,680,635	-1,067,737	1,079,565	2,180,635	2,310,635

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,198,467	2,748,083	-1,000,288	1,147,013	2,248,083	2,378,083
20	2,175,549	2,719,437	-1,028,935	1,118,366	2,219,437	2,349,437
30	2,164,091	2,705,113	-1,043,258	1,104,043	2,205,113	2,335,113
50	2,141,173	2,676,467	-1,071,905	1,075,396	2,176,467	2,306,467
70	2,118,256	2,647,820	-1,100,552	1,046,750	2,147,820	2,277,820
90	2,095,339	2,619,173	-1,129,199	1,018,103	2,119,173	2,249,173
100	2,083,880	2,604,850	-1,143,522	1,003,779	2,104,850	2,234,850
125	2,055,233	2,569,041	-1,179,330	967,971	2,069,041	2,199,041
150	2,026,586	2,533,233	-1,215,139	932,163	2,033,233	2,163,233
175	1,997,941	2,497,426	-1,250,946	896,356	1,997,426	2,127,426
200	1,969,294	2,461,618	-1,286,754	860,547	1,961,618	2,091,618
225	1,940,647	2,425,809	-1,322,563	824,739	1,925,809	2,055,809
250	1,912,000	2,390,001	-1,358,371	788,930	1,890,001	2,020,001
275	1,883,354	2,354,192	-1,394,179	753,122	1,854,192	1,984,192
300	1,854,707	2,318,384	-1,429,988	717,314	1,818,384	1,948,384
325	1,826,061	2,282,576	-1,465,796	681,505	1,782,576	1,912,576

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
	Flats
No of units	30 units
Density:	75 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	634,430	1,586,075	-2,162,297	-14,996	1,086,075	1,216,075
20	601,832	1,504,579	-2,243,793	-96,491	1,004,579	1,134,579
30	585,532	1,463,830	-2,284,542	-137,240	963,830	1,093,830
50	552,933	1,382,332	-2,366,039	-218,738	882,332	1,012,332
70	520,335	1,300,837	-2,447,535	-300,233	800,837	930,837
90	487,736	1,219,339	-2,529,033	-381,731	719,339	849,339
100	471,436	1,178,590	-2,569,782	-422,480	678,590	808,590
125	430,688	1,076,719	-2,671,653	-524,351	576,719	706,719
150	389,939	974,848	-2,773,524	-626,222	474,848	604,848
175	349,192	872,979	-2,875,392	-728,091	372,979	502,979
200	308,443	771,108	-2,977,263	-829,962	271,108	401,108
225	267,695	669,237	-3,079,135	-931,833	169,237	299,237
250	226,946	567,366	-3,181,006	-1,033,704	67,366	197,366
275	186,198	465,495	-3,282,877	-1,135,575	-34,505	95,495
300	145,450	363,624	-3,384,748	-1,237,446	-136,376	-6,376
325	104,701	261,753	-3,486,619	-1,339,318	-238,247	-108,247

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£275

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	295,876	739,689	-3,008,683	-861,381	239,689	369,689
20	263,277	658,193	-3,090,178	-942,877	158,193	288,193
30	246,978	617,445	-3,130,927	-983,626	117,445	247,445
50	214,380	535,949	-3,212,423	-1,065,121	35,949	165,949
70	181,781	454,451	-3,293,920	-1,146,619	-45,549	84,451
90	149,181	372,953	-3,375,418	-1,228,117	-127,047	2,953
100	132,883	332,207	-3,416,165	-1,268,863	-167,793	-37,793
125	92,134	230,336	-3,518,036	-1,370,734	-269,664	-139,664
150	51,386	128,465	-3,619,907	-1,472,607	-371,535	-241,535
175	10,637	26,594	-3,721,778	-1,574,477	-473,406	-343,406
200	-30,603	-76,508	-3,824,880	-1,677,579	-576,508	-446,508
225	-72,018	-180,045	-3,928,416	-1,781,115	-680,045	-550,045
250	-113,433	-283,583	-4,031,955	-1,884,654	-783,583	-653,583
275	-154,848	-387,120	-4,135,491	-1,988,190	-887,120	-757,120
300	-196,262	-490,656	-4,239,028	-2,091,726	-990,656	-860,656
325	-237,676	-594,195	-4,342,566	-2,195,265	-1,094,195	-964,195

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£90

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-43,615	-109,036	-3,857,408	-1,710,107	-609,036	-479,036
20	-76,746	-191,864	-3,940,236	-1,792,935	-691,864	-561,864
30	-93,312	-233,281	-3,981,653	-1,834,351	-733,281	-603,281
50	-126,444	-316,109	-4,064,481	-1,917,179	-816,109	-686,109
70	-159,576	-398,939	-4,147,311	-2,000,010	-898,939	-768,939
90	-192,708	-481,770	-4,230,142	-2,082,840	-981,770	-851,770
100	-209,274	-523,184	-4,271,556	-2,124,254	-1,023,184	-893,184
125	-250,688	-626,720	-4,375,092	-2,227,791	-1,126,720	-996,720
150	-292,104	-730,259	-4,478,631	-2,331,328	-1,230,259	-1,100,259
175	-333,518	-833,795	-4,582,167	-2,434,866	-1,333,795	-1,203,795
200	-374,933	-937,332	-4,685,703	-2,538,402	-1,437,332	-1,307,332
225	-416,348	-1,040,870	-4,789,242	-2,641,941	-1,540,870	-1,410,870
250	-457,763	-1,144,407	-4,892,778	-2,745,477	-1,644,407	-1,514,407
275	-499,177	-1,247,943	-4,996,315	-2,849,013	-1,747,943	-1,617,943
300	-540,593	-1,351,482	-5,099,853	-2,952,552	-1,851,482	-1,721,482
325	-582,007	-1,455,018	-5,203,390	-3,056,088	-1,955,018	-1,825,018

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses	
No of units	50 units
Density:	115 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,130,605	4,900,391	1,152,019	3,299,321	4,400,391	4,530,391
20	2,075,637	4,773,964	1,025,593	3,172,894	4,273,964	4,403,964
30	2,048,152	4,710,750	962,378	3,109,679	4,210,750	4,340,750
50	1,993,184	4,584,323	835,951	2,983,253	4,084,323	4,214,323
70	1,938,215	4,457,894	709,522	2,856,823	3,957,894	4,087,894
90	1,883,247	4,331,467	583,095	2,730,397	3,831,467	3,961,467
100	1,855,762	4,268,252	519,881	2,667,182	3,768,252	3,898,252
125	1,787,051	4,110,217	361,845	2,509,147	3,610,217	3,740,217
150	1,718,341	3,952,184	203,812	2,351,114	3,452,184	3,582,184
175	1,649,630	3,794,149	45,777	2,193,078	3,294,149	3,424,149
200	1,580,919	3,636,114	-112,258	2,035,043	3,136,114	3,266,114
225	1,512,208	3,478,078	-270,294	1,877,008	2,978,078	3,108,078
250	1,443,497	3,320,043	-428,329	1,718,973	2,820,043	2,950,043
275	1,374,787	3,162,010	-586,362	1,560,940	2,662,010	2,792,010
300	1,306,076	3,003,975	-744,397	1,402,904	2,503,975	2,633,975
325	1,237,365	2,845,939	-902,432	1,244,869	2,345,939	2,475,939

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,542,526	3,547,810	-200,562	1,946,739	3,047,810	3,177,810
20	1,487,558	3,421,383	-326,989	1,820,312	2,921,383	3,051,383
30	1,460,073	3,358,168	-390,204	1,757,098	2,858,168	2,988,168
50	1,405,105	3,231,741	-516,631	1,630,671	2,731,741	2,861,741
70	1,350,136	3,105,312	-643,060	1,504,242	2,605,312	2,735,312
90	1,295,168	2,978,885	-769,487	1,377,815	2,478,885	2,608,885
100	1,267,683	2,915,671	-832,701	1,314,600	2,415,671	2,545,671
125	1,198,972	2,757,635	-990,736	1,156,565	2,257,635	2,387,635
150	1,130,262	2,599,602	-1,148,769	998,532	2,099,602	2,229,602
175	1,061,551	2,441,567	-1,306,805	840,497	1,941,567	2,071,567
200	992,840	2,283,532	-1,464,840	682,461	1,783,532	1,913,532
225	924,129	2,125,497	-1,622,875	524,426	1,625,497	1,755,497
250	855,418	1,967,461	-1,780,911	366,391	1,467,461	1,597,461
275	786,708	1,809,428	-1,938,944	208,358	1,309,428	1,439,428
300	717,997	1,651,393	-2,096,979	50,323	1,151,393	1,281,393
325	649,286	1,493,358	-2,255,014	-107,713	993,358	1,123,358

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	954,030	2,194,268	-1,554,103	593,198	1,694,268	1,824,268
20	899,061	2,067,839	-1,680,533	466,769	1,567,839	1,697,839
30	871,577	2,004,627	-1,743,745	403,557	1,504,627	1,634,627
50	816,608	1,878,198	-1,870,174	277,127	1,378,198	1,508,198
70	761,640	1,751,771	-1,996,601	150,701	1,251,771	1,381,771
90	706,670	1,625,342	-2,123,030	24,271	1,125,342	1,255,342
100	679,187	1,562,130	-2,186,242	-38,947	1,062,130	1,192,130
125	610,476	1,404,094	-2,344,278	-196,976	904,094	1,034,094
150	541,765	1,246,059	-2,502,313	-355,011	746,059	876,059
175	473,054	1,088,024	-2,660,348	-513,047	588,024	718,024
200	404,344	929,991	-2,818,381	-671,080	429,991	559,991
225	335,633	771,955	-2,976,416	-829,115	271,955	401,955
250	266,922	613,920	-3,134,452	-987,150	113,920	243,920
275	198,211	455,885	-3,292,487	-1,145,186	-44,115	85,885
300	129,500	297,850	-3,450,522	-1,303,221	-202,150	-72,150
325	60,790	139,817	-3,608,555	-1,461,254	-360,183	-230,183

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£90	£250	£275

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office £3,748,372	value 2 - Secondary industrial/warehousing £1,601,070	value 2 - Urban openspace & other resi backlands £500,000	Benchmark land value 3 - Greenfield (higher) £370,000

Site type **14**

Houses
No of units 50 units
Density: 40 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,562,144	5,249,715	1,501,343	3,648,645	4,749,715	4,879,715
20	6,506,716	5,205,373	1,457,001	3,604,302	4,705,373	4,835,373
30	6,479,002	5,183,202	1,434,830	3,582,131	4,683,202	4,813,202
50	6,423,574	5,138,859	1,390,488	3,537,789	4,638,859	4,768,859
70	6,367,935	5,094,348	1,345,976	3,493,278	4,594,348	4,724,348
90	6,311,601	5,049,281	1,300,909	3,448,210	4,549,281	4,679,281
100	6,283,434	5,026,747	1,278,375	3,425,676	4,526,747	4,656,747
125	6,213,016	4,970,413	1,222,041	3,369,342	4,470,413	4,600,413
150	6,142,598	4,914,079	1,165,707	3,313,008	4,414,079	4,544,079
175	6,072,180	4,857,744	1,109,372	3,256,673	4,357,744	4,487,744
200	6,001,762	4,801,410	1,053,038	3,200,339	4,301,410	4,431,410
225	5,931,345	4,745,076	996,704	3,144,005	4,245,076	4,375,076
250	5,860,927	4,688,742	940,370	3,087,671	4,188,742	4,318,742
275	5,790,509	4,632,408	884,036	3,031,337	4,132,408	4,262,408
300	5,720,091	4,576,073	827,701	2,975,002	4,076,073	4,206,073
325	5,649,673	4,519,739	771,367	2,918,668	4,019,739	4,149,739

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,812,472	4,649,977	901,605	3,048,907	4,149,977	4,279,977
20	5,756,137	4,604,910	856,538	3,003,839	4,104,910	4,234,910
30	5,727,970	4,582,376	834,004	2,981,306	4,082,376	4,212,376
50	5,671,636	4,537,309	788,937	2,936,239	4,037,309	4,167,309
70	5,615,302	4,492,242	743,870	2,891,171	3,992,242	4,122,242
90	5,558,967	4,447,174	698,802	2,846,104	3,947,174	4,077,174
100	5,530,800	4,424,640	676,268	2,823,570	3,924,640	4,054,640
125	5,460,383	4,368,306	619,934	2,767,236	3,868,306	3,998,306
150	5,389,965	4,311,972	563,600	2,710,902	3,811,972	3,941,972
175	5,319,547	4,255,638	507,266	2,654,568	3,755,638	3,885,638
200	5,249,129	4,199,303	450,931	2,598,233	3,699,303	3,829,303
225	5,178,711	4,142,969	394,597	2,541,899	3,642,969	3,772,969
250	5,108,294	4,086,635	338,263	2,485,565	3,586,635	3,716,635
275	5,037,876	4,030,301	281,929	2,429,230	3,530,301	3,660,301
300	4,967,457	3,973,966	225,594	2,372,896	3,473,966	3,603,966
325	4,897,040	3,917,632	169,260	2,316,561	3,417,632	3,547,632

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,059,306	4,047,445	299,073	2,446,374	3,547,445	3,677,445
20	5,002,971	4,002,377	254,005	2,401,307	3,502,377	3,632,377
30	4,974,804	3,979,843	231,472	2,378,773	3,479,843	3,609,843
50	4,918,471	3,934,777	186,405	2,333,706	3,434,777	3,564,777
70	4,862,136	3,889,709	141,337	2,288,639	3,389,709	3,519,709
90	4,805,802	3,844,641	96,270	2,243,571	3,344,641	3,474,641
100	4,777,635	3,822,108	73,736	2,221,037	3,322,108	3,452,108
125	4,707,217	3,765,774	17,402	2,164,703	3,265,774	3,395,774
150	4,636,799	3,709,439	-38,932	2,108,369	3,209,439	3,339,439
175	4,566,382	3,653,105	-95,266	2,052,035	3,153,105	3,283,105
200	4,495,963	3,596,771	-151,601	1,995,700	3,096,771	3,226,771
225	4,425,546	3,540,436	-207,935	1,939,366	3,040,436	3,170,436
250	4,355,128	3,484,102	-264,269	1,883,032	2,984,102	3,114,102
275	4,284,710	3,427,768	-320,603	1,826,698	2,927,768	3,057,768
300	4,214,292	3,371,433	-376,938	1,770,363	2,871,433	3,001,433
325	4,143,874	3,315,099	-433,272	1,714,029	2,815,099	2,945,099

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,007,918	6,510,293	2,761,921	4,909,223	6,010,293	6,140,293
20	4,951,908	6,437,481	2,689,109	4,836,410	5,937,481	6,067,481
30	4,923,903	6,401,074	2,652,702	4,800,004	5,901,074	6,031,074
50	4,867,894	6,328,262	2,579,890	4,727,191	5,828,262	5,958,262
70	4,811,883	6,255,448	2,507,076	4,654,378	5,755,448	5,885,448
90	4,755,874	6,182,636	2,434,264	4,581,565	5,682,636	5,812,636
100	4,727,868	6,146,229	2,397,857	4,545,158	5,646,229	5,776,229
125	4,657,856	6,055,212	2,306,841	4,454,142	5,555,212	5,685,212
150	4,587,844	5,964,197	2,215,825	4,363,127	5,464,197	5,594,197
175	4,517,831	5,873,181	2,124,809	4,272,110	5,373,181	5,503,181
200	4,447,819	5,782,164	2,033,792	4,181,094	5,282,164	5,412,164
225	4,377,806	5,691,148	1,942,776	4,090,077	5,191,148	5,321,148
250	4,307,793	5,600,131	1,851,760	3,999,061	5,100,131	5,230,131
275	4,237,782	5,509,116	1,760,744	3,908,046	5,009,116	5,139,116
300	4,167,769	5,418,100	1,669,728	3,817,029	4,918,100	5,048,100
325	4,097,756	5,327,083	1,578,712	3,726,013	4,827,083	4,957,083

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,315,582	5,610,257	1,861,885	4,009,187	5,110,257	5,240,257
20	4,259,573	5,537,445	1,789,073	3,936,374	5,037,445	5,167,445
30	4,231,568	5,501,038	1,752,666	3,899,968	5,001,038	5,131,038
50	4,175,558	5,428,226	1,679,854	3,827,155	4,928,226	5,058,226
70	4,119,548	5,355,412	1,607,040	3,754,341	4,855,412	4,985,412
90	4,063,538	5,282,599	1,534,228	3,681,529	4,782,599	4,912,599
100	4,035,533	5,246,193	1,497,821	3,645,122	4,746,193	4,876,193
125	3,965,520	5,155,176	1,406,804	3,554,106	4,655,176	4,785,176
150	3,895,507	5,064,160	1,315,788	3,463,089	4,564,160	4,694,160
175	3,825,496	4,973,145	1,224,773	3,372,074	4,473,145	4,603,145
200	3,755,483	4,882,128	1,133,756	3,281,058	4,382,128	4,512,128
225	3,685,471	4,791,112	1,042,740	3,190,041	4,291,112	4,421,112
250	3,615,458	4,700,095	951,723	3,099,025	4,200,095	4,330,095
275	3,545,445	4,609,079	860,707	3,008,008	4,109,079	4,239,079
300	3,475,434	4,518,064	769,692	2,916,993	4,018,064	4,148,064
325	3,405,421	4,427,047	678,675	2,825,977	3,927,047	4,057,047

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,622,757	4,709,585	961,213	3,108,514	4,209,585	4,339,585
20	3,566,747	4,636,771	888,399	3,035,701	4,136,771	4,266,771
30	3,538,743	4,600,365	851,994	2,999,295	4,100,365	4,230,365
50	3,482,732	4,527,552	779,180	2,926,481	4,027,552	4,157,552
70	3,426,723	4,454,739	706,368	2,853,669	3,954,739	4,084,739
90	3,370,712	4,381,926	633,554	2,780,855	3,881,926	4,011,926
100	3,342,707	4,345,519	597,147	2,744,448	3,845,519	3,975,519
125	3,272,695	4,254,504	506,132	2,653,433	3,754,504	3,884,504
150	3,202,682	4,163,487	415,115	2,562,417	3,663,487	3,793,487
175	3,132,670	4,072,471	324,099	2,471,400	3,572,471	3,702,471
200	3,062,657	3,981,454	233,083	2,380,384	3,481,454	3,611,454
225	2,992,646	3,890,439	142,067	2,289,369	3,390,439	3,520,439
250	2,922,633	3,799,423	51,051	2,198,352	3,299,423	3,429,423
275	2,852,620	3,708,406	-39,965	2,107,336	3,208,406	3,338,406
300	2,782,608	3,617,390	-130,982	2,016,319	3,117,390	3,247,390
325	2,712,595	3,526,373	-221,998	1,925,303	3,026,373	3,156,373

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	16
Flats and Houses	
No of units	100 units
Density:	65 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,522,319	6,189,508	2,441,136	4,588,437	5,689,508	5,819,508
20	9,416,021	6,120,414	2,372,042	4,519,343	5,620,414	5,750,414
30	9,362,872	6,085,867	2,337,495	4,484,797	5,585,867	5,715,867
50	9,256,575	6,016,774	2,268,402	4,415,703	5,516,774	5,646,774
70	9,150,276	5,947,679	2,199,308	4,346,609	5,447,679	5,577,679
90	9,043,979	5,878,586	2,130,214	4,277,516	5,378,586	5,508,586
100	8,990,830	5,844,039	2,095,668	4,242,969	5,344,039	5,474,039
125	8,857,957	5,757,672	2,009,300	4,156,602	5,257,672	5,387,672
150	8,725,085	5,671,305	1,922,934	4,070,235	5,171,305	5,301,305
175	8,592,212	5,584,938	1,836,566	3,983,868	5,084,938	5,214,938
200	8,459,340	5,498,571	1,750,199	3,897,501	4,998,571	5,128,571
225	8,326,467	5,412,204	1,663,832	3,811,133	4,912,204	5,042,204
250	8,193,595	5,325,837	1,577,465	3,724,766	4,825,837	4,955,837
275	8,056,996	5,237,047	1,488,675	3,635,977	4,737,047	4,867,047
300	7,921,950	5,149,268	1,400,886	3,548,188	4,649,268	4,779,268
325	7,786,905	5,061,488	1,313,116	3,460,418	4,561,488	4,691,488

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,211,070	5,337,195	1,588,824	3,736,125	4,837,195	4,967,195
20	8,104,772	5,268,102	1,519,730	3,667,032	4,768,102	4,898,102
30	8,051,624	5,233,555	1,485,184	3,632,485	4,733,555	4,863,555
50	7,945,325	5,164,461	1,416,090	3,563,391	4,664,461	4,794,461
70	7,839,028	5,095,368	1,346,996	3,494,298	4,595,368	4,725,368
90	7,731,526	5,025,492	1,277,120	3,424,422	4,525,492	4,655,492
100	7,677,508	4,990,380	1,242,008	3,389,310	4,490,380	4,620,380
125	7,542,463	4,902,601	1,154,229	3,301,531	4,402,601	4,532,601
150	7,407,418	4,814,821	1,066,450	3,213,751	4,314,821	4,444,821
175	7,272,372	4,727,042	978,670	3,125,971	4,227,042	4,357,042
200	7,137,326	4,639,262	890,890	3,038,192	4,139,262	4,269,262
225	7,002,281	4,551,482	803,111	2,950,412	4,051,482	4,181,482
250	6,867,235	4,463,703	715,331	2,862,632	3,963,703	4,093,703
275	6,732,189	4,375,923	627,551	2,774,853	3,875,923	4,005,923
300	6,597,144	4,288,144	539,772	2,687,073	3,788,144	3,918,144
325	6,462,098	4,200,364	451,992	2,599,294	3,700,364	3,830,364

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,891,934	4,479,757	731,385	2,878,687	3,979,757	4,109,757
20	6,783,898	4,409,534	661,162	2,808,463	3,909,534	4,039,534
30	6,729,880	4,374,422	626,050	2,773,351	3,874,422	4,004,422
50	6,621,843	4,304,198	555,826	2,703,127	3,804,198	3,934,198
70	6,513,807	4,233,974	485,603	2,632,904	3,733,974	3,863,974
90	6,405,770	4,163,750	415,379	2,562,680	3,663,750	3,793,750
100	6,351,752	4,128,638	380,267	2,527,568	3,628,638	3,758,638
125	6,216,707	4,040,860	292,488	2,439,789	3,540,860	3,670,860
150	6,081,661	3,953,080	204,708	2,352,009	3,453,080	3,583,080
175	5,946,616	3,865,300	116,928	2,264,230	3,365,300	3,495,300
200	5,811,570	3,777,521	29,149	2,176,450	3,277,521	3,407,521
225	5,676,525	3,689,741	-58,631	2,088,671	3,189,741	3,319,741
250	5,541,479	3,601,961	-146,410	2,000,891	3,101,961	3,231,961
275	5,406,433	3,514,182	-234,190	1,913,111	3,014,182	3,144,182
300	5,271,388	3,426,402	-321,970	1,825,332	2,926,402	3,056,402
325	5,136,342	3,338,622	-409,749	1,737,552	2,838,622	2,968,622

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	275	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	70	325	325	325
2 - £6,082 per sq m	#N/A	125	250	275
3 - £5,705 per sq m	#N/A	#N/A	50	70

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	200	325	325
2 - £6,082 per sq m	#N/A	0	225	250
3 - £5,705 per sq m	#N/A	#N/A	20	50

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	125	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	300	325	325
2 - £6,082 per sq m	#N/A	100	325	325
3 - £5,705 per sq m	#N/A	#N/A	100	125

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	100	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	250	325	325
2 - £6,082 per sq m	#N/A	50	250	275
3 - £5,705 per sq m	#N/A	#N/A	50	70

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	150	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#N/A	200	325	325
2 - £6,082 per sq m	#N/A	0	250	275
3 - £5,705 per sq m	#N/A	#N/A	50	70

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	175	325	325	325
3 - £5,705 per sq m	#N/A	275	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	166,563	3,331,269	-417,103	1,730,198	2,831,269	2,961,269
20	165,183	3,303,662	-444,709	1,702,592	2,803,662	2,933,662
30	164,492	3,289,849	-458,523	1,688,779	2,789,849	2,919,849
50	163,112	3,262,243	-486,129	1,661,173	2,762,243	2,892,243
70	161,732	3,234,637	-513,735	1,633,566	2,734,637	2,864,637
90	160,352	3,207,030	-541,341	1,605,960	2,707,030	2,837,030
100	159,661	3,193,217	-555,155	1,592,147	2,693,217	2,823,217
125	157,935	3,158,704	-589,667	1,557,634	2,658,704	2,788,704
150	156,210	3,124,191	-624,180	1,523,121	2,624,191	2,754,191
175	154,484	3,089,679	-658,693	1,488,608	2,589,679	2,719,679
200	152,758	3,055,166	-693,206	1,454,095	2,555,166	2,685,166
225	151,032	3,020,653	-727,739	1,419,583	2,520,653	2,650,653
250	149,306	2,986,140	-762,252	1,385,050	2,486,140	2,616,140
275	147,580	2,951,627	-796,765	1,350,537	2,451,627	2,581,627
300	145,855	2,917,114	-831,277	1,316,024	2,417,114	2,547,114
325	144,129	2,882,601	-865,790	1,281,511	2,382,601	2,512,601

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£148,707	2,974,136	-774,236	1,373,065	2,474,136	2,604,136
20	147,326	2,946,530	-801,842	1,345,459	2,446,530	2,576,530
30	146,636	2,932,716	-815,655	1,331,646	2,432,716	2,562,716
50	145,256	2,905,110	-843,262	1,304,040	2,405,110	2,535,110
70	143,875	2,877,504	-870,868	1,276,433	2,377,504	2,507,504
90	142,494	2,849,898	-898,474	1,248,827	2,349,898	2,479,898
100	141,804	2,836,084	-912,287	1,235,014	2,336,084	2,466,084
125	140,079	2,801,572	-946,800	1,200,501	2,301,572	2,431,572
150	138,353	2,767,059	-981,313	1,165,988	2,267,059	2,397,059
175	136,627	2,732,546	-1,015,826	1,131,475	2,232,546	2,362,546
200	134,901	2,698,033	-1,050,359	1,096,963	2,198,033	2,328,033
225	133,175	2,663,520	-1,084,872	1,062,450	2,163,520	2,293,520
250	131,449	2,629,007	-1,119,385	1,027,937	2,129,007	2,259,007
275	129,724	2,594,494	-1,153,897	993,424	2,094,494	2,224,494
300	127,998	2,559,982	-1,188,410	958,911	2,059,982	2,189,982
325	126,272	2,525,469	-1,222,923	924,398	2,025,469	2,155,469

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	130,841	2,616,822	-1,131,549	1,015,752	2,116,822	2,246,822
20	129,460	2,589,196	-1,159,176	988,126	2,089,196	2,219,196
30	128,770	2,575,403	-1,172,969	974,333	2,075,403	2,205,403
50	127,389	2,547,777	-1,200,595	946,706	2,047,777	2,177,777
70	126,009	2,520,170	-1,228,201	919,100	2,020,170	2,150,170
90	124,628	2,492,564	-1,255,808	891,494	1,992,564	2,122,564
100	123,938	2,478,751	-1,269,621	877,687	1,978,751	2,108,751
125	122,212	2,444,238	-1,304,134	843,168	1,944,238	2,074,238
150	120,486	2,409,725	-1,338,647	808,655	1,909,725	2,039,725
175	118,761	2,375,212	-1,373,159	774,142	1,875,212	2,005,212
200	117,035	2,340,699	-1,407,672	739,629	1,840,699	1,970,699
225	115,309	2,306,187	-1,442,185	705,116	1,806,187	1,936,187
250	113,584	2,271,674	-1,476,698	670,603	1,771,674	1,901,674
275	111,858	2,237,161	-1,511,211	636,091	1,737,161	1,867,161
300	110,132	2,202,648	-1,545,724	601,578	1,702,648	1,832,648
325	108,407	2,168,135	-1,580,237	567,065	1,668,135	1,798,135

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban opensepace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	333,128	3,331,279	-417,093	1,730,208	2,831,279	2,961,279
20	330,366	3,303,662	-444,709	1,702,592	2,803,662	2,933,662
30	328,986	3,289,859	-458,513	1,688,789	2,789,859	2,919,859
50	326,224	3,262,243	-486,129	1,661,173	2,762,243	2,892,243
70	323,464	3,234,637	-513,735	1,633,566	2,734,637	2,864,637
90	320,702	3,207,020	-541,351	1,605,950	2,707,020	2,837,020
100	319,322	3,193,217	-555,155	1,592,147	2,693,217	2,823,217
125	318,870	3,158,704	-589,667	1,557,634	2,658,704	2,788,704
150	312,419	3,124,191	-624,180	1,523,121	2,624,191	2,754,191
175	308,967	3,089,669	-658,703	1,488,598	2,589,669	2,719,669
200	305,516	3,055,156	-693,216	1,454,085	2,555,156	2,685,156
225	302,064	3,020,643	-727,729	1,419,573	2,520,643	2,650,643
250	298,613	2,986,130	-762,242	1,385,060	2,486,130	2,616,130
275	295,162	2,951,617	-796,755	1,350,547	2,451,617	2,581,617
300	291,709	2,917,094	-831,277	1,316,034	2,417,094	2,547,094
325	288,258	2,882,581	-865,790	1,281,511	2,382,581	2,512,581

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	297,414	2,974,136	-774,236	1,373,065	2,474,136	2,604,136
20	294,653	2,946,530	-801,842	1,345,459	2,446,530	2,576,530
30	293,272	2,932,716	-815,655	1,331,646	2,432,716	2,562,716
50	290,511	2,905,110	-843,262	1,304,040	2,405,110	2,535,110
70	287,749	2,877,494	-870,878	1,276,423	2,377,494	2,507,494
90	284,989	2,849,888	-898,484	1,248,817	2,349,888	2,479,888
100	283,608	2,836,084	-912,287	1,235,014	2,336,084	2,466,084
125	280,156	2,801,562	-946,810	1,200,491	2,301,562	2,431,562
150	276,705	2,767,049	-981,323	1,165,978	2,267,049	2,397,049
175	273,254	2,732,536	-1,015,836	1,131,465	2,232,536	2,362,536
200	269,802	2,698,023	-1,050,349	1,096,953	2,198,023	2,328,023
225	266,351	2,663,510	-1,084,862	1,062,440	2,163,510	2,293,510
250	262,900	2,628,997	-1,119,375	1,027,927	2,128,997	2,258,997
275	259,447	2,594,474	-1,153,887	993,404	2,094,474	2,224,474
300	255,996	2,559,962	-1,188,410	958,891	2,059,962	2,189,962
325	252,545	2,525,449	-1,222,923	924,378	2,025,449	2,155,449

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	261,681	2,616,812	-1,131,559	1,015,742	2,116,812	2,246,812
20	258,921	2,589,206	-1,159,166	988,136	2,089,206	2,219,206
30	257,540	2,575,403	-1,172,969	974,333	2,075,403	2,205,403
50	254,779	2,547,787	-1,200,585	946,716	2,047,787	2,177,787
70	252,017	2,520,170	-1,228,201	919,100	2,020,170	2,150,170
90	249,256	2,492,564	-1,255,808	891,484	1,992,564	2,122,564
100	247,876	2,478,761	-1,269,611	877,697	1,978,761	2,108,761
125	244,424	2,444,238	-1,304,134	843,168	1,944,238	2,074,238
150	240,973	2,409,725	-1,338,647	808,656	1,909,725	2,039,725
175	237,521	2,375,212	-1,373,159	774,142	1,875,212	2,005,212
200	234,070	2,340,699	-1,407,672	739,629	1,840,699	1,970,699
225	230,619	2,306,187	-1,442,185	705,116	1,806,187	1,936,187
250	227,167	2,271,674	-1,476,698	670,603	1,771,674	1,901,674
275	223,715	2,237,161	-1,511,221	636,081	1,737,161	1,867,161
300	220,264	2,202,638	-1,545,734	601,568	1,702,638	1,832,638
325	216,813	2,168,125	-1,580,247	567,055	1,668,125	1,798,125

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	612,044	4,590,326	841,954	2,989,256	4,090,326	4,220,326
20	606,936	4,552,022	803,650	2,950,951	4,052,022	4,182,022
30	604,383	4,532,869	784,498	2,931,799	4,032,869	4,162,869
50	599,276	4,494,572	746,201	2,893,502	3,994,572	4,124,572
70	594,170	4,456,275	707,904	2,855,205	3,956,275	4,086,275
90	589,063	4,417,971	669,599	2,816,901	3,917,971	4,047,971
100	586,509	4,398,819	650,447	2,797,748	3,898,819	4,028,819
125	580,126	4,350,945	602,574	2,749,875	3,850,945	3,980,945
150	573,743	4,303,072	554,701	2,702,002	3,803,072	3,933,072
175	567,360	4,255,199	506,827	2,654,129	3,755,199	3,885,199
200	560,976	4,207,319	458,947	2,606,248	3,707,319	3,837,319
225	554,593	4,159,445	411,074	2,558,375	3,659,445	3,789,445
250	548,210	4,111,572	363,200	2,510,502	3,611,572	3,741,572
275	541,827	4,063,699	315,327	2,462,629	3,563,699	3,693,699
300	535,444	4,015,818	267,447	2,414,748	3,515,818	3,645,818
325	529,059	3,967,945	219,573	2,366,875	3,467,945	3,597,945

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	545,992	4,094,943	346,572	2,493,873	3,594,943	3,724,943
20	540,885	4,056,639	308,267	2,455,568	3,556,639	3,686,639
30	538,333	4,037,494	289,122	2,436,424	3,537,494	3,667,494
50	533,225	3,999,189	250,818	2,398,119	3,499,189	3,629,189
70	528,119	3,960,892	212,521	2,359,822	3,460,892	3,590,892
90	523,012	3,922,588	174,216	2,321,518	3,422,588	3,552,588
100	520,459	3,903,443	155,071	2,302,373	3,403,443	3,533,443
125	514,075	3,855,563	107,191	2,254,492	3,355,563	3,485,563
150	507,692	3,807,689	59,318	2,206,619	3,307,689	3,437,689
175	501,309	3,759,816	11,444	2,158,746	3,259,816	3,389,816
200	494,926	3,711,943	-36,429	2,110,873	3,211,943	3,341,943
225	488,542	3,664,062	-84,309	2,062,992	3,164,062	3,294,062
250	482,159	3,616,189	-132,183	2,015,119	3,116,189	3,246,189
275	475,775	3,568,316	-180,056	1,967,246	3,068,316	3,198,316
300	469,392	3,520,443	-227,929	1,919,373	3,020,443	3,150,443
325	463,008	3,472,562	-275,810	1,871,492	2,972,562	3,102,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	479,906	3,599,297	-149,075	1,998,226	3,099,297	3,229,297
20	474,800	3,561,000	-187,372	1,959,929	3,061,000	3,191,000
30	472,246	3,541,848	-206,524	1,940,777	3,041,848	3,171,848
50	467,140	3,503,551	-244,821	1,902,480	3,003,551	3,133,551
70	462,033	3,465,246	-283,126	1,864,176	2,965,246	3,095,246
90	456,927	3,426,949	-321,483	1,825,879	2,926,949	3,056,949
100	454,373	3,407,797	-340,575	1,806,726	2,907,797	3,037,797
125	447,990	3,359,924	-388,448	1,758,853	2,859,924	2,989,924
150	441,607	3,312,050	-436,321	1,710,980	2,812,050	2,942,050
175	435,224	3,264,177	-484,195	1,663,107	2,764,177	2,894,177
200	428,840	3,216,297	-532,075	1,615,226	2,716,297	2,846,297
225	422,456	3,168,423	-579,948	1,567,353	2,668,423	2,798,423
250	416,073	3,120,550	-627,821	1,519,480	2,620,550	2,750,550
275	409,689	3,072,670	-675,702	1,471,599	2,572,670	2,702,670
300	403,306	3,024,796	-723,575	1,423,726	2,524,796	2,654,796
325	396,923	2,976,923	-771,448	1,375,853	2,476,923	2,606,923

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	4
Houses	
No of units	6 units
Density:	35 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	964,007	5,623,373	1,875,001	4,022,303	5,123,373	5,253,373
20	956,821	5,575,625	1,827,253	3,974,554	5,075,625	5,205,625
30	951,729	5,551,753	1,803,382	3,950,683	5,051,753	5,181,753
50	943,544	5,504,005	1,755,633	3,902,935	5,004,005	5,134,005
70	935,358	5,456,257	1,707,885	3,855,187	4,956,257	5,086,257
90	927,173	5,408,509	1,660,137	3,807,438	4,908,509	5,038,509
100	923,081	5,384,637	1,636,266	3,783,567	4,884,637	5,014,637
125	912,849	5,324,950	1,576,579	3,723,880	4,824,950	4,954,950
150	902,618	5,265,269	1,516,898	3,664,199	4,765,269	4,895,269
175	892,386	5,205,583	1,457,211	3,604,512	4,705,583	4,835,583
200	882,155	5,145,902	1,397,530	3,544,831	4,645,902	4,775,902
225	871,923	5,086,215	1,337,843	3,485,144	4,586,215	4,716,215
250	861,692	5,026,534	1,278,162	3,425,463	4,526,534	4,656,534
275	851,469	4,966,847	1,218,475	3,365,777	4,466,847	4,596,847
300	841,228	4,907,166	1,158,794	3,306,096	4,407,166	4,537,166
325	830,996	4,847,479	1,099,107	3,246,409	4,347,479	4,477,479

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	859,842	5,015,744	1,267,373	3,414,674	4,515,744	4,645,744
20	851,656	4,967,996	1,219,624	3,366,926	4,467,996	4,597,996
30	847,564	4,944,125	1,195,753	3,343,054	4,444,125	4,574,125
50	839,379	4,896,377	1,148,005	3,295,306	4,396,377	4,526,377
70	831,193	4,848,628	1,100,256	3,247,558	4,348,628	4,478,628
90	823,008	4,800,880	1,052,508	3,199,810	4,300,880	4,430,880
100	818,916	4,777,009	1,028,637	3,175,938	4,277,009	4,407,009
125	808,684	4,717,322	968,950	3,116,251	4,217,322	4,347,322
150	798,453	4,657,641	909,269	3,056,570	4,157,641	4,287,641
175	788,221	4,597,954	849,582	2,996,884	4,097,954	4,227,954
200	777,990	4,538,273	789,901	2,937,203	4,038,273	4,168,273
225	767,758	4,478,586	730,214	2,877,516	3,978,586	4,108,586
250	757,527	4,418,905	670,533	2,817,835	3,918,905	4,048,905
275	747,295	4,359,218	610,846	2,758,148	3,859,218	3,989,218
300	737,064	4,299,537	551,165	2,698,467	3,799,537	3,929,537
325	726,831	4,239,850	491,479	2,638,780	3,739,850	3,869,850

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,622	4,407,795	659,423	2,806,724	3,907,795	4,037,795
20	747,437	4,360,046	611,675	2,758,976	3,860,046	3,990,046
30	743,344	4,336,175	587,803	2,735,105	3,836,175	3,966,175
50	735,159	4,288,427	540,055	2,687,356	3,788,427	3,918,427
70	726,973	4,240,679	492,307	2,639,608	3,740,679	3,870,679
90	718,788	4,192,930	444,558	2,591,860	3,692,930	3,822,930
100	714,696	4,169,059	420,687	2,567,989	3,669,059	3,799,059
125	704,464	4,109,372	361,000	2,508,302	3,609,372	3,739,372
150	694,233	4,049,691	301,319	2,448,621	3,549,691	3,679,691
175	684,001	3,990,004	241,632	2,388,934	3,490,004	3,620,004
200	673,770	3,930,323	181,951	2,329,253	3,430,323	3,560,323
225	663,538	3,870,636	122,265	2,269,566	3,370,636	3,500,636
250	653,307	3,810,955	62,584	2,209,885	3,310,955	3,440,955
275	643,075	3,751,269	2,897	2,150,198	3,251,269	3,381,269
300	632,844	3,691,588	-56,784	2,090,517	3,191,588	3,321,588
325	622,612	3,631,901	-116,471	2,030,830	3,131,901	3,261,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5

Flats	
No of units	8 units
Density:	145 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	244,084	4,424,019	675,647	2,822,948	3,924,019	4,054,019
20	234,816	4,256,038	507,667	2,654,968	3,756,038	3,886,038
30	230,183	4,172,066	423,695	2,570,996	3,672,066	3,802,066
50	220,915	4,004,086	255,715	2,403,016	3,504,086	3,634,086
70	211,647	3,836,106	87,734	2,235,036	3,336,106	3,466,106
90	202,379	3,668,126	-80,246	2,067,056	3,168,126	3,298,126
100	197,745	3,584,136	-164,236	1,983,066	3,084,136	3,214,136
125	186,161	3,374,161	-374,211	1,773,091	2,874,161	3,004,161
150	174,577	3,164,204	-584,168	1,563,134	2,664,204	2,794,204
175	162,992	2,954,229	-794,143	1,353,158	2,454,229	2,584,229
200	151,407	2,744,254	-1,004,118	1,143,183	2,244,254	2,374,254
225	139,822	2,534,279	-1,214,093	933,208	2,034,279	2,164,279
250	128,238	2,324,322	-1,424,050	723,251	1,824,322	1,954,322
275	116,654	2,114,346	-1,634,025	513,276	1,614,346	1,744,346
300	105,069	1,904,371	-1,844,000	303,301	1,404,371	1,534,371
325	93,484	1,694,396	-2,053,976	93,326	1,194,396	1,324,396

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	149,731	2,713,882	-1,034,489	1,112,812	2,213,882	2,343,882
20	140,465	2,545,920	-1,202,451	944,850	2,045,920	2,175,920
30	135,831	2,461,930	-1,286,441	860,860	1,961,930	2,091,930
50	126,563	2,293,950	-1,454,422	692,880	1,793,950	1,923,950
70	117,295	2,125,970	-1,622,402	524,900	1,625,970	1,755,970
90	108,027	1,957,990	-1,790,382	356,920	1,457,990	1,587,990
100	103,393	1,874,000	-1,874,372	272,930	1,374,000	1,504,000
125	91,809	1,664,043	-2,084,329	62,973	1,164,043	1,294,043
150	80,224	1,454,068	-2,294,304	-147,003	954,068	1,084,068
175	68,640	1,244,093	-2,504,279	-356,978	744,093	874,093
200	57,055	1,034,118	-2,714,254	-566,953	534,118	664,118
225	45,470	824,142	-2,924,229	-776,928	324,142	454,142
250	33,886	614,185	-3,134,186	-986,885	114,185	244,185
275	22,301	404,210	-3,344,161	-1,196,860	-95,790	34,210
300	10,716	194,235	-3,554,137	-1,406,835	-305,765	-175,765
325	-883	-15,998	-3,764,370	-1,617,068	-515,998	-385,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£250	£275

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,330	1,002,850	-2,745,522	-598,221	502,850	632,850
20	46,062	834,870	-2,913,502	-766,201	334,870	464,870
30	41,428	750,879	-2,997,492	-850,191	250,879	380,879
50	32,161	582,917	-3,165,454	-1,018,153	82,917	212,917
70	22,893	414,937	-3,333,434	-1,186,133	-85,063	44,937
90	13,625	246,957	-3,501,415	-1,354,113	-253,043	-123,043
100	8,991	162,967	-3,585,405	-1,438,103	-337,033	-207,033
125	-2,636	-47,778	-3,796,150	-1,648,849	-547,778	-417,778
150	-14,410	-261,184	-4,009,556	-1,862,256	-761,184	-631,184
175	-26,184	-474,590	-4,222,962	-2,075,661	-974,590	-844,590
200	-37,958	-687,997	-4,436,368	-2,289,067	-1,187,997	-1,057,997
225	-49,732	-901,364	-4,649,756	-2,502,455	-1,401,364	-1,271,364
250	-61,506	-1,114,791	-4,863,162	-2,715,861	-1,614,791	-1,484,791
275	-73,280	-1,328,197	-5,076,568	-2,929,267	-1,828,197	-1,698,197
300	-85,054	-1,541,603	-5,289,974	-3,142,673	-2,041,603	-1,911,603
325	-96,828	-1,755,009	-5,503,380	-3,356,079	-2,255,009	-2,125,009

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£70

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	322,811	2,743,891	-1,004,481	1,142,821	2,243,891	2,373,891
20	310,651	2,640,537	-1,107,835	1,039,466	2,140,537	2,270,537
30	304,572	2,588,864	-1,159,508	987,793	2,088,864	2,218,864
50	292,413	2,485,509	-1,262,863	884,439	1,985,509	2,115,509
70	280,253	2,382,154	-1,366,217	781,084	1,882,154	2,012,154
90	268,094	2,278,800	-1,469,572	677,730	1,778,800	1,908,800
100	262,015	2,227,127	-1,521,245	626,057	1,727,127	1,857,127
125	246,816	2,097,936	-1,650,436	496,866	1,597,936	1,727,936
150	231,617	1,968,745	-1,779,627	367,675	1,468,745	1,598,745
175	216,418	1,839,554	-1,908,818	238,484	1,339,554	1,469,554
200	201,219	1,710,363	-2,038,009	109,293	1,210,363	1,340,363
225	186,020	1,581,172	-2,167,200	-19,899	1,081,172	1,211,172
250	170,821	1,451,981	-2,296,391	-149,090	951,981	1,081,981
275	155,622	1,322,790	-2,425,582	-278,281	822,790	952,790
300	140,423	1,193,599	-2,554,773	-407,472	693,599	823,599
325	125,223	1,064,399	-2,683,972	-536,671	564,399	694,399

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	199,021	1,691,675	-2,056,696	90,605	1,191,675	1,321,675
20	186,861	1,588,321	-2,160,051	-12,749	1,088,321	1,218,321
30	180,782	1,536,648	-2,211,724	-64,422	1,036,648	1,166,648
50	168,623	1,433,293	-2,315,078	-167,777	933,293	1,063,293
70	156,463	1,329,939	-2,418,433	-271,132	829,939	959,939
90	144,304	1,226,584	-2,521,787	-374,486	726,584	856,584
100	138,225	1,174,911	-2,573,460	-426,159	674,911	804,911
125	123,026	1,045,720	-2,702,651	-555,350	545,720	675,720
150	107,827	916,529	-2,831,842	-684,541	416,529	546,529
175	92,628	787,338	-2,961,034	-813,732	287,338	417,338
200	77,429	658,147	-3,090,225	-942,923	158,147	288,147
225	62,230	528,956	-3,219,416	-1,072,114	28,956	158,956
250	47,031	399,765	-3,348,607	-1,201,305	-100,235	29,765
275	31,832	270,574	-3,477,798	-1,330,496	-229,426	-99,426
300	16,632	141,375	-3,606,989	-1,459,687	-358,625	-228,625
325	1,433	12,184	-3,736,188	-1,588,887	-487,816	-367,816

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£225	£250

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	75,165	638,906	-3,109,466	-962,164	138,906	268,906
20	63,006	535,551	-3,212,820	-1,065,519	35,551	165,551
30	56,927	483,878	-3,264,493	-1,117,192	-16,122	113,878
50	44,768	380,524	-3,367,848	-1,220,546	-119,476	10,524
70	32,608	277,169	-3,471,202	-1,323,901	-222,831	-92,831
90	20,449	173,815	-3,574,557	-1,427,255	-326,185	-196,185
100	14,370	122,142	-3,626,230	-1,478,928	-377,858	-247,858
125	-843	-7,164	-3,755,536	-1,608,235	-507,164	-377,164
150	-16,291	-138,470	-3,886,841	-1,739,540	-638,470	-508,470
175	-31,738	-269,775	-4,018,146	-1,870,845	-769,775	-639,775
200	-47,186	-401,080	-4,149,452	-2,002,150	-901,080	-771,080
225	-62,634	-532,385	-4,280,757	-2,133,455	-1,032,385	-902,385
250	-78,081	-663,690	-4,412,062	-2,264,760	-1,163,690	-1,033,690
275	-93,529	-794,995	-4,543,367	-2,396,066	-1,294,995	-1,164,995
300	-108,977	-926,300	-4,674,672	-2,527,371	-1,426,300	-1,296,300
325	-124,424	-1,057,605	-4,805,977	-2,658,676	-1,557,605	-1,427,605

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£50

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,587,759	3,969,398	221,026	2,368,327	3,469,398	3,599,398
20	1,574,265	3,935,662	187,290	2,334,592	3,435,662	3,565,662
30	1,567,519	3,918,797	170,425	2,317,726	3,418,797	3,548,797
50	1,554,024	3,885,061	136,689	2,283,991	3,385,061	3,515,061
70	1,540,531	3,851,328	102,956	2,250,257	3,351,328	3,481,328
90	1,527,037	3,817,592	69,220	2,216,522	3,317,592	3,447,592
100	1,520,291	3,800,727	52,355	2,199,656	3,300,727	3,430,727
125	1,503,423	3,758,557	10,185	2,157,487	3,258,557	3,388,557
150	1,488,556	3,716,390	-31,982	2,115,320	3,216,390	3,346,390
175	1,468,688	3,674,221	-74,151	2,073,150	3,174,221	3,304,221
200	1,452,821	3,632,053	-116,318	2,030,983	3,132,053	3,262,053
225	1,435,955	3,589,886	-158,485	1,988,816	3,089,886	3,219,886
250	1,419,087	3,547,717	-200,655	1,946,646	3,047,717	3,177,717
275	1,402,220	3,505,550	-242,822	1,904,479	3,005,550	3,135,550
300	1,385,353	3,463,383	-284,989	1,862,312	2,963,383	3,093,383
325	1,368,485	3,421,213	-327,159	1,820,143	2,921,213	3,051,213

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,416,038	3,540,095	-208,277	1,939,025	3,040,095	3,170,095
20	1,402,544	3,506,359	-242,013	1,905,289	3,006,359	3,136,359
30	1,395,798	3,489,494	-258,878	1,888,424	2,989,494	3,119,494
50	1,382,303	3,455,758	-292,614	1,854,688	2,955,758	3,085,758
70	1,368,810	3,422,025	-326,347	1,820,955	2,922,025	3,052,025
90	1,355,316	3,388,289	-360,082	1,787,219	2,888,289	3,018,289
100	1,348,570	3,371,424	-376,948	1,770,354	2,871,424	3,001,424
125	1,331,702	3,329,254	-419,117	1,728,184	2,829,254	2,959,254
150	1,314,835	3,287,087	-461,284	1,686,017	2,787,087	2,917,087
175	1,297,968	3,244,920	-503,452	1,643,850	2,744,920	2,874,920
200	1,281,100	3,202,751	-545,621	1,601,680	2,702,751	2,832,751
225	1,264,233	3,160,584	-587,788	1,559,513	2,660,584	2,790,584
250	1,247,366	3,118,414	-629,958	1,517,344	2,618,414	2,748,414
275	1,230,499	3,076,247	-672,125	1,475,176	2,576,247	2,706,247
300	1,213,632	3,034,080	-714,292	1,433,009	2,534,080	2,664,080
325	1,196,764	2,991,910	-756,462	1,390,840	2,491,910	2,621,910

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,244,227	3,110,566	-637,806	1,509,496	2,610,566	2,740,566
20	1,230,732	3,076,831	-671,541	1,475,760	2,576,831	2,706,831
30	1,223,985	3,059,963	-688,409	1,458,892	2,559,963	2,689,963
50	1,210,492	3,026,230	-722,142	1,425,159	2,526,230	2,656,230
70	1,196,998	2,992,494	-755,878	1,391,424	2,492,494	2,622,494
90	1,183,504	2,958,761	-789,611	1,357,690	2,458,761	2,588,761
100	1,176,757	2,941,893	-806,479	1,340,823	2,441,893	2,571,893
125	1,159,890	2,899,726	-848,646	1,298,656	2,399,726	2,529,726
150	1,143,022	2,857,556	-890,816	1,256,486	2,357,556	2,487,556
175	1,126,156	2,815,389	-932,985	1,214,319	2,315,389	2,445,389
200	1,109,289	2,773,222	-975,150	1,172,152	2,273,222	2,403,222
225	1,092,421	2,731,052	-1,017,319	1,129,982	2,231,052	2,361,052
250	1,075,554	2,688,885	-1,059,486	1,087,815	2,188,885	2,318,885
275	1,058,687	2,646,718	-1,101,654	1,045,648	2,146,718	2,276,718
300	1,041,819	2,604,549	-1,143,823	1,003,478	2,104,549	2,234,549
325	1,024,953	2,562,381	-1,185,990	961,311	2,062,381	2,192,381

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8

Flats	
No of units	11 units
Density:	85 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	417,296	3,224,563	-523,809	1,623,492	2,724,563	2,854,563
20	404,211	3,123,446	-624,926	1,522,375	2,623,446	2,753,446
30	397,668	3,072,891	-675,481	1,471,821	2,572,891	2,702,891
50	384,582	2,971,766	-776,606	1,370,696	2,471,766	2,601,766
70	371,496	2,870,649	-877,723	1,269,579	2,370,649	2,500,649
90	358,410	2,769,532	-978,840	1,168,462	2,269,532	2,399,532
100	351,867	2,718,970	-1,029,402	1,117,899	2,218,970	2,348,970
125	335,510	2,592,575	-1,155,797	991,505	2,092,575	2,222,575
150	319,152	2,466,173	-1,282,199	865,103	1,966,173	2,096,173
175	302,795	2,339,779	-1,408,593	738,708	1,839,779	1,969,779
200	286,437	2,213,376	-1,534,995	612,306	1,713,376	1,843,376
225	270,080	2,086,982	-1,661,390	485,912	1,586,982	1,716,982
250	253,722	1,960,580	-1,787,792	359,509	1,460,580	1,590,580
275	237,365	1,834,185	-1,914,186	233,115	1,334,185	1,464,185
300	221,007	1,707,783	-2,040,589	106,713	1,207,783	1,337,783
325	204,649	1,581,381	-2,166,991	-19,689	1,081,381	1,211,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	279,925	2,163,059	-1,585,313	561,989	1,663,059	1,793,059
20	266,840	2,061,942	-1,686,430	460,872	1,561,942	1,691,942
30	260,296	2,011,380	-1,736,992	410,309	1,511,380	1,641,380
50	247,210	1,910,263	-1,838,109	309,192	1,410,263	1,540,263
70	234,125	1,809,145	-1,939,226	208,075	1,309,145	1,439,145
90	221,039	1,708,028	-2,040,343	106,958	1,208,028	1,338,028
100	214,496	1,657,466	-2,090,906	56,396	1,157,466	1,287,466
125	198,139	1,531,072	-2,217,300	-69,999	1,031,072	1,161,072
150	181,781	1,404,669	-2,343,702	-196,401	904,669	1,034,669
175	165,423	1,278,267	-2,470,105	-322,803	778,267	908,267
200	149,066	1,151,873	-2,596,499	-449,198	651,873	781,873
225	132,708	1,025,471	-2,722,901	-575,600	525,471	655,471
250	116,351	899,076	-2,849,296	-701,994	399,076	529,076
275	99,993	772,674	-2,975,698	-828,396	272,674	402,674
300	83,636	646,280	-3,102,092	-954,791	146,280	276,280
325	67,278	519,877	-3,228,494	-1,081,193	19,877	149,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	142,484	1,101,011	-2,647,361	-500,060	601,011	731,011
20	129,398	999,894	-2,748,478	-601,177	499,894	629,894
30	122,855	949,331	-2,799,041	-651,739	449,331	579,331
50	108,769	848,214	-2,900,158	-752,856	348,214	478,214
70	96,683	747,097	-3,001,275	-853,973	247,097	377,097
90	83,597	645,980	-3,102,392	-955,090	145,980	275,980
100	77,054	595,418	-3,152,954	-1,005,653	95,418	225,418
125	60,696	469,015	-3,279,356	-1,132,055	-30,985	99,015
150	44,339	342,621	-3,405,751	-1,258,458	-157,379	-27,379
175	27,981	216,219	-3,532,153	-1,384,862	-283,781	-153,781
200	11,624	89,824	-3,658,547	-1,511,266	-410,176	-280,176
225	-4,811	-37,173	-3,785,945	-1,638,244	-537,173	-407,173
250	-21,436	-165,639	-3,914,011	-1,766,709	-665,639	-535,639
275	-38,061	-294,105	-4,042,477	-1,895,175	-794,105	-664,105
300	-54,686	-422,570	-4,170,942	-2,023,641	-922,570	-792,570
325	-71,311	-551,036	-4,299,408	-2,152,107	-1,051,036	-921,036

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£125

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 9	
Houses	
No of units	11 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,723,833	3,917,802	169,430	2,316,731	3,417,802	3,547,802
20	1,709,168	3,884,472	136,100	2,283,402	3,384,472	3,514,472
30	1,701,835	3,867,807	119,435	2,266,737	3,367,807	3,497,807
50	1,687,170	3,834,477	86,105	2,233,407	3,334,477	3,464,477
70	1,672,505	3,801,147	52,775	2,200,077	3,301,147	3,431,147
90	1,657,840	3,767,817	19,445	2,166,747	3,267,817	3,397,817
100	1,650,507	3,751,152	2,780	2,150,082	3,251,152	3,381,152
125	1,633,175	3,709,489	-38,883	2,108,418	3,209,489	3,339,489
150	1,613,844	3,667,827	-80,545	2,066,757	3,167,827	3,297,827
175	1,595,512	3,626,164	-122,208	2,025,093	3,126,164	3,256,164
200	1,577,181	3,584,502	-163,869	1,983,432	3,084,502	3,214,502
225	1,558,849	3,542,839	-205,533	1,941,768	3,042,839	3,172,839
250	1,540,518	3,501,177	-247,194	1,900,107	3,001,177	3,131,177
275	1,522,186	3,459,514	-288,858	1,858,444	2,959,514	3,089,514
300	1,503,855	3,417,853	-330,519	1,816,782	2,917,853	3,047,853
325	1,485,523	3,376,189	-372,183	1,775,119	2,876,189	3,006,189

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,537,203	3,493,644	-254,728	1,892,574	2,993,644	3,123,644
20	1,522,538	3,460,314	-288,058	1,859,244	2,960,314	3,090,314
30	1,515,206	3,443,649	-304,723	1,842,579	2,943,649	3,073,649
50	1,500,540	3,410,319	-338,053	1,809,249	2,910,319	3,040,319
70	1,485,875	3,376,989	-371,383	1,775,919	2,876,989	3,006,989
90	1,471,210	3,343,659	-404,713	1,742,589	2,843,659	2,973,659
100	1,463,877	3,326,994	-421,378	1,725,924	2,826,994	2,956,994
125	1,445,546	3,285,333	-463,039	1,684,263	2,785,333	2,915,333
150	1,427,215	3,243,669	-504,702	1,642,599	2,743,669	2,873,669
175	1,408,884	3,202,008	-546,364	1,600,938	2,702,008	2,832,008
200	1,390,552	3,160,344	-588,027	1,559,274	2,660,344	2,790,344
225	1,372,221	3,118,683	-629,689	1,517,613	2,618,683	2,748,683
250	1,353,889	3,077,020	-671,352	1,475,949	2,577,020	2,707,020
275	1,335,558	3,035,358	-713,013	1,434,288	2,535,358	2,665,358
300	1,317,226	2,993,695	-754,677	1,392,624	2,493,695	2,623,695
325	1,298,895	2,952,033	-796,338	1,350,963	2,452,033	2,582,033

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,350,476	3,069,264	-679,108	1,468,193	2,569,264	2,699,264
20	1,335,811	3,035,934	-712,438	1,434,864	2,535,934	2,665,934
30	1,328,478	3,019,269	-729,103	1,418,199	2,519,269	2,649,269
50	1,313,813	2,985,939	-762,433	1,384,869	2,485,939	2,615,939
70	1,299,148	2,952,609	-795,763	1,351,539	2,452,609	2,582,609
90	1,284,483	2,919,279	-829,093	1,318,209	2,419,279	2,549,279
100	1,277,150	2,902,614	-845,758	1,301,544	2,402,614	2,532,614
125	1,258,819	2,860,953	-887,419	1,259,882	2,360,953	2,490,953
150	1,240,487	2,819,289	-929,083	1,218,219	2,319,289	2,449,289
175	1,222,156	2,777,628	-970,744	1,176,558	2,277,628	2,407,628
200	1,203,824	2,735,964	-1,012,407	1,134,894	2,235,964	2,365,964
225	1,185,493	2,694,303	-1,054,069	1,093,233	2,194,303	2,324,303
250	1,167,161	2,652,639	-1,095,732	1,051,569	2,152,639	2,282,639
275	1,148,830	2,610,978	-1,137,394	1,009,908	2,110,978	2,240,978
300	1,130,498	2,569,315	-1,179,057	968,244	2,069,315	2,199,315
325	1,112,167	2,527,653	-1,220,718	926,583	2,027,653	2,157,653

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type **10**

Flats	
No of units	15 units
Density:	95 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	491,070	3,110,110	-638,262	1,509,039	2,610,110	2,740,110
20	473,614	2,999,554	-748,818	1,398,483	2,499,554	2,629,554
30	464,886	2,944,279	-804,093	1,343,208	2,444,279	2,574,279
50	447,431	2,833,729	-914,643	1,232,659	2,333,729	2,463,729
70	429,975	2,723,173	-1,025,199	1,122,103	2,223,173	2,353,173
90	412,519	2,612,623	-1,135,748	1,011,553	2,112,623	2,242,623
100	403,792	2,557,349	-1,191,023	956,278	2,057,349	2,187,349
125	381,972	2,419,158	-1,329,213	818,088	1,919,158	2,049,158
150	360,153	2,280,968	-1,467,404	679,898	1,780,968	1,910,968
175	338,333	2,142,778	-1,605,594	541,707	1,642,778	1,772,778
200	316,514	2,004,587	-1,743,784	403,517	1,504,587	1,634,587
225	294,694	1,866,397	-1,881,975	265,327	1,366,397	1,496,397
250	272,875	1,728,207	-2,020,165	127,136	1,228,207	1,358,207
275	251,055	1,590,017	-2,158,355	-11,054	1,090,017	1,220,017
300	229,236	1,451,826	-2,296,546	-149,244	951,826	1,081,826
325	207,416	1,313,636	-2,434,736	-287,434	813,636	943,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£310,450	1,966,182	-1,782,190	365,112	1,466,182	1,596,182
20	292,995	1,855,632	-1,892,739	254,562	1,355,632	1,485,632
30	284,267	1,800,357	-1,948,014	199,287	1,300,357	1,430,357
50	266,811	1,689,801	-2,058,570	88,731	1,189,801	1,319,801
70	249,356	1,579,252	-2,169,120	-21,819	1,079,252	1,209,252
90	231,899	1,468,696	-2,279,676	-132,375	968,696	1,098,696
100	223,172	1,413,421	-2,334,951	-187,650	913,421	1,043,421
125	201,352	1,275,231	-2,473,141	-325,840	775,231	905,231
150	179,533	1,137,040	-2,611,332	-464,030	637,040	767,040
175	157,713	998,850	-2,749,522	-602,220	498,850	628,850
200	135,894	860,660	-2,887,712	-740,411	360,660	490,660
225	114,074	722,469	-3,025,902	-878,601	222,469	352,469
250	92,255	584,279	-3,164,093	-1,016,791	84,279	214,279
275	70,435	446,089	-3,302,283	-1,154,982	-53,911	76,089
300	48,616	307,898	-3,440,473	-1,293,172	-192,102	-62,102
325	26,796	169,708	-3,578,664	-1,431,362	-330,292	-200,292

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£275

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	129,735	821,656	-2,926,716	-779,415	321,656	451,656
20	112,280	711,106	-3,037,266	-889,965	211,106	341,106
30	103,552	655,831	-3,092,541	-945,239	155,831	285,831
50	86,096	545,275	-3,203,097	-1,055,795	45,275	175,275
70	68,641	434,725	-3,313,647	-1,166,345	-65,275	64,725
90	51,185	324,169	-3,424,203	-1,276,901	-175,831	-45,831
100	42,457	268,894	-3,479,477	-1,332,176	-231,106	-101,106
125	20,637	130,704	-3,617,668	-1,470,366	-369,296	-239,296
150	-1,201	-7,605	-3,755,977	-1,608,675	-507,605	-377,605
175	-23,377	-148,056	-3,896,427	-1,749,126	-648,056	-518,056
200	-45,554	-288,506	-4,036,878	-1,889,577	-788,506	-658,506
225	-67,730	-428,957	-4,177,329	-2,030,027	-928,957	-798,957
250	-89,906	-569,407	-4,317,779	-2,170,478	-1,069,407	-939,407
275	-112,083	-709,858	-4,458,230	-2,310,929	-1,209,858	-1,079,858
300	-134,259	-850,309	-4,598,681	-2,451,379	-1,350,309	-1,220,309
325	-156,436	-990,759	-4,739,131	-2,591,830	-1,490,759	-1,360,759

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£70

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,192,463	3,990,579	242,207	2,389,508	3,490,579	3,620,579
20	3,168,411	3,960,514	212,142	2,359,444	3,460,514	3,590,514
30	3,156,386	3,945,483	197,111	2,344,412	3,445,483	3,575,483
50	3,132,335	3,915,418	167,046	2,314,348	3,415,418	3,545,418
70	3,108,282	3,885,352	136,981	2,284,282	3,385,352	3,515,352
90	3,084,230	3,855,288	106,916	2,254,218	3,355,288	3,485,288
100	3,072,205	3,840,256	91,885	2,239,186	3,340,256	3,470,256
125	3,042,140	3,802,675	54,303	2,201,604	3,302,675	3,432,675
150	3,012,076	3,765,094	16,723	2,164,024	3,265,094	3,395,094
175	2,982,010	3,727,513	-20,859	2,126,443	3,227,513	3,357,513
200	2,951,946	3,689,933	-58,439	2,088,862	3,189,933	3,319,933
225	2,921,882	3,652,352	-96,019	2,051,282	3,152,352	3,282,352
250	2,891,817	3,614,771	-133,601	2,013,700	3,114,771	3,244,771
275	2,861,753	3,577,190	-171,183	1,976,119	3,077,190	3,207,190
300	2,831,688	3,539,609	-208,764	1,938,538	3,039,609	3,169,609
325	2,801,624	3,502,028	-246,345	1,899,957	3,002,028	3,132,028

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,855,662	3,569,577	-178,794	1,968,507	3,069,577	3,199,577
20	2,831,610	3,539,513	-208,859	1,938,442	3,039,513	3,169,513
30	2,819,584	3,524,480	-223,892	1,923,410	3,024,480	3,154,480
50	2,795,532	3,494,416	-253,956	1,893,345	2,994,416	3,124,416
70	2,771,481	3,464,351	-284,021	1,863,281	2,964,351	3,094,351
90	2,747,429	3,434,287	-314,085	1,833,216	2,934,287	3,064,287
100	2,735,403	3,419,254	-329,118	1,818,183	2,919,254	3,049,254
125	2,705,081	3,381,351	-367,021	1,780,281	2,881,351	3,011,351
150	2,674,524	3,343,155	-405,217	1,742,084	2,843,155	2,973,155
175	2,643,967	3,304,959	-443,413	1,703,888	2,804,959	2,934,959
200	2,613,411	3,266,764	-481,608	1,665,694	2,766,764	2,896,764
225	2,582,854	3,228,568	-519,804	1,627,498	2,728,568	2,858,568
250	2,552,299	3,190,373	-557,999	1,589,303	2,690,373	2,820,373
275	2,521,742	3,152,177	-596,195	1,551,107	2,652,177	2,782,177
300	2,491,186	3,113,982	-634,389	1,512,912	2,613,982	2,743,982
325	2,460,629	3,075,786	-672,585	1,474,716	2,575,786	2,705,786

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,518,133	3,147,666	-600,705	1,546,596	2,647,666	2,777,666
20	2,493,687	3,117,109	-631,263	1,516,039	2,617,109	2,747,109
30	2,481,465	3,101,831	-646,540	1,500,761	2,601,831	2,731,831
50	2,457,019	3,071,274	-677,097	1,470,204	2,571,274	2,701,274
70	2,432,573	3,040,718	-707,653	1,439,648	2,540,718	2,670,718
90	2,408,130	3,010,163	-738,209	1,409,092	2,510,163	2,640,163
100	2,395,907	2,994,883	-753,488	1,393,813	2,494,883	2,624,883
125	2,365,351	2,956,689	-791,683	1,355,618	2,456,689	2,586,689
150	2,334,794	2,918,493	-829,879	1,317,422	2,418,493	2,548,493
175	2,304,238	2,880,298	-868,074	1,279,228	2,380,298	2,510,298
200	2,273,681	2,842,102	-906,270	1,241,031	2,342,102	2,472,102
225	2,243,126	2,803,907	-944,465	1,202,837	2,303,907	2,433,907
250	2,212,569	2,765,711	-982,661	1,164,641	2,265,711	2,395,711
275	2,182,012	2,727,515	-1,020,857	1,126,445	2,227,515	2,357,515
300	2,151,456	2,689,320	-1,059,052	1,088,250	2,189,320	2,319,320
325	2,120,899	2,651,124	-1,097,248	1,050,054	2,151,124	2,281,124

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,024,095	2,560,238	-1,188,134	959,167	2,060,238	2,190,238
20	989,323	2,473,308	-1,275,064	872,237	1,973,308	2,103,308
30	971,937	2,429,842	-1,318,530	828,771	1,929,842	2,059,842
50	937,165	2,342,912	-1,405,460	741,841	1,842,912	1,972,912
70	902,393	2,255,982	-1,492,390	654,911	1,755,982	1,885,982
90	867,621	2,169,052	-1,579,320	567,981	1,669,052	1,799,052
100	850,235	2,125,588	-1,622,784	524,518	1,625,588	1,755,588
125	806,770	2,016,925	-1,731,447	415,855	1,516,925	1,646,925
150	763,305	1,908,262	-1,840,110	307,192	1,408,262	1,538,262
175	719,840	1,799,599	-1,948,773	198,529	1,299,599	1,429,599
200	676,375	1,690,939	-2,057,433	89,868	1,190,939	1,320,939
225	632,910	1,582,276	-2,166,096	-18,795	1,082,276	1,212,276
250	589,445	1,473,613	-2,274,759	-127,458	973,613	1,103,613
275	545,981	1,364,952	-2,383,420	-236,118	864,952	994,952
300	502,516	1,256,289	-2,492,083	-344,781	756,289	886,289
325	459,050	1,147,626	-2,600,746	-453,444	647,626	777,626

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	662,852	1,657,129	-2,091,243	56,059	1,157,129	1,287,129
20	628,080	1,570,199	-2,178,173	-30,871	1,070,199	1,200,199
30	610,694	1,526,735	-2,221,636	-74,335	1,026,735	1,156,735
50	575,922	1,439,806	-2,308,566	-161,265	939,806	1,069,806
70	541,150	1,352,876	-2,395,496	-248,195	852,876	982,876
90	506,378	1,265,946	-2,482,426	-335,125	765,946	895,946
100	488,992	1,222,480	-2,525,892	-378,591	722,480	852,480
125	445,528	1,113,819	-2,634,553	-487,251	613,819	743,819
150	402,062	1,005,156	-2,743,216	-595,914	505,156	635,156
175	358,597	896,493	-2,851,879	-704,577	396,493	526,493
200	315,132	787,830	-2,960,542	-813,240	287,830	417,830
225	271,668	679,170	-3,069,202	-921,901	179,170	309,170
250	228,203	570,507	-3,177,865	-1,030,564	70,507	200,507
275	184,737	461,844	-3,286,528	-1,139,227	-38,156	91,844
300	141,273	353,183	-3,395,189	-1,247,887	-146,817	-16,817
325	97,808	244,520	-3,503,852	-1,356,550	-255,480	-125,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£275

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	301,422	753,554	-2,994,817	-847,516	253,554	383,554
20	266,650	666,625	-3,081,747	-934,446	166,625	296,625
30	248,263	623,158	-3,125,213	-977,912	123,158	253,158
50	214,491	536,228	-3,212,143	-1,064,842	36,228	166,228
70	179,719	449,299	-3,299,073	-1,151,772	-50,701	79,299
90	144,947	362,369	-3,386,003	-1,238,702	-137,631	-7,631
100	127,562	318,905	-3,429,467	-1,282,165	-181,095	-51,095
125	84,097	210,242	-3,538,130	-1,390,828	-289,758	-159,758
150	40,632	101,579	-3,646,793	-1,499,491	-398,421	-268,421
175	-2,879	-7,198	-3,755,570	-1,608,268	-507,198	-377,198
200	-47,055	-117,638	-3,864,347	-1,717,045	-616,045	-486,045
225	-91,231	-228,078	-3,973,124	-1,825,822	-724,822	-594,822
250	-135,407	-338,518	-4,081,901	-1,934,601	-833,601	-703,601
275	-179,582	-448,955	-4,190,678	-2,043,378	-942,378	-812,378
300	-223,758	-559,395	-4,300,455	-2,152,155	-1,051,155	-921,155
325	-267,934	-669,835	-4,410,232	-2,260,932	-1,159,932	-1,029,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£70

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,802,870	6,446,602	2,698,230	4,845,531	5,946,602	6,076,602
20	2,745,180	6,313,915	2,565,543	4,712,845	5,813,915	5,943,915
30	2,716,335	6,247,571	2,499,199	4,646,500	5,747,571	5,877,571
50	2,658,646	6,114,886	2,366,515	4,513,816	5,614,886	5,744,886
70	2,600,165	5,980,380	2,232,008	4,379,310	5,480,380	5,610,380
90	2,541,532	5,845,524	2,097,152	4,244,453	5,345,524	5,475,524
100	2,512,216	5,778,096	2,029,724	4,177,025	5,278,096	5,408,096
125	2,438,925	5,609,527	1,861,155	4,008,456	5,109,527	5,239,527
150	2,366,633	5,440,955	1,692,583	3,839,885	4,940,955	5,070,955
175	2,292,342	5,272,386	1,524,014	3,671,316	4,772,386	4,902,386
200	2,219,050	5,103,815	1,355,443	3,502,744	4,603,815	4,733,815
225	2,145,759	4,935,245	1,186,874	3,334,175	4,435,245	4,565,245
250	2,072,467	4,766,674	1,018,302	3,165,604	4,266,674	4,396,674
275	1,999,175	4,598,103	849,731	2,997,032	4,098,103	4,228,103
300	1,925,884	4,429,533	681,162	2,828,463	3,929,533	4,059,533
325	1,852,592	4,260,962	512,590	2,659,892	3,760,962	3,890,962

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,177,886	5,009,138	1,260,767	3,408,068	4,509,138	4,639,138
20	2,119,253	4,874,282	1,125,910	3,273,212	4,374,282	4,504,282
30	2,089,937	4,806,854	1,058,482	3,205,784	4,306,854	4,436,854
50	2,031,303	4,671,998	923,626	3,070,927	4,171,998	4,301,998
70	1,972,670	4,537,142	788,770	2,936,071	4,037,142	4,167,142
90	1,914,037	4,402,285	653,914	2,801,215	3,902,285	4,032,285
100	1,884,721	4,334,857	586,485	2,733,787	3,834,857	3,964,857
125	1,811,430	4,166,288	417,916	2,565,218	3,666,288	3,796,288
150	1,738,138	3,997,717	249,345	2,396,646	3,497,717	3,627,717
175	1,664,847	3,829,148	80,776	2,228,077	3,329,148	3,459,148
200	1,591,555	3,660,576	-87,796	2,059,506	3,160,576	3,290,576
225	1,518,263	3,492,005	-256,367	1,890,934	2,992,005	3,122,005
250	1,444,972	3,323,436	-424,936	1,722,365	2,823,436	2,953,436
275	1,371,680	3,154,864	-593,508	1,553,794	2,654,864	2,784,864
300	1,298,389	2,986,295	-762,077	1,385,225	2,486,295	2,616,295
325	1,225,097	2,817,723	-930,648	1,216,653	2,317,723	2,447,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,550,058	3,565,133	-183,239	1,964,062	3,065,133	3,195,133
20	1,491,425	3,430,276	-318,095	1,829,206	2,930,276	3,060,276
30	1,462,108	3,362,848	-385,523	1,761,778	2,862,848	2,992,848
50	1,403,475	3,227,992	-520,380	1,626,922	2,727,992	2,857,992
70	1,344,842	3,093,136	-655,236	1,492,066	2,593,136	2,723,136
90	1,286,208	2,958,277	-790,094	1,357,207	2,458,277	2,588,277
100	1,256,891	2,890,849	-857,523	1,289,779	2,390,849	2,520,849
125	1,183,600	2,722,280	-1,026,092	1,121,210	2,222,280	2,352,280
150	1,110,308	2,553,709	-1,194,663	952,638	2,053,709	2,183,709
175	1,037,017	2,385,140	-1,363,232	784,069	1,885,140	2,015,140
200	963,725	2,216,568	-1,531,804	615,498	1,716,568	1,846,568
225	890,434	2,047,999	-1,700,373	446,929	1,547,999	1,677,999
250	817,142	1,879,428	-1,868,944	278,357	1,379,428	1,509,428
275	743,851	1,710,858	-2,037,513	109,788	1,210,858	1,340,858
300	670,560	1,542,287	-2,206,085	-58,783	1,042,287	1,172,287
325	597,268	1,373,716	-2,374,656	-227,355	873,716	1,003,716

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,411,945	5,929,556	2,181,184	4,328,485	5,429,556	5,559,556
20	7,352,822	5,882,258	2,133,886	4,281,187	5,382,258	5,512,258
30	7,323,261	5,858,609	2,110,237	4,257,538	5,358,609	5,488,609
50	7,264,138	5,811,311	2,062,939	4,210,240	5,311,311	5,441,311
70	7,205,015	5,764,012	2,015,640	4,162,941	5,264,012	5,394,012
90	7,145,892	5,716,714	1,968,342	4,115,643	5,216,714	5,346,714
100	7,116,331	5,693,065	1,944,693	4,091,994	5,193,065	5,323,065
125	7,042,427	5,633,942	1,885,570	4,032,871	5,133,942	5,263,942
150	6,968,523	5,574,819	1,826,447	3,973,748	5,074,819	5,204,819
175	6,894,620	5,515,696	1,767,324	3,914,625	5,015,696	5,145,696
200	6,820,716	5,456,573	1,708,201	3,855,502	4,956,573	5,086,573
225	6,746,813	5,396,669	1,648,298	3,795,599	4,896,669	5,026,669
250	6,672,909	5,336,579	1,588,208	3,735,509	4,836,579	4,966,579
275	6,598,612	5,276,489	1,528,117	3,675,419	4,776,489	4,906,489
300	6,520,499	5,216,399	1,468,027	3,615,329	4,716,399	4,846,399
325	6,445,387	5,156,310	1,407,938	3,555,239	4,656,310	4,786,310

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,615,401	5,292,321	1,543,949	3,691,250	4,792,321	4,922,321
20	6,556,278	5,245,023	1,496,651	3,643,952	4,745,023	4,875,023
30	6,526,717	5,221,374	1,473,002	3,620,303	4,721,374	4,851,374
50	6,467,594	5,174,075	1,425,703	3,573,004	4,674,075	4,804,075
70	6,408,455	5,126,764	1,378,392	3,525,694	4,626,764	4,756,764
90	6,348,366	5,078,693	1,330,321	3,477,622	4,578,693	4,708,693
100	6,318,321	5,054,657	1,306,285	3,453,586	4,554,657	4,684,657
125	6,243,208	4,994,566	1,246,195	3,393,496	4,494,566	4,624,566
150	6,168,095	4,934,476	1,186,105	3,333,406	4,434,476	4,564,476
175	6,092,984	4,874,387	1,126,015	3,273,317	4,374,387	4,504,387
200	6,017,871	4,814,297	1,065,925	3,213,227	4,314,297	4,444,297
225	5,942,759	4,754,207	1,005,835	3,153,136	4,254,207	4,384,207
250	5,867,646	4,694,117	945,745	3,093,046	4,194,117	4,324,117
275	5,792,534	4,634,027	885,656	3,032,957	4,134,027	4,264,027
300	5,717,422	4,573,937	825,566	2,972,867	4,073,937	4,203,937
325	5,642,309	4,513,847	765,475	2,912,777	4,013,847	4,143,847

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,815,266	4,652,213	903,841	3,051,142	4,152,213	4,282,213
20	5,755,176	4,604,141	855,769	3,003,070	4,104,141	4,234,141
30	5,725,132	4,580,105	831,734	2,979,035	4,080,105	4,210,105
50	5,665,042	4,532,033	783,662	2,930,963	4,032,033	4,162,033
70	5,604,952	4,483,961	735,589	2,882,891	3,983,961	4,113,961
90	5,544,861	4,435,889	687,517	2,834,819	3,935,889	4,065,889
100	5,514,816	4,411,853	663,481	2,810,783	3,911,853	4,041,853
125	5,439,705	4,351,764	603,392	2,750,693	3,851,764	3,981,764
150	5,364,592	4,291,674	543,302	2,690,603	3,791,674	3,921,674
175	5,289,480	4,231,584	483,212	2,630,513	3,731,584	3,861,584
200	5,214,368	4,171,494	423,123	2,570,424	3,671,494	3,801,494
225	5,139,255	4,111,404	363,032	2,510,334	3,611,404	3,741,404
250	5,064,143	4,051,314	302,942	2,450,244	3,551,314	3,681,314
275	4,989,030	3,991,224	242,852	2,390,154	3,491,224	3,621,224
300	4,913,918	3,931,135	182,763	2,330,064	3,431,135	3,561,135
325	4,838,806	3,871,045	122,673	2,269,974	3,371,045	3,501,045

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,797,736	7,537,056	3,788,685	5,935,986	7,037,056	7,167,056
20	5,737,992	7,459,389	3,711,018	5,858,319	6,959,389	7,089,389
30	5,708,120	7,420,556	3,672,185	5,819,486	6,920,556	7,050,556
50	5,648,376	7,342,889	3,594,517	5,741,819	6,842,889	6,972,889
70	5,588,632	7,265,222	3,516,850	5,664,152	6,765,222	6,895,222
90	5,528,888	7,187,555	3,439,183	5,586,485	6,687,555	6,817,555
100	5,499,016	7,148,721	3,400,349	5,547,650	6,648,721	6,778,721
125	5,424,336	7,051,637	3,303,265	5,450,567	6,551,637	6,681,637
150	5,349,657	6,954,554	3,206,182	5,353,483	6,454,554	6,584,554
175	5,274,976	6,857,469	3,109,097	5,256,398	6,357,469	6,487,469
200	5,200,296	6,760,385	3,012,013	5,159,315	6,260,385	6,390,385
225	5,125,616	6,663,301	2,914,930	5,062,231	6,163,301	6,293,301
250	5,050,937	6,566,218	2,817,846	4,965,147	6,066,218	6,196,218
275	4,976,256	6,469,133	2,720,761	4,868,063	5,969,133	6,099,133
300	4,901,576	6,372,049	2,623,678	4,770,979	5,872,049	6,002,049
325	4,826,897	6,274,966	2,526,594	4,673,895	5,774,966	5,904,966

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,058,998	6,576,697	2,828,325	4,975,627	6,076,697	6,206,697
20	4,999,254	6,499,030	2,750,658	4,897,959	5,999,030	6,129,030
30	4,969,381	6,460,196	2,711,824	4,859,125	5,960,196	6,090,196
50	4,909,637	6,382,528	2,634,157	4,781,458	5,882,528	6,012,528
70	4,849,893	6,304,861	2,556,489	4,703,791	5,804,861	5,934,861
90	4,790,149	6,227,194	2,478,822	4,626,124	5,727,194	5,857,194
100	4,760,278	6,188,361	2,439,989	4,587,291	5,688,361	5,818,361
125	4,685,597	6,091,276	2,342,904	4,490,206	5,591,276	5,721,276
150	4,610,917	5,994,193	2,245,821	4,393,122	5,494,193	5,624,193
175	4,536,236	5,897,109	2,148,737	4,296,039	5,397,109	5,527,109
200	4,461,556	5,800,025	2,051,654	4,198,955	5,300,025	5,430,025
225	4,386,877	5,702,941	1,954,569	4,101,870	5,202,941	5,332,941
250	4,312,198	5,605,857	1,857,485	4,004,787	5,105,857	5,235,857
275	4,237,518	5,508,773	1,760,402	3,907,703	5,008,773	5,138,773
300	4,162,838	5,411,690	1,663,318	3,810,619	4,911,690	5,041,690
325	4,088,158	5,314,605	1,566,233	3,713,534	4,814,605	4,944,605

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,319,867	5,615,827	1,867,455	4,014,757	5,115,827	5,245,827
20	4,260,123	5,538,160	1,789,788	3,937,090	5,038,160	5,168,160
30	4,230,251	5,499,326	1,750,954	3,898,255	4,999,326	5,129,326
50	4,170,507	5,421,659	1,673,287	3,820,588	4,921,659	5,051,659
70	4,110,763	5,343,992	1,595,620	3,742,921	4,843,992	4,973,992
90	4,051,019	5,266,324	1,517,953	3,665,254	4,766,324	4,896,324
100	4,021,147	5,227,491	1,479,120	3,626,421	4,727,491	4,857,491
125	3,946,467	5,130,407	1,382,035	3,529,336	4,630,407	4,760,407
150	3,871,787	5,033,323	1,284,951	3,432,253	4,533,323	4,663,323
175	3,797,107	4,936,239	1,187,866	3,335,169	4,436,239	4,566,239
200	3,722,428	4,839,156	1,090,784	3,238,085	4,339,156	4,469,156
225	3,647,747	4,742,071	993,699	3,141,000	4,242,071	4,372,071
250	3,573,067	4,644,987	896,615	3,043,917	4,144,987	4,274,987
275	3,498,387	4,547,904	799,532	2,946,833	4,047,904	4,177,904
300	3,423,708	4,450,820	702,448	2,849,750	3,950,820	4,080,820
325	3,349,027	4,353,735	605,363	2,752,665	3,853,735	3,983,735

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,018,270	7,161,876	3,413,504	5,560,805	6,661,876	6,791,876
20	10,904,886	7,088,176	3,339,804	5,487,106	6,588,176	6,718,176
30	10,848,193	7,051,326	3,302,954	5,450,256	6,551,326	6,681,326
50	10,734,809	6,977,626	3,229,254	5,376,556	6,477,626	6,607,626
70	10,621,424	6,903,926	3,155,554	5,302,856	6,403,926	6,533,926
90	10,508,040	6,830,226	3,081,854	5,229,156	6,330,226	6,460,226
100	10,451,348	6,793,376	3,045,004	5,192,306	6,293,376	6,423,376
125	10,309,617	6,701,251	2,952,879	5,100,181	6,201,251	6,331,251
150	10,167,887	6,609,127	2,860,755	5,008,056	6,109,127	6,239,127
175	10,026,157	6,517,002	2,768,630	4,915,931	6,017,002	6,147,002
200	9,884,426	6,424,877	2,676,505	4,823,807	5,924,877	6,054,877
225	9,742,696	6,332,752	2,584,381	4,731,682	5,832,752	5,962,752
250	9,600,965	6,240,627	2,492,255	4,639,557	5,740,627	5,870,627
275	9,459,234	6,148,502	2,400,130	4,547,432	5,648,502	5,778,502
300	9,317,504	6,056,377	2,308,006	4,455,307	5,556,377	5,686,377
325	9,175,773	5,964,253	2,215,881	4,363,182	5,464,253	5,594,253

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,619,132	6,252,436	2,504,064	4,651,366	5,752,436	5,882,436
20	9,505,748	6,178,736	2,430,365	4,577,666	5,678,736	5,808,736
30	9,449,056	6,141,886	2,393,514	4,540,816	5,641,886	5,771,886
50	9,335,672	6,068,186	2,319,815	4,467,116	5,568,186	5,698,186
70	9,222,288	5,994,486	2,246,114	4,393,416	5,494,486	5,624,486
90	9,108,904	5,920,787	2,172,415	4,319,716	5,420,787	5,550,787
100	9,052,210	5,883,936	2,135,565	4,282,866	5,383,936	5,513,936
125	8,910,479	5,791,812	2,043,440	4,190,741	5,291,812	5,421,812
150	8,768,749	5,699,687	1,951,315	4,098,617	5,199,687	5,329,687
175	8,627,019	5,607,562	1,859,190	4,006,492	5,107,562	5,237,562
200	8,485,288	5,515,437	1,767,066	3,914,367	5,015,437	5,145,437
225	8,343,558	5,423,313	1,674,941	3,822,242	4,923,313	5,053,313
250	8,199,785	5,329,860	1,581,489	3,728,790	4,829,860	4,959,860
275	8,055,737	5,236,229	1,487,857	3,635,159	4,736,229	4,866,229
300	7,911,688	5,142,597	1,394,226	3,541,527	4,642,597	4,772,597
325	7,767,640	5,048,966	1,300,594	3,447,896	4,548,966	4,678,966

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,219,247	5,342,510	1,594,138	3,741,440	4,842,510	4,972,510
20	8,105,861	5,268,810	1,520,438	3,667,740	4,768,810	4,898,810
30	8,049,170	5,231,960	1,483,589	3,630,890	4,731,960	4,861,960
50	7,935,785	5,158,260	1,409,888	3,557,190	4,658,260	4,788,260
70	7,822,401	5,084,560	1,336,189	3,483,490	4,584,560	4,714,560
90	7,707,330	5,009,765	1,261,393	3,408,694	4,509,765	4,639,765
100	7,649,711	4,972,312	1,223,940	3,371,242	4,472,312	4,602,312
125	7,505,662	4,878,681	1,130,309	3,277,610	4,378,681	4,508,681
150	7,361,614	4,785,049	1,036,677	3,183,979	4,285,049	4,415,049
175	7,217,565	4,691,417	943,046	3,090,347	4,191,417	4,321,417
200	7,073,517	4,597,786	849,414	2,996,716	4,097,786	4,227,786
225	6,929,468	4,504,154	755,783	2,903,084	4,004,154	4,134,154
250	6,785,419	4,410,522	662,150	2,809,452	3,910,522	4,040,522
275	6,641,370	4,316,891	568,519	2,715,820	3,816,891	3,946,891
300	6,497,322	4,223,259	474,887	2,622,189	3,723,259	3,853,259
325	6,353,273	4,129,628	381,256	2,528,557	3,629,628	3,759,628

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

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

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	200	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	200	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	250	325	325	325
3 - £5,705 per sq m	50	275	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	200	325	325	325
2 - £6,082 per sq m	0	325	325	325
3 - £5,705 per sq m	#N/A	175	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	70	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	300	325	325	325
2 - £6,082 per sq m	100	325	325	325
3 - £5,705 per sq m	#N/A	250	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	300	325	325	325
3 - £5,705 per sq m	50	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	275	325	325	325
2 - £6,082 per sq m	70	325	325	325
3 - £5,705 per sq m	#N/A	225	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	150	325	325	325
2 - £6,082 per sq m	#N/A	325	325	325
3 - £5,705 per sq m	#N/A	175	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,666	4,093,311	344,939	2,492,240	3,593,311	3,723,311
20	203,113	4,062,261	313,889	2,461,191	3,562,261	3,692,261
30	202,336	4,046,716	298,344	2,445,646	3,546,716	3,676,716
50	200,783	4,015,667	267,295	2,414,596	3,515,667	3,645,667
70	199,230	3,984,597	236,225	2,383,527	3,484,597	3,614,597
90	197,676	3,953,528	205,156	2,352,457	3,453,528	3,583,528
100	196,900	3,938,003	189,631	2,336,932	3,438,003	3,568,003
125	194,959	3,899,181	150,809	2,298,110	3,399,181	3,529,181
150	193,017	3,860,339	111,967	2,259,268	3,360,339	3,490,339
175	191,076	3,821,517	73,145	2,220,446	3,321,517	3,451,517
200	189,135	3,782,695	34,323	2,181,624	3,282,695	3,412,695
225	187,193	3,743,853	-4,519	2,142,783	3,243,853	3,373,853
250	185,252	3,705,031	-43,341	2,103,961	3,205,031	3,335,031
275	183,309	3,666,189	-82,183	2,065,119	3,166,189	3,296,189
300	181,368	3,627,367	-121,005	2,026,297	3,127,367	3,257,367
325	179,427	3,588,545	-159,827	1,987,475	3,088,545	3,218,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£184,566	3,691,321	-57,051	2,090,251	3,191,321	3,321,321
20	183,013	3,660,252	-88,120	2,059,181	3,160,252	3,290,252
30	182,236	3,644,727	-103,645	2,043,656	3,144,727	3,274,727
50	180,683	3,613,657	-134,715	2,012,587	3,113,657	3,243,657
70	179,129	3,582,588	-165,784	1,981,517	3,082,588	3,212,588
90	177,577	3,551,538	-196,834	1,950,468	3,051,538	3,181,538
100	176,800	3,535,993	-212,379	1,934,923	3,035,993	3,165,993
125	174,859	3,497,171	-251,200	1,896,101	2,997,171	3,127,171
150	172,917	3,458,349	-290,022	1,857,279	2,958,349	3,088,349
175	170,975	3,419,507	-328,864	1,818,437	2,919,507	3,049,507
200	169,034	3,380,685	-367,686	1,779,615	2,880,685	3,010,685
225	167,093	3,341,863	-406,508	1,740,793	2,841,863	2,971,863
250	165,151	3,303,021	-445,350	1,701,951	2,803,021	2,933,021
275	163,210	3,264,200	-484,172	1,663,129	2,764,200	2,894,200
300	161,269	3,225,378	-522,994	1,624,307	2,725,378	2,855,378
325	159,327	3,186,536	-561,836	1,585,465	2,686,536	2,816,536

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	164,462	3,289,231	-459,140	1,688,161	2,789,231	2,919,231
20	162,908	3,258,162	-490,210	1,657,091	2,758,162	2,888,162
30	162,132	3,242,637	-505,735	1,641,567	2,742,637	2,872,637
50	160,578	3,211,567	-536,804	1,610,497	2,711,567	2,841,567
70	159,025	3,180,498	-567,874	1,579,427	2,680,498	2,810,498
90	157,472	3,149,448	-598,944	1,548,378	2,649,448	2,779,448
100	156,695	3,133,903	-614,468	1,532,833	2,633,903	2,763,903
125	154,754	3,095,081	-653,290	1,494,011	2,595,081	2,725,081
150	152,813	3,056,260	-692,112	1,455,189	2,556,260	2,686,260
175	150,871	3,017,418	-730,954	1,416,347	2,517,418	2,647,418
200	148,930	2,978,596	-769,776	1,377,525	2,478,596	2,608,596
225	146,989	2,939,774	-808,598	1,338,703	2,439,774	2,569,774
250	145,047	2,900,932	-847,440	1,299,861	2,400,932	2,530,932
275	143,105	2,862,110	-886,262	1,261,039	2,362,110	2,492,110
300	141,163	2,823,268	-925,104	1,222,197	2,323,268	2,453,268
325	139,222	2,784,446	-963,926	1,183,375	2,284,446	2,414,446

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	409,332	4,093,321	344,949	2,492,250	3,593,321	3,723,321
20	406,225	4,062,251	313,879	2,461,181	3,562,251	3,692,251
30	404,673	4,046,726	298,354	2,445,656	3,546,726	3,676,726
50	401,566	4,015,657	267,285	2,414,586	3,515,657	3,645,657
70	398,460	3,984,597	236,225	2,383,527	3,484,597	3,614,597
90	395,353	3,953,528	205,156	2,352,457	3,453,528	3,583,528
100	393,800	3,938,003	189,631	2,336,932	3,438,003	3,568,003
125	389,917	3,899,171	150,799	2,298,100	3,399,171	3,529,171
150	386,034	3,860,339	111,967	2,259,268	3,360,339	3,490,339
175	382,152	3,821,517	73,145	2,220,446	3,321,517	3,451,517
200	378,268	3,782,685	34,313	2,181,614	3,282,685	3,412,685
225	374,385	3,743,853	-4,519	2,142,783	3,243,853	3,373,853
250	370,503	3,705,031	-43,341	2,103,961	3,205,031	3,335,031
275	366,620	3,666,199	-82,173	2,065,129	3,166,199	3,296,199
300	362,737	3,627,367	-121,005	2,026,297	3,127,367	3,257,367
325	358,855	3,588,545	-159,827	1,987,475	3,088,545	3,218,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,132	3,691,321	-57,051	2,090,251	3,191,321	3,321,321
20	366,025	3,660,252	-88,120	2,059,181	3,160,252	3,290,252
30	364,473	3,644,727	-103,645	2,043,656	3,144,727	3,274,727
50	361,366	3,613,657	-134,715	2,012,587	3,113,657	3,243,657
70	358,260	3,582,598	-165,774	1,981,527	3,082,598	3,212,598
90	355,154	3,551,538	-196,834	1,950,468	3,051,538	3,181,538
100	353,600	3,536,003	-212,369	1,934,933	3,036,003	3,166,003
125	349,717	3,497,171	-251,200	1,896,101	2,997,171	3,127,171
150	345,834	3,458,339	-290,032	1,857,269	2,958,339	3,088,339
175	341,952	3,419,517	-328,854	1,818,447	2,919,517	3,049,517
200	338,069	3,380,685	-367,686	1,779,615	2,880,685	3,010,685
225	334,185	3,341,853	-406,518	1,740,783	2,841,853	2,971,853
250	330,303	3,303,031	-445,340	1,701,961	2,803,031	2,933,031
275	326,420	3,264,200	-484,172	1,663,129	2,764,200	2,894,200
300	322,537	3,225,368	-523,004	1,624,297	2,725,368	2,855,368
325	318,655	3,186,546	-561,826	1,585,475	2,686,546	2,816,546

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	328,922	3,289,221	-459,150	1,688,151	2,789,221	2,919,221
20	325,816	3,258,162	-490,210	1,657,091	2,758,162	2,888,162
30	324,263	3,242,627	-505,745	1,641,557	2,742,627	2,872,627
50	321,157	3,211,567	-536,804	1,610,497	2,711,567	2,841,567
70	318,051	3,180,508	-567,864	1,579,437	2,680,508	2,810,508
90	314,944	3,149,438	-598,924	1,548,368	2,649,438	2,779,438
100	313,391	3,133,913	-614,458	1,532,843	2,633,913	2,763,913
125	309,508	3,095,081	-653,290	1,494,011	2,595,081	2,725,081
150	305,625	3,056,250	-692,122	1,455,179	2,556,250	2,686,250
175	301,742	3,017,418	-730,954	1,416,347	2,517,418	2,647,418
200	297,860	2,978,596	-769,778	1,377,525	2,478,596	2,608,596
225	293,976	2,939,764	-808,608	1,338,693	2,439,764	2,569,764
250	290,093	2,900,932	-847,440	1,299,861	2,400,932	2,530,932
275	286,211	2,862,110	-886,262	1,261,039	2,362,110	2,492,110
300	282,328	2,823,278	-925,094	1,222,207	2,323,278	2,453,278
325	278,445	2,784,446	-963,926	1,183,375	2,284,446	2,414,446

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	752,980	5,647,352	1,898,980	4,046,282	5,147,352	5,277,352
20	747,235	5,604,263	1,855,892	4,003,193	5,104,263	5,234,263
30	744,362	5,582,715	1,834,343	3,981,645	5,082,715	5,212,715
50	738,617	5,539,626	1,791,255	3,938,556	5,039,626	5,169,626
70	732,873	5,496,545	1,748,173	3,895,473	4,996,545	5,126,545
90	727,127	5,453,466	1,705,084	3,852,386	4,953,466	5,083,466
100	724,254	5,431,908	1,683,536	3,830,838	4,931,908	5,061,908
125	717,073	5,378,049	1,629,677	3,776,979	4,878,049	5,008,049
150	709,892	5,324,190	1,575,818	3,723,119	4,824,190	4,954,190
175	702,711	5,270,331	1,521,959	3,669,260	4,770,331	4,900,331
200	695,530	5,216,471	1,468,100	3,615,401	4,716,471	4,846,471
225	688,348	5,162,612	1,414,240	3,561,542	4,662,612	4,792,612
250	681,167	5,108,753	1,360,381	3,507,683	4,608,753	4,738,753
275	673,986	5,054,894	1,306,522	3,453,823	4,554,894	4,684,894
300	666,805	5,001,035	1,252,663	3,399,964	4,501,035	4,631,035
325	659,623	4,947,175	1,198,804	3,346,105	4,447,175	4,577,175

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	678,632	5,089,737	1,341,365	3,488,666	4,589,737	4,719,737
20	672,886	5,046,648	1,298,276	3,445,577	4,546,648	4,676,648
30	670,014	5,025,107	1,276,735	3,424,037	4,525,107	4,655,107
50	664,269	4,982,018	1,233,646	3,380,948	4,482,018	4,612,018
70	658,524	4,938,929	1,190,558	3,337,859	4,438,929	4,568,929
90	652,779	4,895,841	1,147,469	3,294,770	4,395,841	4,525,841
100	649,907	4,874,300	1,125,928	3,273,230	4,374,300	4,504,300
125	642,725	4,820,441	1,072,069	3,219,370	4,320,441	4,450,441
150	635,544	4,766,582	1,018,210	3,165,511	4,266,582	4,396,582
175	628,363	4,712,722	964,351	3,111,652	4,212,722	4,342,722
200	621,182	4,658,863	910,491	3,057,793	4,158,863	4,288,863
225	614,001	4,605,004	856,632	3,003,934	4,105,004	4,235,004
250	606,819	4,551,145	802,773	2,950,074	4,051,145	4,181,145
275	599,638	4,497,286	748,914	2,896,215	3,997,286	4,127,286
300	592,457	4,443,426	695,055	2,842,356	3,943,426	4,073,426
325	585,276	4,389,567	641,196	2,788,497	3,889,567	4,019,567

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	604,266	4,531,997	783,625	2,930,926	4,031,997	4,161,997
20	598,521	4,488,908	740,536	2,887,837	3,988,908	4,118,908
30	596,649	4,467,367	718,995	2,866,297	3,967,367	4,097,367
50	589,904	4,424,278	675,907	2,823,208	3,924,278	4,054,278
70	584,159	4,381,189	632,818	2,780,119	3,881,189	4,011,189
90	578,413	4,338,101	589,729	2,737,030	3,838,101	3,968,101
100	575,541	4,316,560	568,188	2,715,490	3,816,560	3,946,560
125	568,360	4,262,701	514,329	2,661,630	3,762,701	3,892,701
150	561,179	4,208,842	460,470	2,607,771	3,708,842	3,838,842
175	553,998	4,154,982	406,611	2,553,912	3,654,982	3,784,982
200	546,816	4,101,123	352,751	2,500,053	3,601,123	3,731,123
225	539,635	4,047,264	298,892	2,446,194	3,547,264	3,677,264
250	532,453	3,993,404	245,033	2,392,335	3,493,404	3,623,404
275	525,272	3,939,545	191,174	2,338,476	3,439,545	3,569,545
300	518,091	3,885,686	137,315	2,284,617	3,385,686	3,515,686
325	510,909	3,831,827	83,456	2,230,758	3,331,827	3,461,827

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,186,262	6,919,862	3,171,490	5,318,792	6,419,862	6,549,862
20	1,177,054	6,866,148	3,117,776	5,265,077	6,366,148	6,496,148
30	1,172,449	6,839,284	3,090,913	5,238,214	6,339,284	6,469,284
50	1,163,241	6,785,570	3,037,198	5,184,499	6,285,570	6,415,570
70	1,154,032	6,731,855	2,983,483	5,130,785	6,231,855	6,361,855
90	1,144,824	6,678,140	2,929,769	5,077,070	6,178,140	6,308,140
100	1,140,220	6,651,283	2,902,911	5,050,213	6,151,283	6,281,283
125	1,128,710	6,584,140	2,835,768	4,983,069	6,094,140	6,214,140
150	1,117,199	6,516,996	2,768,625	4,915,926	6,016,996	6,146,996
175	1,105,688	6,449,847	2,701,476	4,848,777	5,949,847	6,079,847
200	1,094,178	6,382,704	2,634,332	4,781,634	5,882,704	6,012,704
225	1,082,668	6,315,561	2,567,189	4,714,490	5,815,561	5,945,561
250	1,071,157	6,248,417	2,500,046	4,647,347	5,748,417	5,878,417
275	1,059,647	6,181,274	2,432,902	4,580,204	5,681,274	5,811,274
300	1,048,137	6,114,131	2,365,759	4,513,060	5,614,131	5,744,131
325	1,036,625	6,046,982	2,298,610	4,445,911	5,546,982	5,676,982

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,069,011	6,235,896	2,487,524	4,634,825	5,735,896	5,865,896
20	1,059,802	6,182,181	2,433,809	4,581,111	5,682,181	5,812,181
30	1,055,198	6,155,324	2,406,952	4,554,253	5,655,324	5,785,324
50	1,045,990	6,101,609	2,353,237	4,500,539	5,601,609	5,731,609
70	1,036,782	6,047,894	2,299,523	4,446,824	5,547,894	5,677,894
90	1,027,574	5,994,180	2,245,808	4,393,109	5,494,180	5,624,180
100	1,022,970	5,967,322	2,218,951	4,366,252	5,467,322	5,597,322
125	1,011,459	5,900,179	2,151,807	4,299,109	5,400,179	5,530,179
150	999,948	5,833,030	2,084,658	4,231,960	5,333,030	5,463,030
175	988,438	5,765,887	2,017,515	4,164,816	5,265,887	5,395,887
200	976,927	5,698,743	1,950,372	4,097,673	5,198,743	5,328,743
225	965,417	5,631,600	1,883,228	4,030,530	5,131,600	5,261,600
250	953,907	5,564,457	1,816,085	3,963,386	5,064,457	5,194,457
275	942,396	5,497,308	1,748,936	3,896,237	4,997,308	5,127,308
300	930,885	5,430,164	1,681,792	3,829,094	4,930,164	5,060,164
325	919,375	5,363,021	1,614,649	3,761,951	4,863,021	4,993,021

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	951,733	5,551,775	1,803,403	3,950,704	5,051,775	5,181,775
20	942,525	5,498,060	1,749,688	3,896,990	4,998,060	5,128,060
30	937,920	5,471,203	1,722,831	3,870,132	4,971,203	5,101,203
50	928,712	5,417,488	1,669,116	3,816,418	4,917,488	5,047,488
70	919,504	5,363,773	1,615,402	3,762,703	4,863,773	4,993,773
90	910,296	5,310,059	1,561,687	3,708,988	4,810,059	4,940,059
100	905,692	5,283,201	1,534,830	3,682,131	4,783,201	4,913,201
125	894,180	5,216,052	1,467,680	3,614,982	4,716,052	4,846,052
150	882,670	5,148,909	1,400,537	3,547,839	4,648,909	4,778,909
175	871,160	5,081,766	1,333,394	3,480,695	4,581,766	4,711,766
200	859,650	5,014,622	1,266,250	3,413,552	4,514,622	4,644,622
225	848,139	4,947,479	1,199,107	3,346,409	4,447,479	4,577,479
250	836,628	4,880,330	1,131,968	3,279,259	4,380,330	4,510,330
275	825,118	4,813,186	1,064,815	3,212,116	4,313,186	4,443,186
300	813,607	4,746,043	997,671	3,144,973	4,246,043	4,376,043
325	802,097	4,678,900	930,528	3,077,829	4,178,900	4,308,900

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	5
Flats	
No of units	8 units
Density:	145 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	448,041	8,120,740	4,372,368	6,519,669	7,620,740	7,750,740
20	437,615	7,931,771	4,183,399	6,330,701	7,431,771	7,561,771
30	432,402	7,837,278	4,088,906	6,236,207	7,337,278	7,467,278
50	421,976	7,648,309	3,899,937	6,047,239	7,148,309	7,278,309
70	411,550	7,459,341	3,710,969	5,858,270	6,959,341	7,089,341
90	401,123	7,270,354	3,521,982	5,669,284	6,770,354	6,900,354
100	395,911	7,175,879	3,427,507	5,574,808	6,675,879	6,805,879
125	382,878	6,939,663	3,191,292	5,338,593	6,439,663	6,569,663
150	369,845	6,703,448	2,955,076	5,102,378	6,203,448	6,333,448
175	356,812	6,467,215	2,718,843	4,866,145	5,967,215	6,097,215
200	343,779	6,231,000	2,482,628	4,629,929	5,731,000	5,861,000
225	330,747	5,994,784	2,246,413	4,393,714	5,494,784	5,624,784
250	317,714	5,758,569	2,010,197	4,157,499	5,258,569	5,388,569
275	304,682	5,522,354	1,773,982	3,921,284	5,022,354	5,152,354
300	291,649	5,286,139	1,537,767	3,685,068	4,786,139	4,916,139
325	278,616	5,049,924	1,301,552	3,448,853	4,549,924	4,679,924

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	341,836	6,195,771	2,447,399	4,594,701	5,695,771	5,825,771
20	331,410	6,006,803	2,258,431	4,405,732	5,506,803	5,636,803
30	326,196	5,912,309	2,163,937	4,311,239	5,412,309	5,542,309
50	315,771	5,723,341	1,974,969	4,122,270	5,223,341	5,353,341
70	305,345	5,534,372	1,786,000	3,933,302	5,034,372	5,164,372
90	294,918	5,345,385	1,597,014	3,744,315	4,845,385	4,975,385
100	289,705	5,250,910	1,502,538	3,649,840	4,750,910	4,880,910
125	276,673	5,014,695	1,266,323	3,413,625	4,514,695	4,644,695
150	263,639	4,778,462	1,030,090	3,177,391	4,278,462	4,408,462
175	250,607	4,542,246	793,875	2,941,176	4,042,246	4,172,246
200	237,574	4,306,031	557,659	2,704,961	3,806,031	3,936,031
225	224,542	4,069,816	321,444	2,468,746	3,569,816	3,699,816
250	211,509	3,833,601	85,229	2,232,530	3,333,601	3,463,601
275	198,476	3,597,386	-150,986	1,996,315	3,097,386	3,227,386
300	185,444	3,361,170	-387,202	1,760,100	2,861,170	2,991,170
325	172,411	3,124,955	-623,417	1,523,885	2,624,955	2,754,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	235,606	4,270,354	521,983	2,669,284	3,770,354	3,900,354
20	225,180	4,081,386	333,014	2,480,315	3,581,386	3,711,386
30	219,966	3,986,892	238,521	2,395,822	3,486,892	3,616,892
50	209,541	3,797,924	-49,552	2,196,853	3,297,924	3,427,924
70	199,114	3,608,937	-139,435	2,007,867	3,108,937	3,238,937
90	188,688	3,419,969	-328,403	1,818,898	2,919,969	3,049,969
100	183,474	3,325,475	-422,896	1,724,405	2,825,475	2,955,475
125	170,442	3,089,260	-659,112	1,488,190	2,589,260	2,719,260
150	157,409	2,853,045	-895,327	1,251,974	2,353,045	2,483,045
175	144,377	2,616,830	-1,131,542	1,015,759	2,116,830	2,246,830
200	131,344	2,380,614	-1,367,757	779,544	1,880,614	2,010,614
225	118,312	2,144,399	-1,603,973	543,329	1,644,399	1,774,399
250	105,279	1,908,184	-1,840,188	307,114	1,408,184	1,538,184
275	92,247	1,671,969	-2,076,403	70,898	1,171,969	1,301,969
300	79,213	1,435,735	-2,312,636	-165,335	935,735	1,065,735
325	66,180	1,199,520	-2,548,852	-401,550	699,520	829,520

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£275	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 6	
Flats	
No of units	10 units
Density:	85 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	589,579	5,011,420	1,263,048	3,410,349	4,511,420	4,641,420
20	575,901	4,895,156	1,146,784	3,294,085	4,395,156	4,525,156
30	569,061	4,837,019	1,088,647	3,235,949	4,337,019	4,467,019
50	555,382	4,720,746	972,375	3,119,676	4,220,746	4,350,746
70	541,703	4,604,474	856,102	3,003,403	4,104,474	4,234,474
90	528,024	4,488,201	739,829	2,887,130	3,988,201	4,118,201
100	521,184	4,430,064	681,693	2,828,994	3,930,064	4,060,064
125	504,085	4,284,719	536,347	2,683,649	3,784,719	3,914,719
150	488,986	4,139,383	391,011	2,538,312	3,639,383	3,769,383
175	468,887	3,994,037	245,666	2,392,967	3,494,037	3,624,037
200	452,788	3,848,701	100,329	2,247,630	3,348,701	3,478,701
225	438,690	3,703,364	-45,008	2,102,294	3,203,364	3,333,364
250	418,590	3,558,019	-190,353	1,956,948	3,058,019	3,188,019
275	401,492	3,412,682	-335,690	1,811,612	2,912,682	3,042,682
300	384,393	3,267,337	-481,035	1,666,266	2,767,337	2,897,337
325	367,294	3,122,000	-626,372	1,520,930	2,622,000	2,752,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	450,238	3,827,023	78,651	2,225,952	3,327,023	3,457,023
20	436,559	3,710,750	-37,622	2,109,679	3,210,750	3,340,750
30	429,719	3,652,613	-95,758	2,051,543	3,152,613	3,282,613
50	416,040	3,536,341	-212,031	1,935,270	3,036,341	3,166,341
70	402,361	3,420,068	-328,304	1,818,997	2,920,068	3,050,068
90	388,682	3,303,795	-444,577	1,702,725	2,803,795	2,933,795
100	381,842	3,245,659	-502,713	1,644,588	2,745,659	2,875,659
125	364,744	3,100,322	-648,050	1,499,252	2,600,322	2,730,322
150	347,644	2,954,977	-793,395	1,353,906	2,454,977	2,584,977
175	330,546	2,809,640	-938,732	1,208,570	2,309,640	2,439,640
200	313,446	2,664,295	-1,084,077	1,063,224	2,164,295	2,294,295
225	296,348	2,518,958	-1,229,414	917,888	2,018,958	2,148,958
250	279,250	2,373,621	-1,374,750	772,551	1,873,621	2,003,621
275	262,150	2,228,276	-1,520,096	627,206	1,728,276	1,858,276
300	245,052	2,082,939	-1,665,432	481,869	1,582,939	1,712,939
325	227,952	1,937,594	-1,810,778	336,524	1,437,594	1,567,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	310,864	2,642,344	-1,106,028	1,041,274	2,142,344	2,272,344
20	297,185	2,526,071	-1,222,300	925,001	2,026,071	2,156,071
30	290,345	2,467,935	-1,280,437	866,865	1,967,935	2,097,935
50	276,666	2,351,662	-1,396,710	750,592	1,851,662	1,981,662
70	262,987	2,235,389	-1,512,982	634,319	1,735,389	1,865,389
90	249,308	2,119,117	-1,629,255	518,046	1,619,117	1,749,117
100	242,468	2,060,980	-1,687,392	459,910	1,560,980	1,690,980
125	225,370	1,915,644	-1,832,728	314,573	1,415,644	1,545,644
150	208,270	1,770,298	-1,978,073	169,228	1,270,298	1,400,298
175	191,172	1,624,962	-2,123,410	23,891	1,124,962	1,254,962
200	174,073	1,479,616	-2,268,755	-121,454	979,616	1,109,616
225	156,974	1,334,280	-2,414,092	-266,791	834,280	964,280
250	139,876	1,188,943	-2,559,429	-412,127	688,943	818,943
275	122,776	1,043,598	-2,704,774	-557,473	543,598	673,598
300	105,678	898,261	-2,850,111	-702,809	398,261	528,261
325	88,578	752,916	-2,995,456	-848,155	252,916	382,916

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,954,158	4,885,395	1,137,023	3,284,325	4,385,395	4,515,395
20	1,938,978	4,847,445	1,099,073	3,246,375	4,347,445	4,477,445
30	1,931,387	4,828,468	1,080,096	3,227,397	4,328,468	4,458,468
50	1,916,207	4,790,517	1,042,146	3,189,447	4,290,517	4,420,517
70	1,901,027	4,752,567	1,004,196	3,151,497	4,252,567	4,382,567
90	1,885,846	4,714,615	966,243	3,113,544	4,214,615	4,344,615
100	1,878,256	4,695,640	947,268	3,094,569	4,195,640	4,325,640
125	1,858,280	4,648,199	899,828	3,047,129	4,148,199	4,278,199
150	1,840,305	4,600,762	852,390	2,999,691	4,100,762	4,230,762
175	1,821,329	4,553,322	804,950	2,952,251	4,053,322	4,183,322
200	1,802,354	4,505,884	757,512	2,904,814	4,005,884	4,135,884
225	1,783,377	4,458,444	710,072	2,857,373	3,958,444	4,088,444
250	1,764,402	4,411,006	662,634	2,809,936	3,911,006	4,041,006
275	1,745,426	4,363,566	615,194	2,762,495	3,863,566	3,993,566
300	1,726,451	4,316,128	567,756	2,715,058	3,816,128	3,946,128
325	1,707,475	4,268,688	520,316	2,667,618	3,768,688	3,898,688

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,760,865	4,402,161	653,790	2,801,091	3,902,161	4,032,161
20	1,745,683	4,364,209	615,837	2,763,138	3,864,209	3,994,209
30	1,738,093	4,345,234	596,862	2,744,163	3,845,234	3,975,234
50	1,722,913	4,307,284	558,912	2,706,213	3,807,284	3,937,284
70	1,707,732	4,269,331	520,959	2,668,260	3,769,331	3,899,331
90	1,692,552	4,231,381	483,009	2,630,310	3,731,381	3,861,381
100	1,684,962	4,212,406	464,034	2,611,335	3,712,406	3,842,406
125	1,665,986	4,164,965	416,594	2,563,895	3,664,965	3,794,965
150	1,647,011	4,117,528	369,156	2,516,457	3,617,528	3,747,528
175	1,628,035	4,070,088	321,716	2,469,017	3,570,088	3,700,088
200	1,609,060	4,022,650	274,278	2,421,580	3,522,650	3,652,650
225	1,590,084	3,975,210	226,838	2,374,139	3,475,210	3,605,210
250	1,571,109	3,927,772	179,400	2,326,702	3,427,772	3,557,772
275	1,552,133	3,880,332	131,960	2,279,262	3,380,332	3,510,332
300	1,533,158	3,832,894	84,522	2,231,824	3,332,894	3,462,894
325	1,514,182	3,785,454	37,082	2,184,384	3,285,454	3,415,454

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,567,525	3,918,813	170,442	2,317,743	3,418,813	3,548,813
20	1,552,345	3,880,863	132,491	2,279,793	3,380,863	3,510,863
30	1,544,755	3,861,888	113,516	2,260,818	3,361,888	3,491,888
50	1,529,574	3,823,935	75,564	2,222,865	3,323,935	3,453,935
70	1,514,394	3,785,985	37,614	2,184,915	3,285,985	3,415,985
90	1,499,213	3,748,033	-399	2,146,962	3,248,033	3,378,033
100	1,491,623	3,729,058	-19,314	2,127,987	3,229,058	3,359,058
125	1,472,648	3,681,620	-66,752	2,080,550	3,181,620	3,311,620
150	1,453,672	3,634,180	-114,192	2,033,109	3,134,180	3,264,180
175	1,434,697	3,586,742	-161,630	1,985,672	3,086,742	3,216,742
200	1,415,721	3,539,302	-209,070	1,938,232	3,039,302	3,169,302
225	1,396,746	3,491,864	-256,508	1,890,794	2,991,864	3,121,864
250	1,377,770	3,444,424	-303,948	1,843,354	2,944,424	3,074,424
275	1,358,795	3,396,986	-351,386	1,795,916	2,896,986	3,026,986
300	1,339,818	3,349,546	-398,826	1,748,476	2,849,546	2,979,546
325	1,320,842	3,302,106	-446,266	1,701,036	2,802,106	2,932,106

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehouse	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	713,503	5,513,434	1,765,062	3,912,364	5,013,434	5,143,434
20	698,781	5,399,675	1,651,303	3,798,604	4,899,675	5,029,675
30	691,420	5,342,795	1,594,423	3,741,724	4,842,795	4,972,795
50	676,699	5,229,035	1,480,663	3,627,965	4,729,035	4,859,035
70	661,977	5,115,275	1,366,904	3,514,205	4,615,275	4,745,275
90	647,255	5,001,516	1,253,144	3,400,445	4,501,516	4,631,516
100	639,894	4,944,636	1,196,264	3,343,566	4,444,636	4,574,636
125	621,492	4,802,440	1,054,069	3,201,370	4,302,440	4,432,440
150	603,090	4,660,245	911,873	3,059,174	4,160,245	4,290,245
175	584,688	4,518,041	769,670	2,916,971	4,018,041	4,148,041
200	566,286	4,375,846	627,474	2,774,775	3,875,846	4,005,846
225	547,884	4,233,650	485,278	2,632,580	3,733,650	3,863,650
250	529,481	4,091,447	343,075	2,490,376	3,591,447	3,721,447
275	511,080	3,949,251	200,879	2,348,181	3,449,251	3,579,251
300	492,678	3,807,055	58,683	2,205,985	3,307,055	3,437,055
325	474,275	3,664,852	-83,520	2,063,781	3,164,852	3,294,852

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	558,878	4,318,599	570,228	2,717,529	3,818,599	3,948,599
20	544,156	4,204,840	456,468	2,603,769	3,704,840	3,834,840
30	536,795	4,147,960	399,588	2,546,890	3,647,960	3,777,960
50	522,073	4,034,200	285,829	2,433,130	3,534,200	3,664,200
70	507,351	3,920,441	172,069	2,319,370	3,420,441	3,550,441
90	492,629	3,806,681	58,309	2,205,611	3,306,681	3,436,681
100	485,268	3,749,801	1,430	2,148,731	3,249,801	3,379,801
125	466,867	3,607,606	-140,766	2,006,535	3,107,606	3,237,606
150	448,464	3,465,402	-282,970	1,864,332	2,965,402	3,095,402
175	430,062	3,323,207	-425,165	1,722,136	2,823,207	2,953,207
200	411,660	3,181,011	-567,361	1,579,941	2,681,011	2,811,011
225	393,257	3,038,808	-709,564	1,437,737	2,538,808	2,668,808
250	374,856	2,896,612	-851,760	1,295,541	2,396,612	2,526,612
275	356,454	2,754,416	-993,956	1,153,346	2,254,416	2,384,416
300	338,051	2,612,213	-1,136,159	1,011,142	2,112,213	2,242,213
325	319,649	2,470,017	-1,278,355	868,947	1,970,017	2,100,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,216	3,123,489	-624,883	1,522,418	2,623,489	2,753,489
20	389,494	3,009,729	-738,643	1,408,659	2,509,729	2,639,729
30	382,133	2,952,849	-795,523	1,351,779	2,452,849	2,582,849
50	367,412	2,839,089	-909,282	1,238,019	2,339,089	2,469,089
70	352,690	2,725,330	-1,023,042	1,124,259	2,225,330	2,355,330
90	337,968	2,611,570	-1,136,802	1,010,500	2,111,570	2,241,570
100	330,607	2,554,690	-1,193,681	953,620	2,054,690	2,184,690
125	312,205	2,412,495	-1,335,877	811,424	1,912,495	2,042,495
150	293,803	2,270,299	-1,478,073	669,229	1,770,299	1,900,299
175	275,401	2,128,096	-1,620,276	527,025	1,628,096	1,758,096
200	256,999	1,985,890	-1,762,472	384,830	1,485,890	1,615,890
225	238,597	1,843,704	-1,904,667	242,634	1,343,704	1,473,704
250	220,194	1,701,501	-2,046,871	100,431	1,201,501	1,331,501
275	201,792	1,559,305	-2,189,067	-41,765	1,059,305	1,189,305
300	183,391	1,417,110	-2,331,262	-183,961	917,110	1,047,110
325	164,988	1,274,906	-2,473,466	-326,164	774,906	904,906

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,122,040	4,822,818	1,074,446	3,221,747	4,322,818	4,452,818
20	2,105,542	4,785,322	1,036,950	3,184,252	4,285,322	4,415,322
30	2,097,293	4,766,574	1,018,203	3,165,504	4,266,574	4,396,574
50	2,080,794	4,729,077	980,705	3,128,006	4,229,077	4,359,077
70	2,064,296	4,691,581	943,209	3,090,511	4,191,581	4,321,581
90	2,047,798	4,654,085	905,714	3,053,015	4,154,085	4,284,085
100	2,039,548	4,635,337	886,966	3,034,267	4,135,337	4,265,337
125	2,018,925	4,588,466	840,094	2,987,395	4,088,466	4,218,466
150	1,998,302	4,541,596	793,224	2,940,526	4,041,596	4,171,596
175	1,977,680	4,494,727	746,355	2,893,656	3,994,727	4,124,727
200	1,957,056	4,447,855	699,483	2,846,784	3,947,855	4,077,855
225	1,936,434	4,400,985	652,614	2,799,915	3,900,985	4,030,985
250	1,915,811	4,354,116	605,744	2,753,045	3,854,116	3,984,116
275	1,895,187	4,307,244	558,872	2,706,174	3,807,244	3,937,244
300	1,874,565	4,260,374	512,003	2,659,304	3,760,374	3,890,374
325	1,853,942	4,213,505	465,133	2,612,435	3,713,505	3,843,505

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,911,966	4,345,376	597,004	2,744,306	3,845,376	3,975,376
20	1,895,467	4,307,881	559,509	2,706,810	3,807,881	3,937,881
30	1,887,218	4,289,133	540,761	2,688,062	3,789,133	3,919,133
50	1,870,720	4,251,637	503,265	2,650,567	3,751,637	3,881,637
70	1,854,221	4,214,139	465,767	2,613,069	3,714,139	3,844,139
90	1,837,723	4,176,644	428,272	2,575,573	3,676,644	3,806,644
100	1,829,474	4,157,896	409,524	2,556,825	3,657,896	3,787,896
125	1,808,852	4,111,026	362,655	2,509,956	3,611,026	3,741,026
150	1,788,228	4,064,155	315,783	2,463,084	3,564,155	3,694,155
175	1,767,605	4,017,285	268,913	2,416,215	3,517,285	3,647,285
200	1,746,983	3,970,415	222,044	2,369,345	3,470,415	3,600,415
225	1,726,359	3,923,544	175,172	2,322,473	3,423,544	3,553,544
250	1,705,737	3,876,674	128,302	2,275,604	3,376,674	3,506,674
275	1,685,114	3,829,805	81,433	2,228,734	3,329,805	3,459,805
300	1,664,490	3,782,933	34,561	2,181,862	3,282,933	3,412,933
325	1,643,868	3,736,063	-12,309	2,134,993	3,236,063	3,366,063

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,701,842	3,867,823	119,452	2,266,753	3,367,823	3,497,823
20	1,685,344	3,830,328	81,956	2,229,257	3,330,328	3,460,328
30	1,677,095	3,811,580	63,208	2,210,510	3,311,580	3,441,580
50	1,660,597	3,774,084	25,713	2,173,014	3,274,084	3,404,084
70	1,644,098	3,736,587	-11,785	2,135,516	3,236,587	3,366,587
90	1,627,600	3,699,091	-49,281	2,098,021	3,199,091	3,329,091
100	1,619,351	3,680,343	-68,029	2,079,273	3,180,343	3,310,343
125	1,598,728	3,633,474	-114,898	2,032,403	3,133,474	3,263,474
150	1,578,105	3,586,602	-161,770	1,985,531	3,086,602	3,216,602
175	1,557,482	3,539,732	-208,640	1,938,662	3,039,732	3,169,732
200	1,536,860	3,492,863	-255,509	1,891,792	2,992,863	3,122,863
225	1,516,236	3,445,991	-302,381	1,844,921	2,945,991	3,075,991
250	1,495,613	3,399,121	-349,250	1,798,051	2,899,121	3,029,121
275	1,474,991	3,352,252	-396,120	1,751,181	2,852,252	2,982,252
300	1,454,367	3,305,380	-442,992	1,704,310	2,805,380	2,935,380
325	1,433,745	3,258,511	-489,861	1,657,440	2,758,511	2,888,511

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 10

Flats	
No of units	15 units
Density:	95 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	880,719	5,577,886	1,829,514	3,976,816	5,077,886	5,207,886
20	861,080	5,453,510	1,705,138	3,852,439	4,953,510	5,083,510
30	851,262	5,391,328	1,642,956	3,790,258	4,891,328	5,021,328
50	831,625	5,266,958	1,518,586	3,665,888	4,766,958	4,896,958
70	811,987	5,142,582	1,394,210	3,541,511	4,642,582	4,772,582
90	792,349	5,018,212	1,269,840	3,417,141	4,518,212	4,648,212
100	782,530	4,956,023	1,207,652	3,354,953	4,456,023	4,586,023
125	757,983	4,800,559	1,052,188	3,199,489	4,300,559	4,430,559
150	733,436	4,645,095	896,723	3,044,025	4,145,095	4,275,095
175	708,889	4,489,631	741,259	2,888,561	3,989,631	4,119,631
200	684,342	4,334,167	585,795	2,733,097	3,834,167	3,964,167
225	659,795	4,178,703	430,331	2,577,633	3,678,703	3,808,703
250	635,248	4,023,239	274,867	2,422,169	3,523,239	3,653,239
275	610,701	3,867,775	119,403	2,266,704	3,367,775	3,497,775
300	586,154	3,712,311	-36,061	2,111,240	3,212,311	3,342,311
325	561,607	3,556,847	-191,525	1,955,776	3,056,847	3,186,847

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£677,409	4,290,255	541,884	2,689,185	3,790,255	3,920,255
20	657,771	4,165,885	417,514	2,564,815	3,665,885	3,795,885
30	647,952	4,103,697	355,325	2,502,627	3,603,697	3,733,697
50	628,315	3,979,327	230,955	2,378,257	3,479,327	3,609,327
70	608,677	3,854,957	106,585	2,253,887	3,354,957	3,484,957
90	589,040	3,730,587	-17,785	2,129,517	3,230,587	3,360,587
100	579,221	3,668,399	-79,973	2,067,329	3,168,399	3,298,399
125	554,674	3,512,935	-235,437	1,911,865	3,012,935	3,142,935
150	530,127	3,357,471	-390,901	1,756,401	2,857,471	2,987,471
175	505,580	3,202,007	-546,365	1,600,936	2,702,007	2,832,007
200	481,033	3,046,543	-701,829	1,445,472	2,546,543	2,676,543
225	456,486	2,891,079	-857,293	1,290,008	2,391,079	2,521,079
250	431,939	2,735,615	-1,012,757	1,134,544	2,235,615	2,365,615
275	407,392	2,580,151	-1,168,221	979,080	2,080,151	2,210,151
300	382,845	2,424,686	-1,323,685	823,616	1,924,686	2,054,686
325	358,298	2,269,222	-1,479,149	668,152	1,769,222	1,899,222

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,052	3,002,329	-746,043	1,401,258	2,502,329	2,632,329
20	454,415	2,877,959	-870,413	1,276,888	2,377,959	2,507,959
30	444,596	2,815,777	-932,595	1,214,706	2,315,777	2,445,777
50	424,958	2,691,400	-1,056,971	1,090,330	2,191,400	2,321,400
70	405,321	2,567,030	-1,181,341	965,960	2,067,030	2,197,030
90	385,683	2,442,660	-1,305,711	841,590	1,942,660	2,072,660
100	375,864	2,380,472	-1,367,899	779,402	1,880,472	2,010,472
125	351,317	2,225,008	-1,523,364	623,938	1,725,008	1,855,008
150	326,770	2,069,544	-1,678,828	468,474	1,569,544	1,699,544
175	302,223	1,914,080	-1,834,292	313,010	1,414,080	1,544,080
200	277,676	1,758,616	-1,989,756	157,546	1,258,616	1,388,616
225	253,129	1,603,152	-2,145,220	2,082	1,103,152	1,233,152
250	228,582	1,447,688	-2,300,684	-153,383	947,688	1,077,688
275	204,035	1,292,224	-2,456,148	-308,847	792,224	922,224
300	179,488	1,136,760	-2,611,612	-464,311	636,760	766,760
325	154,941	981,296	-2,767,076	-619,775	481,296	611,296

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,911,167	4,888,958	1,140,587	3,287,888	4,388,958	4,518,958
20	3,884,108	4,855,135	1,106,763	3,254,065	4,355,135	4,485,135
30	3,870,579	4,838,224	1,089,852	3,237,153	4,338,224	4,468,224
50	3,843,521	4,804,401	1,056,029	3,203,330	4,304,401	4,434,401
70	3,816,463	4,770,579	1,022,207	3,169,509	4,270,579	4,400,579
90	3,789,405	4,736,756	988,384	3,135,686	4,236,756	4,366,756
100	3,775,876	4,719,844	971,473	3,118,774	4,219,844	4,349,844
125	3,742,053	4,677,566	929,195	3,076,496	4,177,566	4,307,566
150	3,708,230	4,635,287	886,915	3,034,217	4,135,287	4,265,287
175	3,674,407	4,593,009	844,637	2,991,938	4,093,009	4,223,009
200	3,640,585	4,550,731	802,359	2,949,660	4,050,731	4,180,731
225	3,606,762	4,508,453	760,081	2,907,382	4,008,453	4,138,453
250	3,572,938	4,466,173	717,801	2,865,103	3,966,173	4,096,173
275	3,539,116	4,423,895	675,523	2,822,825	3,923,895	4,053,895
300	3,505,293	4,381,617	633,245	2,780,546	3,881,617	4,011,617
325	3,471,471	4,339,339	590,967	2,738,268	3,839,339	3,969,339

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,532,059	4,415,074	666,702	2,814,004	3,915,074	4,045,074
20	3,505,001	4,381,251	632,879	2,780,181	3,881,251	4,011,251
30	3,491,472	4,364,339	615,968	2,763,269	3,864,339	3,994,339
50	3,464,414	4,330,518	582,146	2,729,447	3,830,518	3,960,518
70	3,437,356	4,296,695	548,323	2,695,624	3,796,695	3,926,695
90	3,410,297	4,262,872	514,500	2,661,801	3,762,872	3,892,872
100	3,396,768	4,245,960	497,588	2,644,890	3,745,960	3,875,960
125	3,362,946	4,203,682	455,310	2,602,612	3,703,682	3,833,682
150	3,329,123	4,161,404	413,032	2,560,333	3,661,404	3,791,404
175	3,295,300	4,119,124	370,753	2,518,054	3,619,124	3,749,124
200	3,261,477	4,076,846	328,475	2,475,776	3,576,846	3,706,846
225	3,227,655	4,034,568	286,196	2,433,498	3,534,568	3,664,568
250	3,193,832	3,992,290	243,918	2,391,220	3,492,290	3,622,290
275	3,160,009	3,950,011	201,639	2,348,940	3,450,011	3,580,011
300	3,126,186	3,907,732	159,361	2,306,662	3,407,732	3,537,732
325	3,092,363	3,865,454	117,083	2,264,384	3,365,454	3,495,454

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,152,866	3,941,082	192,710	2,340,012	3,441,082	3,571,082
20	3,125,807	3,907,259	158,887	2,306,189	3,407,259	3,537,259
30	3,112,278	3,890,347	141,976	2,289,277	3,390,347	3,520,347
50	3,085,220	3,856,524	108,153	2,255,454	3,356,524	3,486,524
70	3,058,161	3,822,701	74,330	2,221,631	3,322,701	3,452,701
90	3,031,104	3,788,880	40,508	2,187,809	3,288,880	3,418,880
100	3,017,574	3,771,968	23,596	2,170,898	3,271,968	3,401,968
125	2,983,751	3,729,689	-18,683	2,128,618	3,229,689	3,359,689
150	2,949,928	3,687,411	-60,961	2,086,340	3,187,411	3,317,411
175	2,916,106	3,645,132	-103,239	2,044,062	3,145,132	3,275,132
200	2,882,283	3,602,854	-145,518	2,001,784	3,102,854	3,232,854
225	2,848,461	3,560,576	-187,796	1,959,506	3,060,576	3,190,576
250	2,814,638	3,518,298	-230,074	1,917,228	3,018,298	3,148,298
275	2,779,815	3,476,020	-272,352	1,874,950	2,976,020	3,106,020
300	2,744,992	3,433,742	-314,630	1,832,672	2,933,742	3,063,742
325	2,710,169	3,391,464	-356,908	1,790,394	2,891,464	3,021,464

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 12

Flats	
No of units	30 units
Density:	75 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,803,425	4,508,561	760,190	2,907,491	4,008,561	4,138,561
20	1,764,306	4,410,765	662,393	2,809,694	3,910,765	4,040,765
30	1,744,747	4,361,867	613,495	2,760,796	3,861,867	3,991,867
50	1,705,628	4,264,070	515,698	2,663,000	3,764,070	3,894,070
70	1,666,509	4,166,274	417,902	2,565,203	3,666,274	3,796,274
90	1,627,391	4,068,477	320,106	2,467,407	3,568,477	3,698,477
100	1,607,832	4,019,579	271,207	2,418,509	3,519,579	3,649,579
125	1,559,934	3,897,335	148,963	2,296,264	3,397,335	3,527,335
150	1,510,036	3,775,090	26,719	2,174,020	3,275,090	3,405,090
175	1,461,137	3,652,844	-95,528	2,051,773	3,152,844	3,282,844
200	1,412,240	3,530,599	-217,772	1,929,529	3,030,599	3,160,599
225	1,363,342	3,408,355	-340,017	1,807,285	2,908,355	3,038,355
250	1,314,443	3,286,108	-462,264	1,685,038	2,786,108	2,916,108
275	1,265,546	3,163,864	-584,508	1,562,794	2,663,864	2,793,864
300	1,216,648	3,041,620	-706,752	1,440,549	2,541,620	2,671,620
325	1,167,749	2,919,373	-828,999	1,318,302	2,419,373	2,549,373

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,396,804	3,492,009	-256,362	1,890,939	2,992,009	3,122,009
20	1,357,685	3,394,213	-354,159	1,793,143	2,894,213	3,024,213
30	1,338,126	3,345,315	-403,057	1,744,244	2,845,315	2,975,315
50	1,299,008	3,247,521	-500,851	1,646,450	2,747,521	2,877,521
70	1,259,890	3,149,724	-598,647	1,548,654	2,649,724	2,779,724
90	1,220,771	3,051,928	-696,444	1,450,858	2,551,928	2,681,928
100	1,201,212	3,003,030	-745,342	1,401,959	2,503,030	2,633,030
125	1,152,314	2,880,785	-867,586	1,279,715	2,380,785	2,510,785
150	1,103,415	2,758,539	-989,833	1,157,468	2,258,539	2,388,539
175	1,054,518	2,636,294	-1,112,077	1,035,224	2,136,294	2,266,294
200	1,005,620	2,514,050	-1,234,322	912,980	2,014,050	2,144,050
225	956,721	2,391,803	-1,356,569	790,733	1,891,803	2,021,803
250	907,824	2,269,559	-1,478,813	668,489	1,769,559	1,899,559
275	858,926	2,147,315	-1,601,057	546,244	1,647,315	1,777,315
300	810,027	2,025,068	-1,723,304	423,997	1,525,068	1,655,068
325	761,129	1,902,823	-1,845,548	301,753	1,402,823	1,532,823

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	990,090	2,475,226	-1,273,146	874,155	1,975,226	2,105,226
20	950,972	2,377,429	-1,370,942	776,359	1,877,429	2,007,429
30	931,412	2,328,531	-1,419,841	727,461	1,828,531	1,958,531
50	892,294	2,230,735	-1,517,637	629,664	1,730,735	1,860,735
70	853,175	2,132,938	-1,615,433	531,868	1,632,938	1,762,938
90	814,057	2,035,142	-1,713,230	434,071	1,535,142	1,665,142
100	794,497	1,986,244	-1,762,128	385,173	1,486,244	1,616,244
125	745,600	1,863,999	-1,884,372	262,929	1,363,999	1,493,999
150	696,702	1,741,755	-2,006,617	140,685	1,241,755	1,371,755
175	647,803	1,619,508	-2,128,864	18,438	1,119,508	1,249,508
200	598,906	1,497,264	-2,251,108	-103,806	997,264	1,127,264
225	550,008	1,375,020	-2,373,352	-226,051	875,020	1,005,020
250	501,109	1,252,773	-2,495,599	-348,298	752,773	882,773
275	452,211	1,130,528	-2,617,843	-470,542	630,528	760,528
300	403,314	1,008,284	-2,740,088	-592,786	508,284	638,284
325	354,415	886,037	-2,862,334	-715,033	386,037	516,037

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,136,032	9,512,874	5,764,502	7,911,803	9,012,874	9,142,874
20	4,071,132	9,363,603	5,615,232	7,762,533	8,863,603	8,993,603
30	4,038,681	9,288,966	5,540,594	7,687,896	8,788,966	8,918,966
50	3,973,781	9,139,696	5,391,324	7,538,625	8,639,696	8,769,696
70	3,908,880	8,990,423	5,242,051	7,389,353	8,490,423	8,620,423
90	3,843,978	8,841,150	5,092,779	7,240,080	8,341,150	8,471,150
100	3,811,528	8,766,515	5,018,144	7,165,445	8,266,515	8,396,515
125	3,730,402	8,579,925	4,831,553	6,978,855	8,079,925	8,209,925
150	3,648,276	8,393,335	4,644,963	6,792,265	7,893,335	8,023,335
175	3,566,150	8,206,745	4,458,373	6,605,674	7,706,745	7,836,745
200	3,484,024	8,020,155	4,271,783	6,419,084	7,520,155	7,650,155
225	3,401,898	7,833,565	4,085,193	6,232,494	7,333,565	7,463,565
250	3,324,771	7,646,974	3,898,603	6,045,904	7,146,974	7,276,974
275	3,243,645	7,460,384	3,712,012	5,859,314	6,960,384	7,090,384
300	3,162,519	7,273,794	3,525,422	5,672,724	6,773,794	6,903,794
325	3,081,393	7,087,204	3,338,832	5,486,133	6,587,204	6,717,204

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,438,297	7,908,083	4,159,711	6,307,013	7,408,083	7,538,083
20	3,373,396	7,758,811	4,010,439	6,157,740	7,258,811	7,388,811
30	3,340,946	7,684,175	3,935,804	6,083,105	7,184,175	7,314,175
50	3,276,045	7,534,903	3,786,531	5,933,833	7,034,903	7,164,903
70	3,211,145	7,385,633	3,637,261	5,784,562	6,885,633	7,015,633
90	3,146,243	7,236,360	3,487,988	5,635,290	6,736,360	6,866,360
100	3,113,792	7,161,723	3,413,351	5,560,652	6,661,723	6,791,723
125	3,032,666	6,975,132	3,226,761	5,374,062	6,475,132	6,605,132
150	2,951,541	6,788,545	3,040,173	5,187,474	6,288,545	6,418,545
175	2,870,415	6,601,954	2,853,583	5,000,884	6,101,954	6,231,954
200	2,788,985	6,416,665	2,666,293	4,813,594	5,914,665	6,044,665
225	2,706,532	6,225,023	2,476,651	4,623,953	5,725,023	5,855,023
250	2,624,079	6,035,382	2,287,010	4,434,311	5,535,382	5,665,382
275	2,541,625	5,845,738	2,097,366	4,244,668	5,345,738	5,475,738
300	2,459,172	5,656,097	1,907,725	4,055,026	5,156,097	5,286,097
325	2,376,720	5,466,455	1,718,083	3,865,385	4,966,455	5,096,455

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,740,398	6,302,915	2,554,543	4,701,844	5,802,915	5,932,915
20	2,675,497	6,153,642	2,405,270	4,552,572	5,653,642	5,783,642
30	2,643,046	6,079,007	2,330,635	4,477,937	5,579,007	5,709,007
50	2,577,207	5,927,576	2,179,204	4,326,506	5,427,576	5,557,576
70	2,511,245	5,775,863	2,027,492	4,174,793	5,275,863	5,405,863
90	2,445,283	5,624,151	1,875,779	4,023,080	5,124,151	5,254,151
100	2,412,301	5,548,293	1,799,922	3,947,223	5,048,293	5,178,293
125	2,329,849	5,358,652	1,610,280	3,757,582	4,858,652	4,988,652
150	2,247,396	5,169,010	1,420,639	3,567,940	4,669,010	4,799,010
175	2,164,943	4,979,369	1,230,997	3,378,299	4,479,369	4,609,369
200	2,082,490	4,789,728	1,041,356	3,188,657	4,289,728	4,419,728
225	2,000,037	4,600,086	851,714	2,999,016	4,100,086	4,230,086
250	1,917,584	4,410,442	662,071	2,809,372	3,910,442	4,040,442
275	1,835,131	4,220,801	472,429	2,619,731	3,720,801	3,850,801
300	1,752,678	4,031,160	282,788	2,430,089	3,531,160	3,661,160
325	1,670,225	3,841,518	93,146	2,240,448	3,341,518	3,471,518

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,111,548	7,289,238	3,540,867	5,688,168	6,789,238	6,919,238
20	9,045,035	7,236,028	3,487,656	5,634,957	6,736,028	6,866,028
30	9,011,778	7,209,422	3,461,050	5,608,352	6,709,422	6,839,422
50	8,945,264	7,156,212	3,407,840	5,555,141	6,656,212	6,786,212
70	8,878,751	7,103,001	3,354,629	5,501,931	6,603,001	6,733,001
90	8,812,238	7,049,790	3,301,419	5,448,720	6,549,790	6,679,790
100	8,778,981	7,023,185	3,274,813	5,422,114	6,523,185	6,653,185
125	8,695,840	6,956,672	3,208,300	5,355,602	6,456,672	6,586,672
150	8,612,699	6,890,159	3,141,787	5,289,089	6,390,159	6,520,159
175	8,529,557	6,823,646	3,075,274	5,222,575	6,323,646	6,453,646
200	8,446,415	6,757,132	3,008,760	5,156,062	6,257,132	6,387,132
225	8,363,273	6,690,619	2,942,247	5,089,548	6,190,619	6,320,619
250	8,280,132	6,624,105	2,875,734	5,023,035	6,124,105	6,254,105
275	8,198,990	6,557,592	2,809,220	4,956,522	6,057,592	6,187,592
300	8,113,848	6,491,079	2,742,707	4,890,008	5,991,079	6,121,079
325	8,030,708	6,424,566	2,676,194	4,823,496	5,924,566	6,054,566

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,214,940	6,571,952	2,823,581	4,970,882	6,071,952	6,201,952
20	8,148,427	6,518,742	2,770,370	4,917,671	6,018,742	6,148,742
30	8,115,170	6,492,136	2,743,764	4,891,066	5,992,136	6,122,136
50	8,048,657	6,438,926	2,690,554	4,837,855	5,938,926	6,068,926
70	7,982,144	6,385,715	2,637,343	4,784,645	5,885,715	6,015,715
90	7,915,631	6,332,505	2,584,133	4,731,434	5,832,505	5,962,505
100	7,882,374	6,305,899	2,557,527	4,704,829	5,805,899	5,935,899
125	7,799,232	6,239,386	2,491,014	4,638,315	5,739,386	5,869,386
150	7,716,090	6,172,872	2,424,500	4,571,802	5,672,872	5,802,872
175	7,632,949	6,106,360	2,357,988	4,505,289	5,606,360	5,736,360
200	7,549,808	6,039,846	2,291,474	4,438,776	5,539,846	5,669,846
225	7,466,666	5,973,333	2,224,961	4,372,262	5,473,333	5,603,333
250	7,383,524	5,906,819	2,158,448	4,305,749	5,406,819	5,536,819
275	7,300,383	5,840,306	2,091,934	4,239,236	5,340,306	5,470,306
300	7,217,241	5,773,793	2,025,421	4,172,722	5,273,793	5,403,793
325	7,132,848	5,706,279	1,957,907	4,105,208	5,206,279	5,336,279

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,318,123	5,854,499	2,106,127	4,253,428	5,354,499	5,484,499
20	7,251,610	5,801,288	2,052,916	4,200,218	5,301,288	5,431,288
30	7,218,353	5,774,682	2,026,311	4,173,612	5,274,682	5,404,682
50	7,151,840	5,721,472	1,973,100	4,120,401	5,221,472	5,351,472
70	7,085,327	5,668,261	1,919,889	4,067,191	5,168,261	5,298,261
90	7,018,813	5,615,051	1,866,679	4,013,980	5,115,051	5,245,051
100	6,985,556	5,588,445	1,840,073	3,987,375	5,088,445	5,218,445
125	6,902,415	5,521,932	1,773,560	3,920,861	5,021,932	5,151,932
150	6,819,273	5,455,418	1,707,047	3,854,348	4,955,418	5,085,418
175	6,736,132	5,388,904	1,640,534	3,787,834	4,888,904	5,018,904
200	6,651,175	5,320,940	1,572,569	3,719,870	4,820,940	4,950,940
225	6,566,674	5,253,339	1,504,967	3,652,269	4,753,339	4,883,339
250	6,482,173	5,185,738	1,437,367	3,584,668	4,685,738	4,815,738
275	6,397,671	5,118,137	1,369,765	3,517,067	4,618,137	4,748,137
300	6,313,169	5,050,536	1,302,164	3,449,465	4,550,536	4,680,536
325	6,228,669	4,982,935	1,234,563	3,381,865	4,482,935	4,612,935

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 15

Flats and Houses
No of units 50 units
Density: 65 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,372,274	9,583,956	5,835,585	7,982,886	9,083,956	9,213,956
20	7,306,144	9,497,987	5,749,615	7,896,917	8,997,987	9,127,987
30	7,273,078	9,455,002	5,706,630	7,853,931	8,955,002	9,085,002
50	7,206,948	9,369,032	5,620,660	7,767,962	8,869,032	8,999,032
70	7,140,817	9,283,063	5,534,691	7,681,992	8,783,063	8,913,063
90	7,074,687	9,197,093	5,448,721	7,596,023	8,697,093	8,827,093
100	7,041,311	9,153,705	5,405,333	7,552,634	8,653,705	8,783,705
125	6,957,297	9,044,485	5,296,114	7,443,415	8,544,485	8,674,485
150	6,873,282	8,935,266	5,186,894	7,334,196	8,435,266	8,565,266
175	6,789,267	8,826,047	5,077,675	7,224,977	8,326,047	8,456,047
200	6,705,252	8,716,828	4,968,456	7,115,757	8,216,828	8,346,828
225	6,621,236	8,607,607	4,859,236	7,006,537	8,107,607	8,237,607
250	6,537,222	8,498,388	4,750,016	6,897,318	7,998,388	8,128,388
275	6,453,207	8,389,169	4,640,797	6,788,098	7,889,169	8,019,169
300	6,369,192	8,279,950	4,531,578	6,678,879	7,779,950	7,909,950
325	6,285,177	8,170,730	4,422,359	6,569,660	7,670,730	7,800,730

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,545,827	8,509,575	4,761,203	6,908,505	8,009,575	8,139,575
20	6,478,614	8,422,198	4,673,827	6,821,128	7,922,198	8,052,198
30	6,445,008	8,378,511	4,630,139	6,777,440	7,878,511	8,008,511
50	6,377,796	8,291,135	4,542,764	6,690,065	7,791,135	7,921,135
70	6,310,585	8,203,760	4,455,388	6,602,690	7,703,760	7,833,760
90	6,243,373	8,116,385	4,368,013	6,515,314	7,616,385	7,746,385
100	6,209,767	8,072,697	4,324,325	6,471,627	7,572,697	7,702,697
125	6,125,752	7,963,478	4,215,106	6,362,407	7,463,478	7,593,478
150	6,041,737	7,854,259	4,105,887	6,253,188	7,354,259	7,484,259
175	5,957,722	7,745,038	3,996,666	6,143,968	7,245,038	7,375,038
200	5,873,707	7,635,819	3,887,447	6,034,748	7,135,819	7,265,819
225	5,789,692	7,526,600	3,778,228	5,925,529	7,026,600	7,156,600
250	5,705,677	7,417,380	3,669,009	5,816,310	6,917,380	7,047,380
275	5,621,662	7,308,161	3,559,789	5,707,091	6,808,161	6,938,161
300	5,537,648	7,198,942	3,450,570	5,597,872	6,698,942	6,828,942
325	5,453,632	7,089,721	3,341,350	5,488,651	6,589,721	6,719,721

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,714,085	7,428,311	3,679,939	5,827,241	6,928,311	7,058,311
20	5,646,874	7,340,936	3,592,564	5,739,865	6,840,936	6,970,936
30	5,613,268	7,297,248	3,548,876	5,696,178	6,797,248	6,927,248
50	5,548,056	7,209,873	3,461,501	5,608,802	6,709,873	6,839,873
70	5,478,844	7,122,497	3,374,125	5,521,427	6,622,497	6,752,497
90	5,411,632	7,035,122	3,286,750	5,434,051	6,535,122	6,665,122
100	5,378,026	6,991,434	3,243,062	5,390,364	6,491,434	6,621,434
125	5,294,011	6,882,215	3,133,843	5,281,145	6,382,215	6,512,215
150	5,209,997	6,772,996	3,024,624	5,171,925	6,272,996	6,402,996
175	5,125,981	6,663,775	2,915,403	5,062,705	6,163,775	6,293,775
200	5,041,966	6,554,556	2,806,184	4,953,486	6,054,556	6,184,556
225	4,957,951	6,445,337	2,696,965	4,844,266	5,945,337	6,075,337
250	4,873,937	6,336,118	2,587,746	4,735,047	5,836,118	5,966,118
275	4,789,922	6,226,898	2,478,527	4,625,828	5,726,898	5,856,898
300	4,705,907	6,117,679	2,369,307	4,516,609	5,617,679	5,747,679
325	4,621,891	6,008,459	2,260,087	4,407,388	5,508,459	5,638,459

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,998,126	9,098,782	5,350,410	7,497,711	8,598,782	8,728,782
20	13,872,621	9,017,204	5,268,832	7,416,133	8,517,204	8,647,204
30	13,809,868	8,976,414	5,228,042	7,375,344	8,476,414	8,606,414
50	13,684,363	8,894,836	5,146,464	7,293,766	8,394,836	8,524,836
70	13,558,858	8,813,258	5,064,886	7,212,188	8,313,258	8,443,258
90	13,433,354	8,731,680	4,983,308	7,130,609	8,231,680	8,361,680
100	13,370,602	8,690,891	4,942,519	7,089,821	8,190,891	8,320,891
125	13,212,938	8,588,410	4,840,038	6,987,339	8,088,410	8,218,410
150	13,054,491	8,484,769	4,736,397	6,883,699	7,984,769	8,114,769
175	12,894,044	8,381,129	4,632,757	6,780,059	7,881,129	8,011,129
200	12,734,597	8,277,488	4,529,116	6,676,418	7,777,488	7,907,488
225	12,575,151	8,173,848	4,425,476	6,572,778	7,673,848	7,803,848
250	12,415,704	8,070,207	4,321,836	6,469,137	7,570,207	7,700,207
275	12,256,257	7,966,567	4,218,195	6,365,497	7,466,567	7,596,567
300	12,096,810	7,862,927	4,114,555	6,261,856	7,362,927	7,492,927
325	11,937,364	7,759,286	4,010,915	6,158,216	7,259,286	7,389,286

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,435,257	8,082,917	4,334,545	6,481,847	7,582,917	7,712,917
20	12,307,699	8,000,004	4,251,632	6,398,934	7,500,004	7,630,004
30	12,243,921	7,958,548	4,210,177	6,357,478	7,458,548	7,588,548
50	12,116,363	7,875,636	4,127,264	6,274,566	7,375,636	7,505,636
70	11,988,805	7,792,723	4,044,352	6,191,653	7,292,723	7,422,723
90	11,861,248	7,709,811	3,961,439	6,108,741	7,209,811	7,339,811
100	11,797,469	7,668,355	3,919,983	6,067,284	7,168,355	7,298,355
125	11,638,022	7,564,715	3,816,343	5,963,644	7,064,715	7,194,715
150	11,478,575	7,461,074	3,712,702	5,860,003	6,961,074	7,091,074
175	11,319,129	7,357,434	3,609,062	5,756,363	6,857,434	6,987,434
200	11,159,682	7,253,793	3,505,421	5,652,723	6,753,793	6,883,793
225	11,000,235	7,150,153	3,401,781	5,549,083	6,650,153	6,780,153
250	10,840,788	7,046,512	3,298,140	5,445,442	6,546,512	6,676,512
275	10,681,342	6,942,872	3,194,500	5,341,802	6,442,872	6,572,872
300	10,521,894	6,839,231	3,090,860	5,238,161	6,339,231	6,469,231
325	10,362,448	6,735,591	2,987,220	5,134,521	6,235,591	6,365,591

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,859,967	7,058,978	3,310,607	5,457,908	6,558,978	6,688,978
20	10,732,410	6,976,066	3,227,695	5,374,996	6,476,066	6,606,066
30	10,668,631	6,934,610	3,186,238	5,333,540	6,434,610	6,564,610
50	10,541,073	6,851,698	3,103,326	5,250,627	6,351,698	6,481,698
70	10,413,516	6,768,785	3,020,414	5,167,715	6,268,785	6,398,785
90	10,285,958	6,685,873	2,937,501	5,084,802	6,185,873	6,315,873
100	10,222,180	6,644,417	2,896,045	5,043,346	6,144,417	6,274,417
125	10,062,733	6,540,776	2,792,404	4,939,706	6,040,776	6,170,776
150	9,903,286	6,437,136	2,688,764	4,836,066	5,937,136	6,067,136
175	9,743,839	6,333,495	2,585,124	4,732,425	5,833,495	5,963,495
200	9,584,393	6,229,855	2,481,483	4,628,785	5,729,855	5,859,855
225	9,424,946	6,126,215	2,377,843	4,525,144	5,626,215	5,756,215
250	9,265,498	6,022,574	2,274,202	4,421,503	5,522,574	5,652,574
275	9,106,052	5,918,934	2,170,562	4,317,863	5,418,934	5,548,934
300	8,946,605	5,815,293	2,066,921	4,214,223	5,315,293	5,445,293
325	8,787,158	5,711,653	1,963,281	4,110,583	5,211,653	5,341,653

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Site type T2 - 2 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	100	325	325	325

Site type T3 - 4 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T4 - 6 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T5 - 8 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T6 - 10 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	125	325	325	325

Site type T7 - 10 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T8 - 11 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	200	325	325	325

Site type T9 - 11 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

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

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type T10 - 15 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	200	325	325	325

Site type T11 - 20 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T12 - 30 Flats

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	275	325	325	325
3 - £5,705 per sq m	70	325	325	325

Site type T13 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T14 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T15 - 50 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type T16 - 100 Flats and Houses

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	325	325	325	325
2 - £6,082 per sq m	325	325	325	325
3 - £5,705 per sq m	325	325	325	325

Site type 00-Jan

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
2 - £6,082 per sq m	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
3 - £5,705 per sq m	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Site type 00-Jan

	BLV1	BLV2	BLV3	BLV4
1 - £6,458 per sq m	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
2 - £6,082 per sq m	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
3 - £5,705 per sq m	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 1	
Houses	
No of units	1 units
Density:	20 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.0500 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	242,768	4,855,353	1,106,981	3,254,282	4,355,353	4,485,353
20	241,042	4,820,840	1,072,468	3,219,769	4,320,840	4,450,840
30	240,179	4,803,583	1,055,211	3,202,513	4,303,583	4,433,583
50	238,454	4,769,070	1,020,699	3,168,000	4,269,070	4,399,070
70	236,728	4,734,558	986,186	3,133,487	4,234,558	4,364,558
90	235,002	4,700,045	951,673	3,098,974	4,200,045	4,330,045
100	234,139	4,682,788	934,416	3,081,718	4,182,788	4,312,788
125	231,982	4,639,637	891,265	3,038,567	4,139,637	4,269,637
150	229,825	4,596,506	848,134	2,995,436	4,096,506	4,226,506
175	227,668	4,553,355	804,983	2,952,285	4,053,355	4,183,355
200	225,510	4,510,204	761,832	2,909,134	4,010,204	4,140,204
225	223,354	4,467,073	718,701	2,866,002	3,967,073	4,097,073
250	221,196	4,423,922	675,550	2,822,851	3,923,922	4,053,922
275	219,040	4,380,791	632,419	2,779,720	3,880,791	4,010,791
300	216,882	4,337,640	589,268	2,736,569	3,837,640	3,967,640
325	214,724	4,294,489	546,117	2,693,418	3,794,489	3,924,489

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£220,425	4,408,506	660,135	2,807,436	3,908,506	4,038,506
20	218,699	4,373,974	625,602	2,772,903	3,873,974	4,003,974
30	217,836	4,356,717	608,345	2,755,647	3,856,717	3,986,717
50	216,110	4,322,204	573,832	2,721,134	3,822,204	3,952,204
70	214,385	4,287,691	539,320	2,686,621	3,787,691	3,917,691
90	212,659	4,253,179	504,807	2,652,108	3,753,179	3,883,179
100	211,796	4,235,922	487,550	2,634,852	3,735,922	3,865,922
125	209,639	4,192,771	444,399	2,591,701	3,692,771	3,822,771
150	207,482	4,149,640	401,268	2,548,570	3,649,640	3,779,640
175	205,324	4,106,489	358,117	2,505,419	3,606,489	3,736,489
200	203,168	4,063,358	314,986	2,462,287	3,563,358	3,693,358
225	201,010	4,020,207	271,835	2,419,136	3,520,207	3,650,207
250	198,853	3,977,056	228,684	2,375,985	3,477,056	3,607,056
275	196,696	3,933,925	185,553	2,332,854	3,433,925	3,563,925
300	194,539	3,890,774	142,402	2,289,703	3,390,774	3,520,774
325	192,382	3,847,642	99,271	2,246,572	3,347,642	3,477,642

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	198,082	3,961,640	213,269	2,360,570	3,461,640	3,591,640
20	196,356	3,927,127	178,756	2,326,057	3,427,127	3,557,127
30	195,494	3,909,871	161,499	2,308,801	3,409,871	3,539,871
50	193,767	3,875,338	126,966	2,274,268	3,375,338	3,505,338
70	192,041	3,840,825	92,454	2,239,755	3,340,825	3,470,825
90	190,316	3,806,312	57,941	2,205,242	3,306,312	3,436,312
100	189,453	3,789,056	40,684	2,187,986	3,289,056	3,419,056
125	187,296	3,745,925	-2,447	2,144,855	3,245,925	3,375,925
150	185,139	3,702,774	-45,598	2,101,703	3,202,774	3,332,774
175	182,981	3,659,623	-88,749	2,058,552	3,159,623	3,289,623
200	180,825	3,616,492	-131,899	2,015,421	3,116,492	3,246,492
225	178,667	3,573,341	-175,031	1,972,270	3,073,341	3,203,341
250	176,510	3,530,210	-218,162	1,929,139	3,030,210	3,160,210
275	174,353	3,487,059	-261,313	1,885,988	2,987,059	3,117,059
300	172,195	3,443,907	-304,464	1,842,837	2,943,907	3,073,907
325	170,039	3,400,776	-347,595	1,799,706	2,900,776	3,030,776

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	2
Houses	
No of units	2 units
Density:	20 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	485,536	4,855,363	1,106,991	3,254,292	4,355,363	4,485,363
20	482,084	4,820,840	1,072,468	3,219,769	4,320,840	4,450,840
30	480,358	4,803,583	1,055,211	3,202,513	4,303,583	4,433,583
50	476,907	4,769,070	1,020,699	3,168,000	4,269,070	4,399,070
70	473,456	4,734,558	986,186	3,133,487	4,234,558	4,364,558
90	470,004	4,700,045	951,673	3,098,974	4,200,045	4,330,045
100	468,279	4,682,788	934,416	3,081,718	4,182,788	4,312,788
125	463,965	4,639,647	891,275	3,038,577	4,139,647	4,269,647
150	459,650	4,596,496	848,124	2,995,426	4,096,496	4,226,496
175	455,336	4,553,355	804,983	2,952,285	4,053,355	4,183,355
200	451,021	4,510,214	761,842	2,909,144	4,010,214	4,140,214
225	446,707	4,467,073	718,701	2,866,002	3,967,073	4,097,073
250	442,392	4,423,922	675,550	2,822,851	3,923,922	4,053,922
275	438,078	4,380,781	632,409	2,779,710	3,880,781	4,010,781
300	433,764	4,337,640	589,268	2,736,569	3,837,640	3,967,640
325	429,450	4,294,499	546,127	2,693,428	3,794,499	3,924,499

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,850	4,408,496	660,125	2,807,426	3,908,496	4,038,496
20	437,398	4,373,984	625,612	2,772,913	3,873,984	4,003,984
30	435,673	4,356,727	608,355	2,755,657	3,856,727	3,986,727
50	432,221	4,322,214	573,842	2,721,144	3,822,214	3,952,214
70	428,769	4,287,691	539,320	2,686,621	3,787,691	3,917,691
90	425,318	4,253,179	504,807	2,652,108	3,753,179	3,883,179
100	423,592	4,235,922	487,550	2,634,852	3,735,922	3,865,922
125	419,278	4,192,781	444,409	2,591,711	3,692,781	3,822,781
150	414,964	4,149,640	401,268	2,548,570	3,649,640	3,779,640
175	410,649	4,106,489	358,117	2,505,419	3,606,489	3,736,489
200	406,335	4,063,348	314,976	2,462,277	3,563,348	3,693,348
225	402,021	4,020,207	271,835	2,419,136	3,520,207	3,650,207
250	397,707	3,977,066	228,694	2,375,995	3,477,066	3,607,066
275	393,392	3,933,925	185,553	2,332,854	3,433,925	3,563,925
300	389,077	3,890,774	142,402	2,289,703	3,390,774	3,520,774
325	384,763	3,847,632	99,261	2,246,562	3,347,632	3,477,632

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	396,163	3,961,630	213,259	2,360,560	3,461,630	3,591,630
20	392,712	3,927,117	178,746	2,326,047	3,427,117	3,557,117
30	390,986	3,909,861	161,489	2,308,791	3,409,861	3,539,861
50	387,535	3,875,348	126,976	2,274,278	3,375,348	3,505,348
70	384,084	3,840,835	92,464	2,239,765	3,340,835	3,470,835
90	380,632	3,806,322	57,951	2,205,252	3,306,322	3,436,322
100	378,906	3,789,056	40,684	2,187,986	3,289,056	3,419,056
125	374,591	3,745,915	-2,457	2,144,845	3,245,915	3,375,915
150	370,277	3,702,774	-45,598	2,101,703	3,202,774	3,332,774
175	365,963	3,659,633	-86,739	2,058,562	3,159,633	3,289,633
200	361,649	3,616,492	-131,880	2,015,421	3,116,492	3,246,492
225	357,334	3,573,341	-175,031	1,972,279	3,073,341	3,203,341
250	353,020	3,530,200	-218,172	1,929,129	3,030,200	3,160,200
275	348,706	3,487,059	-261,313	1,885,988	2,987,059	3,117,059
300	344,392	3,443,917	-304,454	1,842,847	2,943,917	3,073,917
325	340,078	3,400,776	-347,595	1,799,706	2,900,776	3,030,776

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	3
Houses	
No of units	4 units
Density:	30 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	893,917	6,704,378	2,956,006	5,103,308	6,204,378	6,334,378
20	887,533	6,656,498	2,908,126	5,055,427	6,156,498	6,286,498
30	884,341	6,632,561	2,884,189	5,031,491	6,132,561	6,262,561
50	877,958	6,584,688	2,836,316	4,983,618	6,084,688	6,214,688
70	871,575	6,536,815	2,788,443	4,935,744	6,036,815	6,166,815
90	865,191	6,488,934	2,740,562	4,887,864	5,988,934	6,118,934
100	862,000	6,464,997	2,716,626	4,863,927	5,964,997	6,094,997
125	858,020	6,405,152	2,656,781	4,804,082	5,905,152	6,035,152
150	846,042	6,345,315	2,596,943	4,744,244	5,845,315	5,975,315
175	838,063	6,285,469	2,537,098	4,684,399	5,785,469	5,915,469
200	830,083	6,225,624	2,477,252	4,624,554	5,725,624	5,855,624
225	822,104	6,165,779	2,417,407	4,564,709	5,665,779	5,795,779
250	814,125	6,105,934	2,357,562	4,504,863	5,605,934	5,735,934
275	806,146	6,046,089	2,297,717	4,445,018	5,546,089	5,676,089
300	798,167	5,986,251	2,237,879	4,385,181	5,486,251	5,616,251
325	790,187	5,926,406	2,178,034	4,325,335	5,426,406	5,556,406

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	811,272	6,084,537	2,336,166	4,483,467	5,584,537	5,714,537
20	804,888	6,036,657	2,288,285	4,435,586	5,536,657	5,666,657
30	801,696	6,012,720	2,264,348	4,411,650	5,512,720	5,642,720
50	795,313	5,964,847	2,216,475	4,363,777	5,464,847	5,594,847
70	788,930	5,916,974	2,168,602	4,315,903	5,416,974	5,546,974
90	782,546	5,869,093	2,120,721	4,268,023	5,369,093	5,499,093
100	779,354	5,845,157	2,096,785	4,244,086	5,345,157	5,475,157
125	771,375	5,785,311	2,036,940	4,184,241	5,285,311	5,415,311
150	763,396	5,725,474	1,977,102	4,124,403	5,225,474	5,355,474
175	755,417	5,665,629	1,917,257	4,064,558	5,165,629	5,295,629
200	747,438	5,605,783	1,857,412	4,004,713	5,105,783	5,235,783
225	739,458	5,545,938	1,797,566	3,944,868	5,045,938	5,175,938
250	731,479	5,486,093	1,737,721	3,885,023	4,986,093	5,116,093
275	723,500	5,426,248	1,677,876	3,825,177	4,926,248	5,056,248
300	715,521	5,366,410	1,618,038	3,765,340	4,866,410	4,996,410
325	707,542	5,306,565	1,558,193	3,705,494	4,806,565	4,936,565

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	728,625	5,464,689	1,716,317	3,863,619	4,964,689	5,094,689
20	722,242	5,416,816	1,668,444	3,815,745	4,916,816	5,046,816
30	719,051	5,392,879	1,644,507	3,791,809	4,892,879	5,022,879
50	712,667	5,345,006	1,596,634	3,743,936	4,845,006	4,975,006
70	706,284	5,297,133	1,548,761	3,696,063	4,797,133	4,927,133
90	699,900	5,249,252	1,500,881	3,648,182	4,749,252	4,879,252
100	696,709	5,225,316	1,476,944	3,624,245	4,725,316	4,855,316
125	688,729	5,165,471	1,417,099	3,564,400	4,665,471	4,795,471
150	680,751	5,105,633	1,357,261	3,504,562	4,605,633	4,735,633
175	672,772	5,045,788	1,297,416	3,444,717	4,545,788	4,675,788
200	664,792	4,985,942	1,237,571	3,384,872	4,485,942	4,615,942
225	656,813	4,926,097	1,177,725	3,325,027	4,426,097	4,556,097
250	648,834	4,866,252	1,117,880	3,265,182	4,366,252	4,496,252
275	640,854	4,806,407	1,058,035	3,205,336	4,306,407	4,436,407
300	632,876	4,746,569	998,197	3,145,499	4,246,569	4,376,569
325	624,897	4,686,724	938,352	3,085,654	4,186,724	4,316,724

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
St Albans City and District Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 4	
Houses	
No of units	6 units
Density:	35 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,408,517	8,216,351	4,467,980	6,615,281	7,716,351	7,846,351
20	1,398,285	8,156,665	4,408,293	6,555,594	7,656,665	7,786,665
30	1,393,169	8,126,821	4,378,449	6,525,751	7,626,821	7,756,821
50	1,382,938	8,067,140	4,318,768	6,466,070	7,567,140	7,697,140
70	1,372,706	8,007,453	4,259,082	6,406,383	7,507,453	7,637,453
90	1,362,475	7,947,772	4,199,400	6,346,702	7,447,772	7,577,772
100	1,357,359	7,917,929	4,169,557	6,316,858	7,417,929	7,547,929
125	1,344,570	7,843,323	4,094,951	6,242,253	7,343,323	7,473,323
150	1,331,780	7,768,718	4,020,346	6,167,647	7,268,718	7,398,718
175	1,318,992	7,694,118	3,945,746	6,093,047	7,194,118	7,324,118
200	1,306,202	7,619,512	3,871,140	6,018,442	7,119,512	7,249,512
225	1,293,413	7,544,906	3,796,535	5,943,836	7,044,906	7,174,906
250	1,280,623	7,470,301	3,721,929	5,869,230	6,970,301	7,100,301
275	1,267,833	7,395,695	3,647,323	5,794,625	6,895,695	7,025,695
300	1,255,044	7,321,090	3,572,718	5,720,019	6,821,090	6,951,090
325	1,242,254	7,246,484	3,498,112	5,645,414	6,746,484	6,876,484

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,278,181	7,456,053	3,707,681	5,854,983	6,956,053	7,086,053
20	1,267,949	7,396,372	3,648,000	5,795,302	6,896,372	7,026,372
30	1,262,833	7,366,529	3,618,157	5,765,458	6,866,529	6,996,529
50	1,252,601	7,306,842	3,558,470	5,705,771	6,806,842	6,936,842
70	1,242,370	7,247,161	3,498,789	5,646,090	6,747,161	6,877,161
90	1,232,138	7,187,474	3,439,102	5,586,404	6,687,474	6,817,474
100	1,227,023	7,157,636	3,409,265	5,556,566	6,657,636	6,787,636
125	1,214,234	7,083,031	3,334,659	5,481,960	6,583,031	6,713,031
150	1,201,444	7,008,425	3,260,053	5,407,355	6,508,425	6,638,425
175	1,188,655	6,933,819	3,185,448	5,332,749	6,433,819	6,563,819
200	1,175,865	6,859,214	3,110,842	5,258,143	6,359,214	6,489,214
225	1,163,076	6,784,608	3,036,236	5,183,538	6,284,608	6,414,608
250	1,150,287	6,710,008	2,961,637	5,108,932	6,210,008	6,340,008
275	1,137,498	6,635,403	2,887,031	5,034,326	6,135,403	6,265,403
300	1,124,708	6,560,797	2,812,425	4,959,721	6,060,797	6,190,797
325	1,111,919	6,486,191	2,737,820	4,885,115	5,986,191	6,116,191

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,147,845	6,695,760	2,947,389	5,094,690	6,195,760	6,325,760
20	1,137,613	6,636,074	2,887,702	5,035,003	6,136,074	6,266,074
30	1,132,497	6,606,230	2,857,858	5,005,160	6,106,230	6,236,230
50	1,122,266	6,546,549	2,798,177	4,945,479	6,046,549	6,176,549
70	1,112,034	6,486,862	2,738,491	4,885,792	5,986,862	6,116,862
90	1,101,803	6,427,181	2,678,810	4,826,111	5,927,181	6,057,181
100	1,096,687	6,397,338	2,648,966	4,796,268	5,897,338	6,027,338
125	1,083,897	6,322,732	2,574,361	4,721,662	5,822,732	5,952,732
150	1,071,107	6,248,127	2,499,755	4,647,056	5,748,127	5,878,127
175	1,058,319	6,173,527	2,425,155	4,572,456	5,673,527	5,803,527
200	1,045,529	6,098,921	2,350,549	4,497,851	5,598,921	5,728,921
225	1,032,740	6,024,316	2,275,944	4,423,245	5,524,316	5,654,316
250	1,019,950	5,949,710	2,201,338	4,348,640	5,449,710	5,579,710
275	1,007,161	5,875,104	2,126,733	4,274,034	5,375,104	5,505,104
300	994,371	5,800,499	2,052,127	4,199,428	5,300,499	5,430,499
325	981,582	5,725,893	1,977,521	4,124,823	5,225,893	5,355,893

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 5	
Flats	
No of units	8 units
Density:	145 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.06 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	651,998	11,817,461	8,069,089	10,216,390	11,317,461	11,447,461
20	640,414	11,607,504	7,859,132	10,006,433	11,107,504	11,237,504
30	634,621	11,502,507	7,754,135	9,901,437	11,002,507	11,132,507
50	623,036	11,292,532	7,544,160	9,691,462	10,792,532	10,922,532
70	611,452	11,082,575	7,334,203	9,481,505	10,582,575	10,712,575
90	599,868	10,872,600	7,124,228	9,271,529	10,372,600	10,502,600
100	594,075	10,767,603	7,019,231	9,166,533	10,267,603	10,397,603
125	579,594	10,505,148	6,756,776	8,904,078	10,005,148	10,135,148
150	565,114	10,242,693	6,494,321	8,641,622	9,742,693	9,872,693
175	550,633	9,980,219	6,231,847	8,379,149	9,480,219	9,610,219
200	536,152	9,717,764	5,969,392	8,116,693	9,217,764	9,347,764
225	521,671	9,455,290	5,706,919	7,854,220	8,955,290	9,085,290
250	507,191	9,192,835	5,444,463	7,591,765	8,692,835	8,822,835
275	492,710	8,930,362	5,181,990	7,329,291	8,430,362	8,560,362
300	478,229	8,667,906	4,919,534	7,066,836	8,167,906	8,297,906
325	463,748	8,405,433	4,657,061	6,804,362	7,905,433	8,035,433

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	533,940	9,677,660	5,929,288	8,076,590	9,177,660	9,307,660
20	522,355	9,467,685	5,719,313	7,866,614	8,967,685	9,097,685
30	516,563	9,362,706	5,614,334	7,761,636	8,862,706	8,992,706
50	504,978	9,152,731	5,404,359	7,551,661	8,652,731	8,782,731
70	493,393	8,942,756	5,194,384	7,341,686	8,442,756	8,572,756
90	481,810	8,732,799	4,984,427	7,131,729	8,232,799	8,362,799
100	476,017	8,627,802	4,879,431	7,026,732	8,127,802	8,257,802
125	461,536	8,365,347	4,616,975	6,764,277	7,865,347	7,995,347
150	447,055	8,102,874	4,354,502	6,501,803	7,602,874	7,732,874
175	432,575	7,840,418	4,092,046	6,239,348	7,340,418	7,470,418
200	418,094	7,577,945	3,829,573	5,976,874	7,077,945	7,207,945
225	403,613	7,315,489	3,567,118	5,714,419	6,815,489	6,945,489
250	389,132	7,053,016	3,304,644	5,451,946	6,553,016	6,683,016
275	374,652	6,790,561	3,042,189	5,189,490	6,290,561	6,420,561
300	360,170	6,528,087	2,779,715	4,927,017	6,028,087	6,158,087
325	345,690	6,265,632	2,517,260	4,664,562	5,765,632	5,895,632

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	415,882	7,537,859	3,789,487	5,936,789	7,037,859	7,167,859
20	404,297	7,327,884	3,579,512	5,726,814	6,827,884	6,957,884
30	398,505	7,222,905	3,474,534	5,621,835	6,722,905	6,852,905
50	386,920	7,012,930	3,264,558	5,411,860	6,512,930	6,642,930
70	375,335	6,802,955	3,054,583	5,201,885	6,302,955	6,432,955
90	363,751	6,592,980	2,844,608	4,991,910	6,092,980	6,222,980
100	357,959	6,488,001	2,739,630	4,886,931	5,988,001	6,118,001
125	343,477	6,225,528	2,477,156	4,624,458	5,725,528	5,855,528
150	328,997	5,963,073	2,214,701	4,362,002	5,463,073	5,593,073
175	314,516	5,700,599	1,952,227	4,099,529	5,200,599	5,330,599
200	300,036	5,438,144	1,689,772	3,837,074	4,938,144	5,068,144
225	285,555	5,175,689	1,427,317	3,574,618	4,675,689	4,805,689
250	271,074	4,913,215	1,164,843	3,312,145	4,413,215	4,543,215
275	256,594	4,650,760	902,388	3,049,689	4,150,760	4,280,760
300	242,112	4,388,286	639,915	2,787,216	3,888,286	4,018,286
325	227,632	4,125,831	377,459	2,524,761	3,625,831	3,755,831

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	6
Flats	
No of units	10 units
Density:	85 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.12 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	856,348	7,278,957	3,530,585	5,677,887	6,778,957	6,908,957
20	841,149	7,149,766	3,401,394	5,548,696	6,649,766	6,779,766
30	833,549	7,085,166	3,336,794	5,484,096	6,585,166	6,715,166
50	818,350	6,955,975	3,207,603	5,354,905	6,455,975	6,585,975
70	803,151	6,826,784	3,078,412	5,225,714	6,326,784	6,456,784
90	787,952	6,697,593	2,949,221	5,096,523	6,197,593	6,327,593
100	780,352	6,632,993	2,884,622	5,031,923	6,132,993	6,262,993
125	761,354	6,471,511	2,723,139	4,870,441	5,971,511	6,101,511
150	742,355	6,310,020	2,561,648	4,708,950	5,810,020	5,940,020
175	723,356	6,148,529	2,400,157	4,547,459	5,648,529	5,778,529
200	704,357	5,987,038	2,238,667	4,385,968	5,487,038	5,617,038
225	685,359	5,825,547	2,077,176	4,224,477	5,325,547	5,455,547
250	666,360	5,664,057	1,915,685	4,062,986	5,164,057	5,294,057
275	647,362	5,502,574	1,754,202	3,901,504	5,002,574	5,132,574
300	628,363	5,341,083	1,592,711	3,740,013	4,841,083	4,971,083
325	609,364	5,179,592	1,431,221	3,578,522	4,679,592	4,809,592

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	701,455	5,962,370	2,213,998	4,361,299	5,462,370	5,592,370
20	686,256	5,833,179	2,084,807	4,232,108	5,333,179	5,463,179
30	678,656	5,768,579	2,020,207	4,167,508	5,268,579	5,398,579
50	663,457	5,639,388	1,891,016	4,038,317	5,139,388	5,269,388
70	648,258	5,510,197	1,761,825	3,909,126	5,010,197	5,140,197
90	633,060	5,381,006	1,632,634	3,779,935	4,881,006	5,011,006
100	625,461	5,316,415	1,568,043	3,715,344	4,816,415	4,946,415
125	606,462	5,154,924	1,406,552	3,553,853	4,654,924	4,784,924
150	587,463	4,993,433	1,245,061	3,392,362	4,493,433	4,623,433
175	568,464	4,831,942	1,083,570	3,230,871	4,331,942	4,461,942
200	549,465	4,670,451	922,079	3,069,381	4,170,451	4,300,451
225	530,466	4,508,960	760,588	2,907,890	4,008,960	4,138,960
250	511,468	4,347,478	599,106	2,746,407	3,847,478	3,977,478
275	492,469	4,185,987	437,615	2,584,916	3,685,987	3,815,987
300	473,470	4,024,496	276,124	2,423,425	3,524,496	3,654,496
325	454,471	3,863,005	114,633	2,261,935	3,363,005	3,493,005

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	546,563	4,645,782	897,410	3,044,712	4,145,782	4,275,782
20	531,364	4,516,591	768,219	2,915,521	4,016,591	4,146,591
30	523,764	4,451,991	703,620	2,850,921	3,951,991	4,081,991
50	508,565	4,322,800	574,429	2,721,730	3,822,800	3,952,800
70	493,366	4,193,609	445,238	2,592,539	3,693,609	3,823,609
90	478,167	4,064,418	316,047	2,463,348	3,564,418	3,694,418
100	470,568	3,999,827	251,455	2,398,757	3,499,827	3,629,827
125	451,569	3,838,336	89,964	2,237,266	3,338,336	3,468,336
150	432,570	3,676,845	-71,526	2,075,775	3,176,845	3,306,845
175	413,571	3,515,354	-233,017	1,914,284	3,015,354	3,145,354
200	394,572	3,353,864	-394,508	1,752,793	2,853,864	2,983,864
225	375,574	3,192,373	-655,991	1,591,311	2,692,373	2,822,373
250	356,575	3,030,883	-917,474	1,429,820	2,530,883	2,660,883
275	337,576	2,869,392	-1,178,957	1,268,329	2,369,392	2,499,392
300	318,577	2,707,901	-1,440,440	1,106,838	2,207,901	2,337,901
325	299,579	2,546,410	-1,701,923	945,347	2,046,410	2,176,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	7
Houses	
No of units	10 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,320,557	5,801,393	2,053,021	4,200,322	5,301,393	5,431,393
20	2,303,690	5,759,226	2,010,854	4,158,155	5,259,226	5,389,226
30	2,295,256	5,738,141	1,989,769	4,137,071	5,238,141	5,368,141
50	2,278,390	5,695,974	1,947,602	4,094,903	5,195,974	5,325,974
70	2,261,522	5,653,804	1,905,432	4,052,734	5,153,804	5,283,804
90	2,244,655	5,611,637	1,863,265	4,010,567	5,111,637	5,241,637
100	2,236,221	5,590,552	1,842,181	3,989,482	5,090,552	5,220,552
125	2,215,138	5,537,844	1,789,472	3,936,774	5,037,844	5,167,844
150	2,194,053	5,485,133	1,736,762	3,884,063	4,985,133	5,115,133
175	2,172,969	5,432,423	1,684,051	3,831,352	4,932,423	5,062,423
200	2,151,885	5,379,712	1,631,340	3,778,641	4,879,712	5,009,712
225	2,130,801	5,327,004	1,578,632	3,725,933	4,827,004	4,957,004
250	2,109,717	5,274,293	1,525,921	3,673,222	4,774,293	4,904,293
275	2,088,633	5,221,582	1,473,210	3,620,512	4,721,582	4,851,582
300	2,067,550	5,168,874	1,420,502	3,567,803	4,668,874	4,798,874
325	2,046,465	5,116,163	1,367,791	3,515,093	4,616,163	4,746,163

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,105,691	5,264,228	1,515,856	3,663,157	4,764,228	4,894,228
20	2,088,824	5,222,061	1,473,689	3,620,990	4,722,061	4,852,061
30	2,080,390	5,200,976	1,452,604	3,599,906	4,700,976	4,830,976
50	2,063,524	5,158,809	1,410,437	3,557,738	4,658,809	4,788,809
70	2,046,656	5,116,639	1,368,267	3,515,569	4,616,639	4,746,639
90	2,029,789	5,074,472	1,326,100	3,473,402	4,574,472	4,704,472
100	2,021,355	5,053,387	1,305,016	3,452,317	4,553,387	4,683,387
125	2,000,271	5,000,677	1,252,305	3,399,606	4,500,677	4,630,677
150	1,979,187	4,947,968	1,199,597	3,346,898	4,447,968	4,577,968
175	1,958,103	4,895,258	1,146,886	3,294,187	4,395,258	4,525,258
200	1,937,019	4,842,547	1,094,175	3,241,476	4,342,547	4,472,547
225	1,915,935	4,789,839	1,041,467	3,188,768	4,289,839	4,419,839
250	1,894,851	4,737,128	988,756	3,136,057	4,237,128	4,367,128
275	1,873,767	4,684,417	936,045	3,083,347	4,184,417	4,314,417
300	1,852,684	4,631,709	883,337	3,030,638	4,131,709	4,261,709
325	1,831,599	4,578,998	830,626	2,977,928	4,078,998	4,208,998

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,890,825	4,727,063	978,691	3,125,992	4,227,063	4,357,063
20	1,873,957	4,684,893	936,521	3,083,823	4,184,893	4,314,893
30	1,865,524	4,663,811	915,439	3,062,741	4,163,811	4,293,811
50	1,848,657	4,621,641	873,270	3,020,571	4,121,641	4,251,641
70	1,831,790	4,579,474	831,102	2,978,404	4,079,474	4,209,474
90	1,814,923	4,537,307	788,935	2,936,237	4,037,307	4,167,307
100	1,806,489	4,516,222	767,851	2,915,152	4,016,222	4,146,222
125	1,785,405	4,463,512	715,140	2,862,441	3,963,512	4,093,512
150	1,764,321	4,410,803	662,432	2,809,733	3,910,803	4,040,803
175	1,743,237	4,358,093	609,721	2,757,022	3,858,093	3,988,093
200	1,722,153	4,305,382	557,010	2,704,311	3,805,382	3,935,382
225	1,701,069	4,252,674	504,302	2,651,603	3,752,674	3,882,674
250	1,679,985	4,199,963	451,591	2,598,892	3,699,963	3,829,963
275	1,658,901	4,147,252	398,880	2,546,182	3,647,252	3,777,252
300	1,637,818	4,094,544	346,172	2,493,473	3,594,544	3,724,544
325	1,616,733	4,041,833	293,461	2,440,763	3,541,833	3,671,833

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 8	
Flats	
No of units	11 units
Density:	85 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,009,709	7,802,298	4,053,926	6,201,227	7,302,298	7,432,298
20	993,352	7,675,903	3,927,532	6,074,833	7,175,903	7,305,903
30	985,173	7,612,698	3,864,327	6,011,628	7,112,698	7,242,698
50	968,816	7,486,304	3,737,932	5,885,234	6,986,304	7,116,304
70	952,458	7,359,902	3,611,530	5,758,831	6,859,902	6,989,902
90	936,101	7,233,507	3,485,136	5,632,437	6,733,507	6,863,507
100	927,922	7,170,310	3,421,938	5,569,240	6,670,310	6,800,310
125	907,475	7,012,306	3,263,934	5,411,235	6,512,306	6,642,306
150	887,028	6,854,309	3,105,937	5,253,238	6,354,309	6,484,309
175	866,582	6,696,312	2,947,940	5,095,241	6,196,312	6,326,312
200	846,135	6,538,315	2,789,943	4,937,244	6,038,315	6,168,315
225	825,688	6,380,318	2,631,946	4,779,248	5,880,318	6,010,318
250	805,242	6,222,321	2,473,949	4,621,251	5,722,321	5,852,321
275	784,794	6,064,316	2,315,945	4,463,246	5,564,316	5,694,316
300	764,347	5,906,319	2,157,948	4,305,249	5,406,319	5,536,319
325	743,901	5,748,323	1,999,951	4,147,252	5,248,323	5,378,323

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	837,829	6,474,132	2,725,760	4,873,062	5,974,132	6,104,132
20	821,471	6,347,730	2,599,358	4,746,660	5,847,730	5,977,730
30	813,292	6,284,533	2,536,161	4,683,462	5,784,533	5,914,533
50	796,936	6,158,138	2,409,767	4,557,068	5,658,138	5,788,138
70	780,578	6,031,736	2,283,364	4,430,666	5,531,736	5,661,736
90	764,220	5,905,334	2,156,962	4,304,264	5,405,334	5,535,334
100	756,041	5,842,137	2,093,765	4,241,066	5,342,137	5,472,137
125	735,595	5,684,140	1,935,768	4,083,069	5,184,140	5,314,140
150	715,148	5,526,143	1,777,771	3,925,073	5,026,143	5,156,143
175	694,701	5,368,146	1,619,774	3,767,076	4,868,146	4,998,146
200	674,254	5,210,141	1,461,777	3,609,071	4,710,141	4,840,141
225	653,807	5,052,144	1,303,773	3,451,074	4,552,144	4,682,144
250	633,360	4,894,148	1,145,776	3,293,077	4,394,148	4,524,148
275	612,914	4,736,151	987,779	3,135,080	4,236,151	4,366,151
300	592,467	4,578,154	829,782	2,977,083	4,078,154	4,208,154
325	572,020	4,420,157	671,785	2,819,086	3,920,157	4,050,157

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	665,949	5,145,966	1,397,595	3,544,896	4,645,966	4,775,966
20	649,591	5,019,564	1,271,192	3,418,494	4,519,564	4,649,564
30	641,412	4,956,367	1,207,995	3,355,297	4,456,367	4,586,367
50	625,054	4,829,965	1,081,593	3,228,894	4,329,965	4,459,965
70	608,697	4,703,570	955,199	3,102,500	4,203,570	4,333,570
90	592,339	4,577,168	828,796	2,976,098	4,077,168	4,207,168
100	584,161	4,513,971	765,599	2,912,901	4,013,971	4,143,971
125	563,714	4,355,974	607,602	2,754,904	3,855,974	3,985,974
150	543,267	4,197,969	449,598	2,596,899	3,697,969	3,827,969
175	522,820	4,039,973	291,601	2,438,902	3,539,973	3,669,973
200	502,373	3,881,976	133,604	2,280,905	3,381,976	3,511,976
225	481,927	3,723,979	-24,393	2,122,908	3,223,979	3,353,979
250	461,480	3,565,982	-182,390	1,964,911	3,065,982	3,195,982
275	441,033	3,407,985	-340,387	1,806,915	2,907,985	3,037,985
300	420,586	3,249,988	-498,392	1,648,910	2,749,980	2,879,980
325	400,139	3,091,983	-656,388	1,490,913	2,591,983	2,721,983

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	9
Houses	
No of units	11 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,520,247	5,727,834	1,979,462	4,126,764	5,227,834	5,357,834
20	2,501,916	5,686,173	1,937,801	4,085,102	5,186,173	5,316,173
30	2,492,750	5,665,342	1,916,970	4,064,272	5,165,342	5,295,342
50	2,474,418	5,623,678	1,875,307	4,022,608	5,123,678	5,253,678
70	2,456,088	5,582,017	1,833,645	3,980,947	5,082,017	5,212,017
90	2,437,756	5,540,354	1,791,982	3,939,283	5,040,354	5,170,354
100	2,428,590	5,519,523	1,771,151	3,918,452	5,019,523	5,149,523
125	2,406,676	5,467,445	1,719,073	3,866,375	4,967,445	5,097,445
150	2,382,761	5,415,365	1,666,993	3,814,295	4,915,365	5,045,365
175	2,358,846	5,363,287	1,614,916	3,762,217	4,863,287	4,993,287
200	2,336,932	5,311,210	1,562,838	3,710,139	4,811,210	4,941,210
225	2,314,018	5,259,132	1,510,760	3,658,061	4,759,132	4,889,132
250	2,291,104	5,207,054	1,458,682	3,605,984	4,707,054	4,837,054
275	2,268,190	5,154,976	1,406,605	3,553,906	4,654,976	4,784,976
300	2,245,275	5,102,899	1,354,527	3,501,828	4,602,899	4,732,899
325	2,222,361	5,050,821	1,302,449	3,449,750	4,550,821	4,680,821

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,286,728	5,197,109	1,448,737	3,596,038	4,697,109	4,827,109
20	2,268,397	5,155,447	1,407,075	3,554,377	4,655,447	4,785,447
30	2,259,230	5,134,614	1,386,243	3,533,544	4,634,614	4,764,614
50	2,240,899	5,092,953	1,344,581	3,491,883	4,592,953	4,722,953
70	2,222,567	5,051,289	1,302,918	3,450,219	4,551,289	4,681,289
90	2,204,236	5,009,628	1,261,256	3,408,558	4,509,628	4,639,628
100	2,195,071	4,988,797	1,240,426	3,387,727	4,488,797	4,618,797
125	2,172,157	4,936,720	1,188,348	3,335,649	4,436,720	4,566,720
150	2,149,241	4,884,640	1,136,268	3,283,569	4,384,640	4,514,640
175	2,126,327	4,832,562	1,084,190	3,231,492	4,332,562	4,462,562
200	2,103,413	4,780,484	1,032,112	3,179,414	4,280,484	4,410,484
225	2,080,499	4,728,406	980,035	3,127,336	4,228,406	4,358,406
250	2,057,585	4,676,329	927,957	3,075,258	4,176,329	4,306,329
275	2,034,670	4,624,251	875,879	3,023,181	4,124,251	4,254,251
300	2,011,756	4,572,173	823,801	2,971,103	4,072,173	4,202,173
325	1,988,841	4,520,093	771,721	2,919,023	4,020,093	4,150,093

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,053,209	4,666,383	918,011	3,065,313	4,166,383	4,296,383
20	2,034,878	4,624,722	876,350	3,023,651	4,124,722	4,254,722
30	2,025,711	4,603,889	855,517	3,002,819	4,103,889	4,233,889
50	2,007,380	4,562,228	813,856	2,961,157	4,062,228	4,192,228
70	1,989,048	4,520,564	772,192	2,919,494	4,020,564	4,150,564
90	1,970,717	4,478,903	730,531	2,877,832	3,978,903	4,108,903
100	1,961,552	4,458,072	709,700	2,857,002	3,958,072	4,088,072
125	1,938,637	4,405,992	657,620	2,804,922	3,905,992	4,035,992
150	1,915,722	4,353,914	605,543	2,752,844	3,853,914	3,983,914
175	1,892,808	4,301,837	553,465	2,700,766	3,801,837	3,931,837
200	1,869,894	4,249,759	501,387	2,648,688	3,749,759	3,879,759
225	1,846,980	4,197,681	449,309	2,596,611	3,697,681	3,827,681
250	1,824,065	4,145,603	397,231	2,544,533	3,645,603	3,775,603
275	1,801,151	4,093,526	345,154	2,492,455	3,593,526	3,723,526
300	1,778,236	4,041,445	293,074	2,440,375	3,541,445	3,671,445
325	1,755,322	3,989,368	240,996	2,388,297	3,489,368	3,619,368

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	10
Flats	
No of units	15 units
Density:	95 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.1579 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,270,367	8,045,656	4,297,284	6,444,586	7,545,656	7,675,656
20	1,248,547	7,907,466	4,159,094	6,306,395	7,407,466	7,537,466
30	1,237,637	7,838,371	4,089,999	6,237,300	7,338,371	7,468,371
50	1,215,818	7,700,180	3,951,808	6,099,110	7,200,180	7,330,180
70	1,193,998	7,561,990	3,813,618	5,960,920	7,061,990	7,191,990
90	1,172,179	7,423,800	3,675,428	5,822,729	6,923,800	7,053,800
100	1,161,269	7,354,704	3,606,333	5,753,634	6,854,704	6,984,704
125	1,133,995	7,181,967	3,433,595	5,580,896	6,681,967	6,811,967
150	1,106,720	7,009,229	3,260,857	5,408,158	6,509,229	6,639,229
175	1,079,446	6,836,491	3,088,119	5,235,421	6,336,491	6,466,491
200	1,052,172	6,663,753	2,915,381	5,062,683	6,163,753	6,293,753
225	1,024,897	6,491,015	2,742,643	4,889,945	5,991,015	6,121,015
250	997,623	6,318,277	2,569,906	4,717,207	5,818,277	5,948,277
275	970,348	6,145,539	2,397,168	4,544,469	5,645,539	5,775,539
300	943,074	5,972,802	2,224,430	4,371,731	5,472,802	5,602,802
325	915,800	5,800,064	2,051,692	4,198,993	5,300,064	5,430,064

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,044,368	6,614,329	2,865,957	5,013,258	6,114,329	6,244,329
20	1,022,548	6,476,139	2,727,767	4,875,068	5,976,139	6,106,139
30	1,011,638	6,407,043	2,658,672	4,805,973	5,907,043	6,037,043
50	989,819	6,268,853	2,520,481	4,667,783	5,768,853	5,898,853
70	967,999	6,130,663	2,382,291	4,529,592	5,630,663	5,760,663
90	946,180	5,992,473	2,244,101	4,391,402	5,492,473	5,622,473
100	935,270	5,923,377	2,175,006	4,322,307	5,423,377	5,553,377
125	907,996	5,750,639	2,002,268	4,149,569	5,250,639	5,380,639
150	880,721	5,577,902	1,829,530	3,976,831	5,077,902	5,207,902
175	853,447	5,405,164	1,656,792	3,804,093	4,905,164	5,035,164
200	826,173	5,232,426	1,484,054	3,631,356	4,732,426	4,862,426
225	798,898	5,059,688	1,311,316	3,458,618	4,559,688	4,689,688
250	771,624	4,886,950	1,138,578	3,285,880	4,386,950	4,516,950
275	744,349	4,714,212	965,841	3,113,142	4,214,212	4,344,212
300	717,075	4,541,474	793,103	2,940,404	4,041,474	4,171,474
325	689,801	4,368,737	620,365	2,767,666	3,868,737	3,998,737

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	818,370	5,183,008	1,434,636	3,581,938	4,683,008	4,813,008
20	796,550	5,044,818	1,296,446	3,443,747	4,544,818	4,674,818
30	785,640	4,975,723	1,227,351	3,374,652	4,475,723	4,605,723
50	763,821	4,837,532	1,089,161	3,236,462	4,337,532	4,467,532
70	742,001	4,699,342	950,970	3,098,272	4,199,342	4,329,342
90	720,182	4,561,152	812,780	2,960,081	4,061,152	4,191,152
100	709,272	4,492,057	743,685	2,890,986	3,992,057	4,122,057
125	681,998	4,319,319	570,947	2,718,248	3,819,319	3,949,319
150	654,723	4,146,581	398,209	2,545,510	3,646,581	3,776,581
175	627,449	3,973,843	225,471	2,372,773	3,473,843	3,603,843
200	600,173	3,801,099	52,727	2,200,028	3,301,099	3,431,099
225	572,899	3,628,361	-120,011	2,027,291	3,128,361	3,258,361
250	545,625	3,455,623	-292,749	1,854,553	2,955,623	3,085,623
275	518,350	3,282,885	-465,487	1,681,815	2,782,885	2,912,885
300	491,076	3,110,147	-638,224	1,509,077	2,610,147	2,740,147
325	463,801	2,937,409	-810,962	1,336,339	2,437,409	2,567,409

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	11
Houses	
No of units	20 units
Density:	25 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.80 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,629,869	5,787,337	2,038,965	4,186,266	5,287,337	5,417,337
20	4,599,805	5,749,756	2,001,384	4,148,686	5,249,756	5,379,756
30	4,584,773	5,730,966	1,982,594	4,129,896	5,230,966	5,360,966
50	4,554,708	5,693,385	1,945,013	4,092,314	5,193,385	5,323,385
70	4,524,643	5,655,804	1,907,433	4,054,734	5,155,804	5,285,804
90	4,494,578	5,618,223	1,869,851	4,017,152	5,118,223	5,248,223
100	4,479,546	5,599,433	1,851,061	3,998,362	5,099,433	5,229,433
125	4,441,965	5,552,457	1,804,085	3,951,386	5,052,457	5,182,457
150	4,404,384	5,505,481	1,757,109	3,904,410	5,005,481	5,135,481
175	4,368,804	5,458,505	1,710,133	3,857,434	4,958,505	5,088,505
200	4,329,223	5,411,529	1,663,157	3,810,458	4,911,529	5,041,529
225	4,291,642	5,364,553	1,616,181	3,763,482	4,864,553	4,994,553
250	4,254,061	5,317,577	1,569,205	3,716,506	4,817,577	4,947,577
275	4,216,481	5,270,601	1,522,229	3,669,530	4,770,601	4,900,601
300	4,178,900	5,223,625	1,475,253	3,622,554	4,723,625	4,853,625
325	4,141,319	5,176,649	1,428,277	3,575,578	4,676,649	4,806,649

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,208,456	5,260,571	1,512,199	3,659,500	4,760,571	4,890,571
20	4,178,392	5,222,990	1,474,618	3,621,920	4,722,990	4,852,990
30	4,163,360	5,204,200	1,455,828	3,603,130	4,704,200	4,834,200
50	4,133,295	5,166,619	1,418,247	3,565,548	4,666,619	4,796,619
70	4,103,231	5,129,038	1,380,666	3,527,968	4,629,038	4,759,038
90	4,073,165	5,091,457	1,343,085	3,490,386	4,591,457	4,721,457
100	4,058,133	5,072,667	1,324,295	3,471,596	4,572,667	4,702,667
125	4,020,552	5,025,691	1,277,319	3,424,620	4,525,691	4,655,691
150	3,982,972	4,978,715	1,230,343	3,377,644	4,478,715	4,608,715
175	3,945,391	4,931,739	1,183,367	3,330,668	4,431,739	4,561,739
200	3,907,810	4,884,763	1,136,391	3,283,692	4,384,763	4,514,763
225	3,870,229	4,837,787	1,089,415	3,236,716	4,337,787	4,467,787
250	3,832,648	4,790,811	1,042,439	3,189,740	4,290,811	4,420,811
275	3,795,068	4,743,835	995,463	3,142,764	4,243,835	4,373,835
300	3,757,487	4,696,859	948,487	3,095,788	4,196,859	4,326,859
325	3,719,906	4,649,883	901,511	3,048,812	4,149,883	4,279,883

Maximum CIL rates (per square metre)

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

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,787,044	4,733,804	985,433	3,132,734	4,233,804	4,363,804
20	3,756,979	4,696,224	947,852	3,095,154	4,196,224	4,326,224
30	3,741,946	4,677,433	929,061	3,076,362	4,177,433	4,307,433
50	3,711,882	4,639,853	891,481	3,038,782	4,139,853	4,269,853
70	3,681,818	4,602,272	853,900	3,001,202	4,102,272	4,232,272
90	3,651,753	4,564,691	816,319	2,963,620	4,064,691	4,194,691
100	3,636,720	4,545,901	797,529	2,944,830	4,045,901	4,175,901
125	3,599,140	4,498,925	750,553	2,897,854	3,998,925	4,128,925
150	3,561,559	4,451,949	703,577	2,850,878	3,951,949	4,081,949
175	3,523,978	4,404,973	656,601	2,803,902	3,904,973	4,034,973
200	3,486,397	4,357,997	609,625	2,756,926	3,857,997	3,987,997
225	3,448,816	4,311,021	562,649	2,709,950	3,811,021	3,941,021
250	3,411,236	4,264,045	515,673	2,662,974	3,764,045	3,894,045
275	3,373,655	4,217,069	468,697	2,615,998	3,717,069	3,847,069
300	3,336,073	4,170,091	421,720	2,569,021	3,670,091	3,800,091
325	3,298,492	4,123,115	374,744	2,522,045	3,623,115	3,753,115

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	12
Flats	
No of units	30 units
Density:	75 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,582,754	6,456,885	2,708,513	4,855,815	5,956,885	6,086,885
20	2,539,289	6,348,222	2,599,850	4,747,152	5,848,222	5,978,222
30	2,517,557	6,293,892	2,545,520	4,692,821	5,793,892	5,923,892
50	2,474,092	6,185,229	2,436,857	4,584,158	5,685,229	5,815,229
70	2,430,626	6,076,566	2,328,194	4,475,495	5,576,566	5,706,566
90	2,387,161	5,967,903	2,219,531	4,366,832	5,467,903	5,597,903
100	2,365,429	5,913,573	2,165,201	4,312,502	5,413,573	5,543,573
125	2,311,098	5,777,744	2,029,373	4,176,674	5,277,744	5,407,744
150	2,256,767	5,641,916	1,893,544	4,040,846	5,141,916	5,271,916
175	2,202,435	5,506,088	1,757,716	3,905,018	5,006,088	5,136,088
200	2,148,104	5,370,260	1,621,888	3,769,190	4,870,260	5,000,260
225	2,093,773	5,234,432	1,486,060	3,633,362	4,734,432	4,864,432
250	2,039,443	5,098,604	1,350,234	3,497,536	4,598,606	4,728,606
275	1,985,111	4,962,778	1,214,406	3,361,708	4,462,778	4,592,778
300	1,930,780	4,826,950	1,078,578	3,225,880	4,326,950	4,456,950
325	1,876,449	4,691,122	942,750	3,090,052	4,191,122	4,321,122

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,130,756	5,326,890	1,578,518	3,725,820	4,826,890	4,956,890
20	2,087,291	5,218,227	1,469,855	3,617,157	4,718,227	4,848,227
30	2,065,559	5,163,897	1,415,525	3,562,826	4,663,897	4,793,897
50	2,022,093	5,055,234	1,306,862	3,454,163	4,555,234	4,685,234
70	1,978,629	4,946,573	1,198,201	3,345,503	4,446,573	4,576,573
90	1,935,164	4,837,910	1,089,538	3,236,840	4,337,910	4,467,910
100	1,913,431	4,783,577	1,035,206	3,182,507	4,283,577	4,413,577
125	1,859,100	4,647,749	899,378	3,046,679	4,147,749	4,277,749
150	1,804,769	4,511,924	763,552	2,910,853	4,011,924	4,141,924
175	1,750,438	4,376,096	627,724	2,775,025	3,876,096	4,006,096
200	1,696,107	4,240,267	491,896	2,639,197	3,740,267	3,870,267
225	1,641,776	4,104,439	356,068	2,503,369	3,604,439	3,734,439
250	1,587,444	3,968,611	220,239	2,367,541	3,468,611	3,598,611
275	1,533,113	3,832,783	84,411	2,231,713	3,332,783	3,462,783
300	1,478,782	3,696,955	-51,417	2,095,885	3,196,955	3,326,955
325	1,424,451	3,561,127	-187,245	1,960,056	3,061,127	3,191,127

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,678,758	4,196,895	448,523	2,595,824	3,696,895	3,826,895
20	1,635,294	4,088,234	339,863	2,487,164	3,588,234	3,718,234
30	1,613,561	4,033,902	285,530	2,432,831	3,533,902	3,663,902
50	1,570,096	3,925,241	176,869	2,324,171	3,425,241	3,555,241
70	1,526,631	3,816,578	68,206	2,215,508	3,316,578	3,446,578
90	1,483,166	3,707,915	-40,457	2,106,845	3,207,915	3,337,915
100	1,461,434	3,653,585	-94,787	2,052,514	3,153,585	3,283,585
125	1,407,103	3,517,757	-230,615	1,916,686	3,017,757	3,147,757
150	1,352,771	3,381,929	-366,443	1,780,858	2,881,929	3,011,929
175	1,298,440	3,246,100	-502,271	1,645,030	2,746,100	2,876,100
200	1,244,109	3,110,272	-638,099	1,509,202	2,610,272	2,740,272
225	1,189,778	2,974,444	-773,928	1,373,374	2,474,444	2,604,444
250	1,135,446	2,838,616	-909,756	1,237,546	2,338,616	2,468,616
275	1,081,115	2,702,788	-1,045,584	1,101,718	2,202,788	2,332,788
300	1,026,784	2,566,960	-1,181,412	965,889	2,066,960	2,196,960
325	972,453	2,431,132	-1,317,240	830,061	1,931,132	2,061,132

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 13

Flats and Houses
No of units 50 units
Density: 115 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.43 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,469,195	12,579,148	8,830,776	10,978,078	12,079,148	12,209,148
20	5,397,082	12,413,289	8,664,918	10,812,219	11,913,289	12,043,289
30	5,361,027	12,330,361	8,581,990	10,729,291	11,830,361	11,960,361
50	5,288,915	12,164,505	8,416,133	10,563,435	11,664,505	11,794,505
70	5,216,803	11,998,646	8,250,274	10,397,576	11,498,646	11,628,646
90	5,144,690	11,832,788	8,084,416	10,231,717	11,332,788	11,462,788
100	5,108,634	11,749,859	8,001,488	10,148,789	11,249,859	11,379,859
125	5,018,495	11,542,538	7,794,166	9,941,467	11,042,538	11,172,538
150	4,928,355	11,335,216	7,586,844	9,734,146	10,835,216	10,965,216
175	4,838,214	11,127,892	7,379,520	9,526,822	10,627,892	10,757,892
200	4,748,074	10,920,570	7,172,199	9,319,500	10,420,570	10,550,570
225	4,657,934	10,713,249	6,964,877	9,112,178	10,213,249	10,343,249
250	4,567,793	10,505,925	6,757,553	8,904,855	10,005,925	10,135,925
275	4,477,654	10,298,603	6,550,231	8,697,533	9,798,603	9,928,603
300	4,387,514	10,091,282	6,342,910	8,490,211	9,591,282	9,721,282
325	4,297,374	9,883,960	6,135,588	8,282,890	9,383,960	9,513,960

Maximum CIL rates (per square metre)

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

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,693,587	10,795,251	7,046,879	9,194,180	10,295,251	10,425,251
20	4,621,476	10,629,394	6,881,022	9,028,324	10,129,394	10,259,394
30	4,585,419	10,546,464	6,798,092	8,945,393	10,046,464	10,176,464
50	4,513,308	10,380,607	6,632,236	8,779,537	9,880,607	10,010,607
70	4,441,195	10,214,749	6,466,377	8,613,678	9,714,749	9,844,749
90	4,369,084	10,048,892	6,300,521	8,447,822	9,548,892	9,678,892
100	4,333,027	9,965,962	6,217,590	8,364,891	9,465,962	9,595,962
125	4,242,887	9,758,640	6,010,268	8,157,570	9,258,640	9,388,640
150	4,152,747	9,551,319	5,802,947	7,950,248	9,051,319	9,181,319
175	4,062,607	9,343,997	5,595,625	7,742,927	8,843,997	8,973,997
200	3,972,466	9,136,673	5,388,301	7,535,603	8,636,673	8,766,673
225	3,882,327	8,929,351	5,180,980	7,328,281	8,429,351	8,559,351
250	3,792,187	8,722,030	4,973,658	7,120,959	8,222,030	8,352,030
275	3,702,047	8,514,708	4,766,336	6,913,638	8,014,708	8,144,708
300	3,611,906	8,307,384	4,559,012	6,706,314	7,807,384	7,937,384
325	3,521,766	8,100,062	4,351,691	6,498,992	7,600,062	7,730,062

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,917,981	9,011,355	5,262,984	7,410,285	8,511,355	8,641,355
20	3,845,868	8,845,497	5,097,125	7,244,426	8,345,497	8,475,497
30	3,809,812	8,762,569	5,014,197	7,161,498	8,262,569	8,392,569
50	3,737,700	8,596,710	4,848,338	6,995,639	8,096,710	8,226,710
70	3,665,588	8,430,853	4,682,482	6,829,783	7,930,853	8,060,853
90	3,593,476	8,264,995	4,516,623	6,663,924	7,764,995	7,894,995
100	3,557,420	8,182,067	4,433,695	6,580,996	7,682,067	7,812,067
125	3,467,279	7,974,743	4,226,371	6,373,672	7,474,743	7,604,743
150	3,377,140	7,767,421	4,019,049	6,166,351	7,267,421	7,397,421
175	3,287,000	7,560,099	3,811,728	5,959,029	7,060,099	7,190,099
200	3,196,860	7,352,778	3,604,406	5,751,707	6,852,778	6,982,778
225	3,106,719	7,145,454	3,397,082	5,544,383	6,645,454	6,775,454
250	3,016,579	6,938,132	3,189,760	5,337,062	6,438,132	6,568,132
275	2,926,411	6,730,746	2,982,374	5,129,676	6,230,746	6,360,746
300	2,834,797	6,520,032	2,771,660	4,918,962	6,020,032	6,150,032
325	2,743,183	6,309,321	2,560,949	4,708,250	5,809,321	5,939,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	14
Houses	
No of units	50 units
Density:	40 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.25 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,811,151	8,648,921	4,900,549	7,047,850	8,148,921	8,278,921
20	10,737,247	8,589,798	4,841,426	6,988,727	8,089,798	8,219,798
30	10,700,295	8,560,236	4,811,865	6,959,166	8,060,236	8,190,236
50	10,626,392	8,501,113	4,752,742	6,900,043	8,001,113	8,131,113
70	10,552,488	8,441,990	4,693,619	6,840,920	7,941,990	8,071,990
90	10,478,584	8,382,867	4,634,496	6,781,797	7,882,867	8,012,867
100	10,441,632	8,353,306	4,604,934	6,752,235	7,853,306	7,983,306
125	10,346,253	8,279,402	4,531,030	6,678,322	7,779,402	7,909,402
150	10,256,873	8,205,498	4,457,127	6,604,428	7,705,498	7,835,498
175	10,164,494	8,131,595	4,383,224	6,530,525	7,631,595	7,761,595
200	10,072,115	8,057,692	4,309,320	6,456,621	7,557,692	7,687,692
225	9,979,735	7,983,788	4,235,416	6,382,718	7,483,788	7,613,788
250	9,887,355	7,909,884	4,161,512	6,308,814	7,409,884	7,539,884
275	9,794,976	7,835,980	4,087,609	6,234,910	7,335,980	7,465,980
300	9,702,596	7,762,077	4,013,705	6,161,006	7,262,077	7,392,077
325	9,610,216	7,688,173	3,939,801	6,087,103	7,188,173	7,318,173

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,814,479	7,851,583	4,103,211	6,250,513	7,351,583	7,481,583
20	9,740,575	7,792,460	4,044,088	6,191,390	7,292,460	7,422,460
30	9,703,623	7,762,899	4,014,527	6,161,828	7,262,899	7,392,899
50	9,629,720	7,703,776	3,955,404	6,102,705	7,203,776	7,333,776
70	9,555,817	7,644,653	3,896,282	6,043,583	7,144,653	7,274,653
90	9,481,913	7,585,530	3,837,159	5,984,460	7,085,530	7,215,530
100	9,444,961	7,555,969	3,807,597	5,954,899	7,055,969	7,185,969
125	9,352,581	7,482,065	3,733,693	5,880,995	6,982,065	7,112,065
150	9,260,202	7,408,161	3,659,790	5,807,091	6,908,161	7,038,161
175	9,167,822	7,334,258	3,585,886	5,733,187	6,834,258	6,964,258
200	9,075,442	7,260,354	3,511,982	5,659,284	6,760,354	6,890,354
225	8,983,063	7,186,450	3,438,078	5,585,380	6,686,450	6,816,450
250	8,890,684	7,112,547	3,364,175	5,511,477	6,612,547	6,742,547
275	8,798,304	7,038,644	3,290,272	5,437,573	6,538,644	6,668,644
300	8,705,925	6,964,740	3,216,368	5,363,669	6,464,740	6,594,740
325	8,613,545	6,890,836	3,142,464	5,289,766	6,390,836	6,520,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,817,808	7,054,246	3,305,874	5,453,176	6,554,246	6,684,246
20	8,743,904	6,995,123	3,246,751	5,394,053	6,495,123	6,625,123
30	8,706,952	6,965,562	3,217,190	5,364,491	6,465,562	6,595,562
50	8,633,048	6,906,439	3,158,067	5,305,368	6,406,439	6,536,439
70	8,559,145	6,847,316	3,098,944	5,246,245	6,347,316	6,477,316
90	8,485,241	6,788,193	3,039,821	5,187,122	6,288,193	6,418,193
100	8,448,289	6,758,631	3,010,259	5,157,561	6,258,631	6,388,631
125	8,356,909	6,684,727	2,936,356	5,083,657	6,184,727	6,314,727
150	8,263,530	6,610,824	2,862,452	5,009,753	6,110,824	6,240,824
175	8,171,151	6,536,921	2,788,549	4,935,850	6,036,921	6,166,921
200	8,078,771	6,463,017	2,714,645	4,861,947	5,963,017	6,093,017
225	7,986,392	6,389,113	2,640,742	4,788,043	5,889,113	6,019,113
250	7,894,012	6,315,210	2,566,838	4,714,139	5,815,210	5,945,210
275	7,801,632	6,241,306	2,492,934	4,640,235	5,741,306	5,871,306
300	7,709,253	6,167,402	2,419,030	4,566,332	5,667,402	5,797,402
325	7,616,873	6,093,498	2,345,127	4,492,428	5,593,498	5,723,498

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type	15
Flats and Houses	
No of units	50 units
Density:	65 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.77 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,939,111	11,620,845	7,872,473	10,019,774	11,120,845	11,250,845
20	8,866,633	11,525,323	7,776,951	9,924,253	11,025,323	11,155,323
30	8,828,894	11,477,563	7,729,191	9,876,492	10,977,563	11,107,563
50	8,755,416	11,382,041	7,633,669	9,780,971	10,882,041	11,012,041
70	8,681,938	11,286,519	7,538,147	9,685,449	10,786,519	10,916,519
90	8,608,460	11,190,997	7,442,626	9,589,927	10,690,997	10,820,997
100	8,571,721	11,143,237	7,394,865	9,542,167	10,643,237	10,773,237
125	8,478,873	11,023,835	7,275,463	9,422,764	10,523,835	10,653,835
150	8,388,025	10,904,432	7,156,060	9,303,362	10,404,432	10,534,432
175	8,296,178	10,785,031	7,036,659	9,183,961	10,285,031	10,415,031
200	8,204,330	10,665,628	6,917,257	9,064,558	10,165,628	10,295,628
225	8,112,481	10,546,226	6,797,854	8,945,156	10,046,226	10,176,226
250	8,020,634	10,426,825	6,678,453	8,825,754	9,926,825	10,056,825
275	7,928,786	10,307,422	6,559,050	8,706,352	9,807,422	9,937,422
300	7,836,938	10,187,850	6,439,478	8,586,780	9,687,850	9,817,850
325	7,743,458	10,068,495	6,318,123	8,465,425	9,566,495	9,696,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,022,289	10,428,975	6,680,604	8,827,905	9,928,975	10,058,975
20	7,948,810	10,333,454	6,585,082	8,732,383	9,833,454	9,963,454
30	7,912,071	10,285,692	6,537,320	8,684,622	9,785,692	9,915,692
50	7,838,593	10,190,170	6,441,799	8,589,100	9,690,170	9,820,170
70	7,765,115	10,094,650	6,346,278	8,493,579	9,594,650	9,724,650
90	7,691,637	9,999,128	6,250,756	8,398,058	9,499,128	9,629,128
100	7,654,897	9,951,367	6,202,995	8,350,296	9,451,367	9,581,367
125	7,563,050	9,831,965	6,083,594	8,230,895	9,331,965	9,461,965
150	7,471,202	9,712,563	5,964,191	8,111,492	9,212,563	9,342,563
175	7,379,206	9,592,968	5,844,596	7,991,898	9,092,968	9,222,968
200	7,286,856	9,471,613	5,723,242	7,870,543	8,971,613	9,101,613
225	7,192,507	9,350,259	5,601,887	7,749,188	8,850,259	8,980,259
250	7,099,157	9,228,904	5,480,532	7,627,833	8,728,904	8,858,904
275	7,005,807	9,107,549	5,359,177	7,506,479	8,607,549	8,737,549
300	6,912,457	8,986,194	5,237,822	7,385,124	8,486,194	8,616,194
325	6,819,107	8,864,839	5,116,467	7,263,769	8,364,839	8,494,839

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,105,465	9,237,105	5,488,733	7,636,034	8,737,105	8,867,105
20	7,031,988	9,141,584	5,393,213	7,540,514	8,641,584	8,771,584
30	6,995,248	9,093,823	5,345,451	7,492,752	8,593,823	8,723,823
50	6,921,605	8,998,087	5,249,715	7,397,016	8,498,087	8,628,087
70	6,848,925	8,901,003	5,152,631	7,299,933	8,401,003	8,531,003
90	6,772,246	8,803,919	5,055,548	7,202,849	8,303,919	8,433,919
100	6,734,905	8,755,377	5,007,005	7,154,306	8,255,377	8,385,377
125	6,641,555	8,634,022	4,885,650	7,032,952	8,134,022	8,264,022
150	6,548,206	8,512,667	4,764,295	6,911,597	8,012,667	8,142,667
175	6,454,856	8,391,312	4,642,941	6,790,242	7,891,312	8,021,312
200	6,361,506	8,269,958	4,521,586	6,668,887	7,769,958	7,899,958
225	6,268,156	8,148,603	4,400,231	6,547,532	7,648,603	7,778,603
250	6,174,806	8,027,248	4,278,876	6,426,177	7,527,248	7,657,248
275	6,081,456	7,905,893	4,157,521	6,304,823	7,405,893	7,535,893
300	5,988,106	7,784,538	4,036,166	6,183,468	7,284,538	7,414,538
325	5,894,756	7,663,183	3,914,812	6,062,113	7,163,183	7,293,183

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Site type 16

Flats and Houses
No of units 100 units
Density: 65 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.54 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

1 - £6,458 per sq m

Private values £6458 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,965,591	11,027,634	7,279,262	9,426,564	10,527,634	10,657,634
20	16,826,141	10,936,992	7,188,620	9,335,922	10,436,992	10,566,992
30	16,756,416	10,891,671	7,143,299	9,290,600	10,391,671	10,521,671
50	16,616,966	10,801,028	7,052,656	9,199,958	10,301,028	10,431,028
70	16,477,517	10,710,386	6,962,014	9,109,316	10,210,386	10,340,386
90	16,338,067	10,619,743	6,871,371	9,018,673	10,119,743	10,249,743
100	16,268,341	10,574,422	6,826,050	8,973,352	10,074,422	10,204,422
125	16,094,029	10,461,119	6,712,747	8,860,049	9,961,119	10,091,119
150	15,915,718	10,347,817	6,599,445	8,746,746	9,847,817	9,977,817
175	15,745,406	10,234,514	6,486,142	8,633,443	9,734,514	9,864,514
200	15,571,093	10,121,211	6,372,839	8,520,140	9,621,211	9,751,211
225	15,396,781	10,007,908	6,259,536	8,406,837	9,507,908	9,637,908
250	15,222,469	9,894,605	6,146,233	8,293,534	9,394,605	9,524,605
275	15,048,156	9,781,302	6,032,930	8,180,231	9,281,302	9,411,302
300	14,873,844	9,667,999	5,919,627	8,066,928	9,167,999	9,297,999
325	14,698,953	9,554,319	5,805,948	7,953,249	9,054,319	9,184,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

2 - £6,082 per sq m

Private values £6082 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,229,271	9,899,026	6,150,654	8,297,956	9,399,026	9,529,026
20	15,089,821	9,808,383	6,060,012	8,207,313	9,308,383	9,438,383
30	15,020,096	9,763,062	6,014,690	8,161,992	9,263,062	9,393,062
50	14,880,646	9,672,420	5,924,048	8,071,350	9,172,420	9,302,420
70	14,741,196	9,581,777	5,833,406	7,980,707	9,081,777	9,211,777
90	14,601,747	9,491,135	5,742,764	7,890,065	8,991,135	9,121,135
100	14,532,022	9,445,814	5,697,442	7,844,744	8,945,814	9,075,814
125	14,357,709	9,332,511	5,584,139	7,731,441	8,832,511	8,962,511
150	14,183,397	9,219,208	5,470,836	7,618,138	8,719,208	8,849,208
175	14,008,085	9,105,905	5,357,533	7,504,835	8,605,905	8,735,905
200	13,834,076	8,992,149	5,243,778	7,391,079	8,492,149	8,622,149
225	13,659,913	8,878,993	5,129,621	7,277,923	8,378,993	8,508,993
250	13,479,749	8,765,837	5,015,465	7,164,767	8,265,837	8,395,837
275	13,302,586	8,646,681	4,898,309	7,045,611	8,146,681	8,276,681
300	13,125,423	8,531,525	4,783,153	6,930,455	8,031,525	8,161,525
325	12,948,260	8,416,369	4,667,997	6,815,299	7,916,369	8,046,369

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

3 - £5,705 per sq m

Private values £5705 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,492,950	8,770,418	5,022,046	7,169,347	8,270,418	8,400,418
20	13,353,500	8,679,775	4,931,403	7,078,705	8,179,775	8,309,775
30	13,283,776	8,634,454	4,886,082	7,033,384	8,134,454	8,264,454
50	13,144,326	8,543,812	4,795,440	6,942,741	8,043,812	8,173,812
70	13,004,630	8,453,010	4,704,638	6,851,939	7,953,010	8,083,010
90	12,862,900	8,360,885	4,612,513	6,759,815	7,860,885	7,990,885
100	12,792,035	8,314,823	4,566,451	6,713,753	7,814,823	7,944,823
125	12,614,872	8,199,667	4,451,295	6,598,597	7,699,667	7,829,667
150	12,437,709	8,084,511	4,336,139	6,483,441	7,584,511	7,714,511
175	12,260,546	7,969,355	4,220,983	6,368,284	7,469,355	7,599,355
200	12,083,383	7,854,199	4,105,827	6,253,128	7,354,199	7,484,199
225	11,906,219	7,739,043	3,990,671	6,137,972	7,239,043	7,369,043
250	11,729,056	7,623,887	3,875,515	6,022,816	7,123,887	7,253,887
275	11,551,893	7,508,730	3,760,359	5,907,660	7,008,730	7,138,730
300	11,374,730	7,393,574	3,645,203	5,792,504	6,893,574	7,023,574
325	11,197,567	7,278,418	3,530,047	5,677,348	6,778,418	6,908,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

Appendix 4 - Care Home, Retirement and Extra Care housing appraisals

FINAL DRAFT

St Albans CIL Viability Assessment

Macro for CIL Ctrl +z

Appraisal of Care Homes

BLV1

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

60 rooms	8,100	floor area of rooms
	2,280	en-suite bathrooms
	2,520	communal space
	<u>12,900</u>	
15% Circulation	<u>14,835</u>	sqft GIA

CAPITAL VALUE

60 Beds	£800 per week	90% occupancy	£2,246,400
Standard profit margin (EBITDA)		30% of income	£673,920
Capitalise EBITDA		10% yield	£6,739,200
Deduct	15% for income shortfall to maturity		-£1,010,880
Gross Adjusted turnkey value of Home			£5,728,320
Sales Agent's fees (on turnkey value)		1.00%	£57,283
Legal fees (% of turnkey value)		0.50%	£28,642

Net Adjusted turnkey value of Home **£5,642,395**

DEVELOPMENT COSTS

Existing use value

	£s per ha	Site size	
BLV1 Benchmark land value 1 - Secondary office	£3,748,372	0.8	£2,998,697

Development Costs

Build costs		£136	£1,749,721
External works		10%	£174,972
Additional policy costs		£15	£193,248
Contingency		5%	£105,897
Professional fees		10%	£222,384
Residual S106		£2 psf	£29,670
Max CIL		-£2,037 per sq m	-£2,807,668
Interest	24 months	7%	<u>£2,975,473</u>
			£5,642,395

Residual (goal seek to £0 to establish max CIL) £0

St Albans CIL Viability Assessment**Appraisal of Care Homes**

BLV2

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite		522.47
38 sq ft of space for en-suite		
42 sq ft of communal space, excluding circulation		419.77
60 rooms	8,100 floor area of rooms	
	2,280 en-suite bathrooms	
	2,520 communal space	
	12,900	
15% Circulation	14,835 sqft GIA	

CAPITAL VALUE

60 Beds	£800 per week	90% occupancy	£2,246,400
Standard profit margin (EBITDA)		30% of income	£673,920
Capitalise EBITDA		10% yield	£6,739,200
Deduct	15% for income shortfall to maturity		-£1,010,880
Gross Adjusted turnkey value of Home			£5,728,320
Sales Agent's fees (on turnkey value)		1.00%	£57,283
Legal fees (% of turnkey value)		0.50%	£28,642

Net Adjusted turnkey value of Home £5,642,395

DEVELOPMENT COSTS

Existing use value		£s per ha	Site size	
BLV2	Benchmark land value 2 - Secondary industrial/warehousing	£1,601,070	0.8	£1,280,856
Development Costs				
Build costs				£136 £1,749,721
External works			10%	£174,972
Additional policy costs			£15	£193,248
Contingency			5%	£105,897
Professional fees			10%	£222,384
Residual S106			£2 psf	£29,670
Max CIL			£293 per sq m	£403,250
Interest	24 months		7%	£1,482,396
				£5,642,395
Residual (goal seek to £0 to establish max CIL)				£0

St Albans CIL Viability Assessment**Appraisal of Care Homes**

BLV3

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite
 38 sq ft of space for en-suite
 42 sq ft of communal space, excluding circulation

60 rooms	8,100	floor area of rooms
	2,280	en-suite bathrooms
	2,520	communal space
	<u>12,900</u>	
15% Circulation	<u>14,835</u>	sqft GIA

CAPITAL VALUE

60 Beds	£800 per week	90% occupancy	£2,246,400
Standard profit margin (EBITDA)		30% of income	£673,920
Capitalise EBITDA		10% yield	£6,739,200
Deduct	15% for income shortfall to maturity		-£1,010,880
Gross Adjusted turnkey value of Home			£5,728,320
Sales Agent's fees (on turnkey value)		1.00%	£57,283
Legal fees (% of turnkey value)		0.50%	£28,642
Net Adjusted turnkey value of Home			£5,642,395

DEVELOPMENT COSTS

Existing use value		£s per ha	Site size	
BLV3	Benchmark land value 2- Urban openspace & other resi backlands	£500,000	0.8	£400,000
Development Costs				
	Build costs			£136 £1,749,721
	External works			10% £174,972
	Additional policy costs			£15 £193,248
	Contingency			5% £105,897
	Professional fees			10% £222,384
	Residual S106			£2 psf £29,670
	Max CIL			£1,487 per sq m £2,049,710
	Interest	24 months		7% £716,792
				<u>£5,642,395</u>
	Residual (goal seek to £0 to establish max CIL)			£0

St Albans CIL Viability Assessment**Appraisal of Care Homes**

BLV4

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite
 38 sq ft of space for en-suite
 42 sq ft of communal space, excluding circulation

60 rooms	8,100	floor area of rooms
	2,280	en-suite bathrooms
	2,520	communal space
	<u>12,900</u>	
15% Circulation	<u>14,835</u>	sqft GIA

CAPITAL VALUE

60 Beds	£800 per week	90% occupancy	£2,246,400
Standard profit margin (EBITDA)		30% of income	£673,920
Capitalise EBITDA		10% yield	£6,739,200
Deduct	15% for income shortfall to maturity		-£1,010,880
Gross Adjusted turnkey value of Home			£5,728,320
Sales Agent's fees (on turnkey value)		1.00%	£57,283
Legal fees (% of turnkey value)		0.50%	£28,642

Net Adjusted turnkey value of Home

£5,642,395

DEVELOPMENT COSTS

Existing use value				
BLV4	Benchmark land value 3 - Greenfield (higher)	£s per ha	Site size	
		£370,000	0.8	£296,000
Development Costs				
Build costs			£136	£1,749,721
External works			10%	£174,972
Additional policy costs			£15	£193,248
Contingency			5%	£105,897
Professional fees			10%	£222,384
Residual S106			£2 psf	£29,670
Max CIL			£1,628 per sq m	£2,244,103
Interest	24 months		7%	£626,400
				<u>£5,642,395</u>
Residual (goal seek to £0 to establish max CIL)				£0

St Albans CIL Viability Assessment		Macro to calc CIL		Ctrl +y
Appraisal of Care Homes				
BLV1				
National Care Standards requirements				
135 sq ft of useable floorspace, excluding ensuite				
38 sq ft of space for en-suite				
42 sq ft of communal space, excluding circulation				
60 rooms	8,100	floor area of rooms		
	2,280	en-suite bathrooms		
	2,520	communal space		
	12,900			
15% Circulation	14,835	sqft GIA		
CAPITAL VALUE				
24 Beds (Affordable)	£471 per week	90% occupancy		£529,162
36 Beds (Pvt)	£800 per week	90% occupancy		£1,347,840
Standard profit margin (EBITDA)		30% of income		£563,100.60
Capitalise EBITDA		10% yield		£5,631,006
Deduct	15% for income shortfall to maturity			-£844,651
Gross Adjusted turnkey value of Home				£4,786,355
Sales Agent's fees (on turnkey value)		1.00%		£47,864
Legal fees (% of turnkey value)		0.50%		£23,932
Net Adjusted turnkey value of Home				£4,714,560
DEVELOPMENT COSTS				
Existing use value				
BLV1	Benchmark land value 1 - Secondary office	£s per ha	Site size	
		£3,748,372	0.8	£2,998,697
Development Costs				
Build costs			£136	£2,012,179
External works			10%	£201,218
Additional policy costs			£15	£222,236
Contingency			5%	£121,782
Professional fees			10%	£255,741.47
Residual S106			£2 psf	£29,670
Max CIL			-£2,933 per sq m	-£4,041,737
Interest	24 months		7%	£2,914,774
				£4,714,560
Residual (goal seek to £0 to establish max CIL)				-£0

St Albans CIL Viability Assessment**Appraisal of Care Homes**

BLV2

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite
 38 sq ft of space for en-suite
 42 sq ft of communal space, excluding circulation

60 rooms	8,100	floor area of rooms
	2,280	en-suite bathrooms
	2,520	communal space
	12,900	
15% Circulation	<u>14,835</u>	sqft GIA

CAPITAL VALUE

24 Beds (Affordable)	£471 per week	90% occupancy	£529,162
36 Beds (Pvt)	£800 per week	90% occupancy	£1,347,840
Standard profit margin (EBITDA)		30% of income	£563,100.60
Capitalise EBITDA		10% yield	£5,631,006
Deduct	15% for income shortfall to maturity		-£844,651
Gross Adjusted turnkey value of Home			£4,786,355
Sales Agent's fees (on turnkey value)		1.00%	£47,864
Legal fees (% of turnkey value)		0.50%	£23,932
Net Adjusted turnkey value of Home			£4,714,560

DEVELOPMENT COSTS

Existing use value		£s per ha	Site size	
BLV2	Benchmark land value 2 - Secondary industrial/warehousing	£1,601,070	0.8	£1,280,856
Development Costs				
	Build costs			£136 £2,012,179
	External works			10% £201,218
	Additional policy costs			£15 £222,236
	Contingency			5% £121,782
	Professional fees			10% £255,741
	Residual S106			£2 psf £29,670
	Max CIL			-£603 per sq m -£830,819
Interest	24 months		7%	£1,421,697
				<u>£4,714,560</u>
	Residual (goal seek to £0 to establish max CIL)			£0

St Albans CIL Viability Assessment**Appraisal of Care Homes**

BLV3

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite
 38 sq ft of space for en-suite
 42 sq ft of communal space, excluding circulation

60 rooms	8,100 floor area of rooms
	2,280 en-suite bathrooms
	2,520 communal space
	12,900
15% Circulation	<u>14,835</u> sqft GIA

CAPITAL VALUE

24 Beds (Affordable)	£471 per week	90% occupancy	£529,162
36 Beds (Pvt)	£800 per week	90% occupancy	£1,347,840
Standard profit margin (EBITDA)		30% of income	£563,100.60
Capitalise EBITDA		10% yield	£5,631,006
Deduct	15% for income shortfall to maturity		-£844,651
Gross Adjusted turnkey value of Home			£4,786,355
Sales Agent's fees (on turnkey value)		1.00%	£47,864
Legal fees (% of turnkey value)		0.50%	£23,932
Net Adjusted turnkey value of Home			£4,714,560

DEVELOPMENT COSTS

Existing use value		£s per ha	Site size	
BLV3	Benchmark land value 2- Urban openspace & other resi backlands	£500,000	0.8	£400,000
Development Costs				
	Build costs			£136 £2,012,179
	External works			10% £201,218
	Additional policy costs			£15 £222,236
	Contingency			5% £121,782
	Professional fees			10% £255,741
	Residual S106			£2 psf £29,670
	Max CIL			£592 per sq m £815,641
Interest	24 months		7%	£656,093
				<u>£4,714,560</u>
Residual (goal seek to £0 to establish max CIL)				£0

St Albans CIL Viability Assessment**Appraisal of Care Homes**

BLV4

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite
 38 sq ft of space for en-suite
 42 sq ft of communal space, excluding circulation

60 rooms	8,100	floor area of rooms
	2,280	en-suite bathrooms
	2,520	communal space
	12,900	
15% Circulation	<u>14,835</u>	sqft GIA

CAPITAL VALUE

24 Beds (Affordable)	£471 per week	90% occupancy	£529,162
36 Beds (Pvt)	£800 per week	90% occupancy	£1,347,840
Standard profit margin (EBITDA)		30% of income	£563,100.60
Capitalise EBITDA		10% yield	£5,631,006
Deduct	15% for income shortfall to maturity		-£844,651
Gross Adjusted turnkey value of Home			£4,786,355
Sales Agent's fees (on turnkey value)		1.00%	£47,864
Legal fees (% of turnkey value)		0.50%	£23,932
Net Adjusted turnkey value of Home			£4,714,560

DEVELOPMENT COSTS

Existing use value		£s per ha	Site size	
BLV4	Benchmark land value 3 - Greenfield (higher)	£370,000	0.8	£296,000
Development Costs				
Build costs				£136 £2,012,179
External works				10% £201,218
Additional policy costs				£15 £222,236
Contingency				5% £121,782
Professional fees				10% £255,741
Residual S106				£2 psf £29,670
Max CIL				£733 per sq m £1,010,033
Interest	24 months		7%	£565,700
				<u>£4,714,560</u>
Residual (goal seek to £0 to establish max CIL)				£0

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	40%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	#N/A	#N/A

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-710,498	-1,776,246	-5,524,618	-3,377,316	-2,276,246	-2,146,246
20	-738,626	-1,846,564	-5,594,936	-3,447,635	-2,346,564	-2,216,564
30	-752,689	-1,881,724	-5,630,095	-3,482,794	-2,381,724	-2,251,724
50	-780,817	-1,952,042	-5,700,414	-3,553,112	-2,452,042	-2,322,042
70	-808,943	-2,022,358	-5,770,730	-3,623,428	-2,522,358	-2,392,358
90	-837,071	-2,092,676	-5,841,048	-3,693,747	-2,592,676	-2,462,676
100	-851,134	-2,127,836	-5,876,207	-3,728,906	-2,627,836	-2,497,836
125	-886,294	-2,215,734	-5,964,106	-3,816,804	-2,715,734	-2,585,734
150	-921,453	-2,303,632	-6,052,004	-3,904,702	-2,803,632	-2,673,632
175	-956,611	-2,391,527	-6,139,899	-3,992,598	-2,891,527	-2,761,527
200	-991,770	-2,479,426	-6,227,797	-4,080,496	-2,979,426	-2,849,426
225	-1,026,929	-2,567,324	-6,315,695	-4,168,394	-3,067,324	-2,937,324
250	-1,062,089	-2,655,222	-6,403,593	-4,256,292	-3,155,222	-3,025,222
275	-1,097,247	-2,743,117	-6,491,489	-4,344,188	-3,243,117	-3,113,117
300	-1,132,406	-2,831,015	-6,579,387	-4,432,086	-3,331,015	-3,201,015
325	-1,167,565	-2,918,913	-6,667,285	-4,519,984	-3,418,913	-3,288,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	40%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,649,391	-4,123,478	-7,871,850	-5,724,549	-4,623,478	-4,493,478
20	-1,682,207	-4,205,517	-7,953,888	-5,806,587	-4,705,517	-4,575,517
30	-1,698,614	-4,246,536	-7,994,908	-5,847,606	-4,746,536	-4,616,536
50	-1,731,430	-4,328,574	-8,076,946	-5,929,644	-4,828,574	-4,698,574
70	-1,764,244	-4,410,610	-8,158,982	-6,011,680	-4,910,610	-4,780,610
90	-1,797,059	-4,492,648	-8,241,020	-6,093,718	-4,992,648	-4,862,648
100	-1,813,467	-4,533,667	-8,282,039	-6,134,737	-5,033,667	-4,903,667
125	-1,854,485	-4,636,214	-8,394,585	-6,237,284	-5,136,214	-5,006,214
150	-1,895,504	-4,738,760	-8,487,132	-6,339,830	-5,238,760	-5,108,760
175	-1,936,524	-4,841,309	-8,589,681	-6,442,379	-5,341,309	-5,211,309
200	-1,977,542	-4,943,856	-8,692,227	-6,544,926	-5,443,856	-5,313,856
225	-2,018,561	-5,046,402	-8,794,774	-6,647,473	-5,546,402	-5,416,402
250	-2,059,579	-5,148,949	-8,897,320	-6,750,019	-5,648,949	-5,518,949
275	-2,100,598	-5,251,495	-8,999,867	-6,852,566	-5,751,495	-5,621,495
300	-2,141,618	-5,354,044	-9,102,416	-6,955,115	-5,854,044	-5,724,044
325	-2,182,636	-5,456,591	-9,204,962	-7,057,661	-5,956,591	-5,826,591

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	35%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	#N/A	#N/A

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-300,539	-751,348	-4,499,720	-2,352,419	-1,251,348	-1,121,348
20	-331,011	-827,527	-4,575,898	-2,428,597	-1,327,527	-1,197,527
30	-346,246	-865,614	-4,613,986	-2,466,685	-1,365,614	-1,235,614
50	-376,717	-941,793	-4,690,165	-2,542,863	-1,441,793	-1,311,793
70	-407,188	-1,017,971	-4,766,343	-2,619,041	-1,517,971	-1,387,971
90	-437,660	-1,094,149	-4,842,521	-2,695,220	-1,594,149	-1,464,149
100	-452,895	-1,132,237	-4,880,609	-2,733,308	-1,632,237	-1,502,237
125	-490,984	-1,227,460	-4,975,831	-2,828,530	-1,727,460	-1,597,460
150	-529,073	-1,322,682	-5,071,054	-2,923,752	-1,822,682	-1,692,682
175	-567,162	-1,417,904	-5,166,276	-3,018,975	-1,917,904	-1,787,904
200	-605,251	-1,513,127	-5,261,498	-3,114,197	-2,013,127	-1,883,127
225	-643,340	-1,608,349	-5,356,721	-3,209,419	-2,108,349	-1,978,349
250	-681,428	-1,703,571	-5,451,943	-3,304,642	-2,203,571	-2,073,571
275	-719,517	-1,798,793	-5,547,165	-3,399,864	-2,298,793	-2,168,793
300	-757,606	-1,894,016	-5,642,388	-3,495,086	-2,394,016	-2,264,016
325	-795,695	-1,989,238	-5,737,610	-3,590,308	-2,489,238	-2,359,238

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

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Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,239,432	-3,098,581	-6,846,953	-4,699,651	-3,598,581	-3,468,581
20	-1,274,983	-3,187,457	-6,935,829	-4,788,527	-3,687,457	-3,557,457
30	-1,292,757	-3,231,894	-6,980,265	-4,832,964	-3,731,894	-3,601,894
50	-1,328,307	-3,320,767	-7,069,139	-4,921,837	-3,820,767	-3,690,767
70	-1,363,856	-3,409,640	-7,158,012	-5,010,711	-3,909,640	-3,779,640
90	-1,399,406	-3,498,514	-7,246,886	-5,099,584	-3,998,514	-3,868,514
100	-1,417,181	-3,542,953	-7,291,325	-5,144,024	-4,042,953	-3,912,953
125	-1,461,618	-3,654,044	-7,402,416	-5,255,114	-4,154,044	-4,024,044
150	-1,506,055	-3,765,137	-7,513,509	-5,366,207	-4,265,137	-4,135,137
175	-1,550,492	-3,876,230	-7,624,602	-5,477,300	-4,376,230	-4,246,230
200	-1,594,929	-3,987,323	-7,735,695	-5,588,394	-4,487,323	-4,357,323
225	-1,639,366	-4,098,416	-7,846,788	-5,699,487	-4,598,416	-4,468,416
250	-1,683,803	-4,209,507	-7,957,879	-5,810,577	-4,709,507	-4,579,507
275	-1,728,240	-4,320,600	-8,068,972	-5,921,670	-4,820,600	-4,690,600
300	-1,772,677	-4,431,693	-8,180,065	-6,032,763	-4,931,693	-4,801,693
325	-1,817,114	-4,542,786	-8,291,158	-6,143,857	-5,042,786	-4,912,786

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

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**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	30%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997per sq m	#N/A	#N/A	#N/A	#N/A

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997per sq m	#N/A	#N/A	#N/A	#N/A

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Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2 - Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,659	269,146	-3,479,225	-1,331,924	-230,854	-100,854
20	75,372	188,430	-3,559,942	-1,412,641	-311,570	-181,570
30	59,229	148,071	-3,600,301	-1,452,999	-351,929	-221,929
50	26,941	67,352	-3,681,020	-1,533,718	-432,648	-302,648
70	-5,434	-13,584	-3,761,956	-1,614,655	-513,584	-383,584
90	-38,248	-95,620	-3,843,992	-1,696,690	-595,620	-465,620
100	-54,656	-136,639	-3,885,011	-1,737,709	-636,639	-506,639
125	-95,674	-239,186	-3,987,557	-1,840,256	-739,186	-609,186
150	-136,694	-341,735	-4,090,106	-1,942,805	-841,735	-711,735
175	-177,712	-444,281	-4,192,653	-2,045,352	-944,281	-814,281
200	-218,731	-546,828	-4,295,199	-2,147,898	-1,046,828	-916,828
225	-259,750	-649,374	-4,397,746	-2,250,445	-1,149,374	-1,019,374
250	-300,768	-751,921	-4,500,292	-2,352,991	-1,251,921	-1,121,921
275	-341,788	-854,470	-4,602,841	-2,455,540	-1,354,470	-1,224,470
300	-382,806	-957,016	-4,705,388	-2,558,087	-1,457,016	-1,327,016
325	-423,825	-1,059,563	-4,807,935	-2,660,633	-1,559,563	-1,429,563

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

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Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	30%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-829,473	-2,073,683	-5,822,055	-3,674,754	-2,573,683	-2,443,683
20	-867,758	-2,169,394	-5,917,766	-3,770,465	-2,669,394	-2,539,394
30	-886,901	-2,217,251	-5,965,623	-3,818,322	-2,717,251	-2,587,251
50	-925,184	-2,312,960	-6,061,332	-3,914,030	-2,812,960	-2,682,960
70	-963,469	-2,408,671	-6,157,043	-4,009,742	-2,908,671	-2,778,671
90	-1,001,753	-2,504,383	-6,252,754	-4,105,453	-3,004,383	-2,874,383
100	-1,020,895	-2,552,237	-6,300,609	-4,153,307	-3,052,237	-2,922,237
125	-1,068,751	-2,671,877	-6,420,248	-4,272,947	-3,171,877	-3,041,877
150	-1,116,606	-2,791,514	-6,539,886	-4,392,584	-3,291,514	-3,161,514
175	-1,164,460	-2,911,151	-6,659,523	-4,512,221	-3,411,151	-3,281,151
200	-1,212,316	-3,030,791	-6,779,162	-4,631,861	-3,530,791	-3,400,791
225	-1,260,171	-3,150,428	-6,898,800	-4,751,498	-3,650,428	-3,520,428
250	-1,308,027	-3,270,068	-7,018,439	-4,871,138	-3,770,068	-3,640,068
275	-1,355,882	-3,389,705	-7,138,076	-4,990,775	-3,889,705	-3,759,705
300	-1,403,737	-3,509,342	-7,257,714	-5,110,412	-4,009,342	-3,879,342
325	-1,451,593	-3,628,982	-7,377,353	-5,230,052	-4,128,982	-3,998,982

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	25%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	175	200

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	#N/A	#N/A

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Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	511,020	1,277,551	-2,470,821	-323,520	777,551	907,551
20	476,427	1,191,068	-2,557,304	-410,003	691,068	821,068
30	459,130	1,147,826	-2,600,546	-453,244	647,826	777,826
50	424,537	1,061,343	-2,687,028	-539,727	561,343	691,343
70	389,944	974,860	-2,773,511	-626,210	474,860	604,860
90	355,351	888,377	-2,859,994	-712,693	388,377	518,377
100	338,054	845,136	-2,903,236	-755,934	345,136	475,136
125	294,813	737,032	-3,011,340	-864,038	237,032	367,032
150	251,571	628,929	-3,119,443	-972,142	128,929	258,929
175	208,330	520,825	-3,227,547	-1,080,246	20,825	150,825
200	165,088	412,721	-3,335,651	-1,188,349	-87,279	42,721
225	121,847	304,618	-3,443,754	-1,296,453	-195,382	-65,382
250	78,606	196,514	-3,551,858	-1,404,557	-303,486	-173,486
275	35,364	88,410	-3,659,962	-1,512,660	-411,590	-281,590
300	-8,007	-20,017	-3,768,066	-1,621,087	-520,017	-390,017
325	-51,955	-129,887	-3,876,259	-1,730,958	-629,887	-499,887

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200

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Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	25%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-419,515	-1,048,788	-4,797,160	-2,649,858	-1,548,788	-1,418,788
20	-460,534	-1,151,334	-4,899,706	-2,752,405	-1,651,334	-1,521,334
30	-481,043	-1,202,607	-4,950,978	-2,803,677	-1,702,607	-1,572,607
50	-522,062	-1,305,156	-5,053,527	-2,906,226	-1,805,156	-1,675,156
70	-563,081	-1,407,702	-5,156,074	-3,008,772	-1,907,702	-1,777,702
90	-604,099	-1,510,249	-5,258,620	-3,111,319	-2,010,249	-1,880,249
100	-624,609	-1,561,523	-5,309,895	-3,162,593	-2,061,523	-1,931,523
125	-675,883	-1,689,707	-5,438,079	-3,290,777	-2,189,707	-2,059,707
150	-727,156	-1,817,891	-5,566,262	-3,418,961	-2,317,891	-2,187,891
175	-778,430	-1,946,074	-5,694,446	-3,547,145	-2,446,074	-2,316,074
200	-829,703	-2,074,258	-5,822,630	-3,675,329	-2,574,258	-2,444,258
225	-880,977	-2,202,442	-5,950,814	-3,803,512	-2,702,442	-2,572,442
250	-932,250	-2,330,626	-6,078,997	-3,931,696	-2,830,626	-2,700,626
275	-983,524	-2,458,809	-6,207,181	-4,059,880	-2,958,809	-2,828,809
300	-1,034,797	-2,586,993	-6,335,365	-4,188,064	-3,086,993	-2,956,993
325	-1,086,071	-2,715,177	-6,463,549	-4,316,247	-3,215,177	-3,085,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	20%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	125	325	325

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	#N/A	#N/A	#N/A

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Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	914,382	2,285,955	-1,462,417	684,885	1,785,955	1,915,955
20	877,483	2,193,708	-1,554,664	592,638	1,693,708	1,823,708
30	859,033	2,147,584	-1,600,788	546,513	1,647,584	1,777,584
50	822,134	2,055,335	-1,693,037	454,264	1,555,335	1,685,335
70	785,234	1,963,085	-1,785,286	362,015	1,463,085	1,593,085
90	748,334	1,870,836	-1,877,536	269,766	1,370,836	1,500,836
100	729,886	1,824,714	-1,923,658	223,644	1,324,714	1,454,714
125	683,637	1,709,403	-2,038,969	108,332	1,209,403	1,339,403
150	637,637	1,594,091	-2,154,280	-6,979	1,094,091	1,224,091
175	591,512	1,478,780	-2,269,592	-122,290	978,780	1,108,780
200	545,388	1,363,471	-2,384,901	-237,599	863,471	993,471
225	499,264	1,248,160	-2,500,212	-352,911	748,160	878,160
250	453,139	1,132,848	-2,615,524	-468,222	632,848	762,848
275	407,016	1,017,539	-2,730,833	-583,531	517,539	647,539
300	360,891	902,228	-2,846,144	-698,843	402,228	532,228
325	314,767	786,916	-2,961,455	-814,154	286,916	416,916

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£325	£325

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	20%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,556	-23,890	-3,772,262	-1,624,961	-523,890	-393,890
20	-53,309	-133,272	-3,881,644	-1,734,342	-633,272	-503,272
30	-75,186	-187,964	-3,936,336	-1,789,035	-687,964	-557,964
50	-118,939	-297,349	-4,045,720	-1,898,419	-797,349	-667,349
70	-162,693	-406,733	-4,155,105	-2,007,803	-906,733	-776,733
90	-206,446	-516,115	-4,264,486	-2,117,185	-1,016,115	-886,115
100	-228,323	-570,807	-4,319,179	-2,171,877	-1,070,807	-940,807
125	-283,015	-707,537	-4,455,909	-2,308,607	-1,207,537	-1,077,537
150	-337,706	-844,265	-4,592,637	-2,445,335	-1,344,265	-1,214,265
175	-392,398	-980,995	-4,729,367	-2,582,066	-1,480,995	-1,350,995
200	-447,090	-1,117,726	-4,866,097	-2,718,796	-1,617,726	-1,487,726
225	-501,781	-1,254,454	-5,002,825	-2,855,524	-1,754,454	-1,624,454
250	-556,474	-1,391,184	-5,139,556	-2,992,254	-1,891,184	-1,761,184
275	-611,166	-1,527,914	-5,276,286	-3,128,985	-2,027,914	-1,897,914
300	-665,857	-1,664,642	-5,413,014	-3,265,712	-2,164,642	-2,034,642
325	-720,549	-1,801,372	-5,549,744	-3,402,443	-2,301,372	-2,171,372

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

FINAL DRAFT

**Community Infrastructure Levy Viability
St Albans City and District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	10%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	100	325	325	325

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	#N/A	50	225	250

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,716,130	4,290,326	541,954	2,689,255	3,790,326	3,920,326
20	1,675,286	4,188,216	439,844	2,587,146	3,688,216	3,818,216
30	1,654,864	4,137,161	388,789	2,536,091	3,637,161	3,767,161
50	1,614,021	4,035,051	286,680	2,433,981	3,535,051	3,665,051
70	1,573,177	3,932,942	184,570	2,331,871	3,432,942	3,562,942
90	1,532,333	3,830,832	82,460	2,229,762	3,330,832	3,460,832
100	1,511,911	3,779,777	31,405	2,178,707	3,279,777	3,409,777
125	1,460,856	3,652,140	-96,232	2,051,070	3,152,140	3,282,140
150	1,409,767	3,524,417	-223,955	1,923,346	3,024,417	3,154,417
175	1,357,877	3,394,692	-353,679	1,793,622	2,894,692	3,024,692
200	1,305,987	3,264,968	-483,404	1,663,898	2,764,968	2,894,968
225	1,254,097	3,135,244	-613,128	1,534,173	2,635,244	2,765,244
250	1,202,208	3,005,519	-742,853	1,404,449	2,505,519	2,635,519
275	1,150,318	2,875,795	-872,577	1,274,724	2,375,795	2,505,795
300	1,098,428	2,746,070	-1,002,301	1,145,000	2,246,070	2,376,070
325	1,046,538	2,616,346	-1,132,026	1,015,276	2,116,346	2,246,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	10%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£225	£250

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	797,321	1,993,303	-1,755,069	392,233	1,493,303	1,623,303
20	748,891	1,872,228	-1,876,144	271,158	1,372,228	1,502,228
30	724,676	1,811,690	-1,936,681	210,620	1,311,690	1,441,690
50	676,245	1,690,613	-2,057,759	89,542	1,190,613	1,320,613
70	627,815	1,569,538	-2,178,834	-31,533	1,069,538	1,199,538
90	579,384	1,448,460	-2,299,912	-152,610	948,460	1,078,460
100	555,169	1,387,923	-2,360,449	-213,148	887,923	1,017,923
125	494,631	1,236,577	-2,511,794	-364,493	736,577	866,577
150	434,093	1,085,232	-2,663,140	-515,838	585,232	715,232
175	373,555	933,887	-2,814,485	-667,183	433,887	563,887
200	313,017	782,542	-2,965,830	-818,528	282,542	412,542
225	252,479	631,197	-3,117,175	-969,874	131,197	261,197
250	191,941	479,852	-3,268,520	-1,121,219	-20,148	109,852
275	131,403	328,506	-3,419,865	-1,272,564	-171,494	-41,494
300	70,865	177,161	-3,571,210	-1,423,909	-322,839	-192,839
325	10,326	25,816	-3,722,556	-1,575,254	-474,184	-344,184

FINAL DRAFT

Community Infrastructure Levy Viability
St Albans City and District Council
Results summary

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

	AH %	Rented	SO
Affordable Housing	0%	60%	40%

Site type Retirement Appartments

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	325	325	325	325

Site type Extra Care

	BLV1	BLV2	BLV3	BLV4
1 - £6,997 per sq m	30	325	325	325

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Retirement Appartments

Flats	
No of units	30 units
Density:	75 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.4000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,512,396	6,280,991	2,532,619	4,679,920	5,780,991	5,910,991
20	2,467,014	6,167,535	2,419,164	4,566,465	5,667,535	5,797,535
30	2,444,324	6,110,809	2,362,437	4,509,738	5,610,809	5,740,809
50	2,398,941	5,997,353	2,248,982	4,396,283	5,497,353	5,627,353
70	2,353,559	5,883,898	2,135,526	4,282,828	5,383,898	5,513,898
90	2,308,177	5,770,442	2,022,071	4,169,372	5,270,442	5,400,442
100	2,285,486	5,713,716	1,965,344	4,112,646	5,213,716	5,343,716
125	2,228,759	5,571,897	1,823,525	3,970,827	5,071,897	5,201,897
150	2,172,031	5,430,079	1,681,707	3,829,008	4,930,079	5,060,079
175	2,115,304	5,288,260	1,539,888	3,687,189	4,788,260	4,918,260
200	2,058,575	5,146,439	1,398,067	3,545,368	4,646,439	4,776,439
225	2,001,848	5,004,620	1,256,248	3,403,550	4,504,620	4,634,620
250	1,945,120	4,862,801	1,114,429	3,261,731	4,362,801	4,492,801
275	1,888,393	4,720,982	972,611	3,119,912	4,220,982	4,350,982
300	1,831,666	4,579,164	830,792	2,978,093	4,079,164	4,209,164
325	1,774,938	4,437,345	688,973	2,836,275	3,937,345	4,067,345

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

FINAL DRAFT

Community Infrastructure Levy
St Albans City and District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Secondary office	value 2 - Secondary industrial/warehousing	value 2- Urban openspace & other resi backlands	Benchmark land value 3 - Greenfield (higher)
£3,748,372	£1,601,070	£500,000	£370,000

Extra Care	
Flats	
No of units	30 units
Density:	75 dph

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1 - £6,997 per sq m

Private values £6997 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,603,477	4,008,693	260,322	2,407,623	3,508,693	3,638,693
20	1,550,234	3,875,585	127,213	2,274,514	3,375,585	3,505,585
30	1,523,328	3,808,320	59,948	2,207,249	3,308,320	3,438,320
50	1,469,516	3,673,790	-74,582	2,072,720	3,173,790	3,303,790
70	1,415,704	3,539,261	-209,111	1,938,190	3,039,261	3,169,261
90	1,361,892	3,404,731	-343,641	1,803,661	2,904,731	3,034,731
100	1,334,987	3,337,469	-410,903	1,736,398	2,837,469	2,967,469
125	1,267,722	3,169,306	-579,066	1,568,235	2,669,306	2,799,306
150	1,200,458	3,001,145	-747,227	1,400,074	2,501,145	2,631,145
175	1,133,194	2,832,984	-915,388	1,231,914	2,332,984	2,462,984
200	1,065,928	2,664,821	-1,083,551	1,063,750	2,164,821	2,294,821
225	998,664	2,496,660	-1,251,712	895,590	1,996,660	2,126,660
250	931,400	2,328,499	-1,419,872	727,429	1,828,499	1,958,499
275	864,135	2,160,339	-1,588,033	559,268	1,660,339	1,790,339
300	796,870	1,992,175	-1,756,196	391,105	1,492,175	1,622,175
325	729,606	1,824,015	-1,924,357	222,944	1,324,015	1,454,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£325	£325	£325

FINAL DRAFT

Appendix 5 - Commercial appraisal results

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Office
Location:	St Albans

	£s per sqft	Yield	Rent free
Appraisal 1	£23.00	6.00%	1.50 years
Appraisal 2	£24.00	6.00%	1.50 years
Appraisal 3	£25.00	6.00%	1.50 years
Appraisal 4	£26.50	6.25%	1.50 years
Appraisal 5 (base)	£26.50	6.00%	1.50 years
Appraisal 6	£26.50	5.75%	1.50 years
Appraisal 7	£27.00	6.00%	1.50 years
Appraisal 8	£28.00	6.00%	1.50 years
Appraisal 9	£29.00	6.00%	1.50 years
Appraisal 10	£30.00	6.00%	1.50 years

Existing floorspace as % of new	30%
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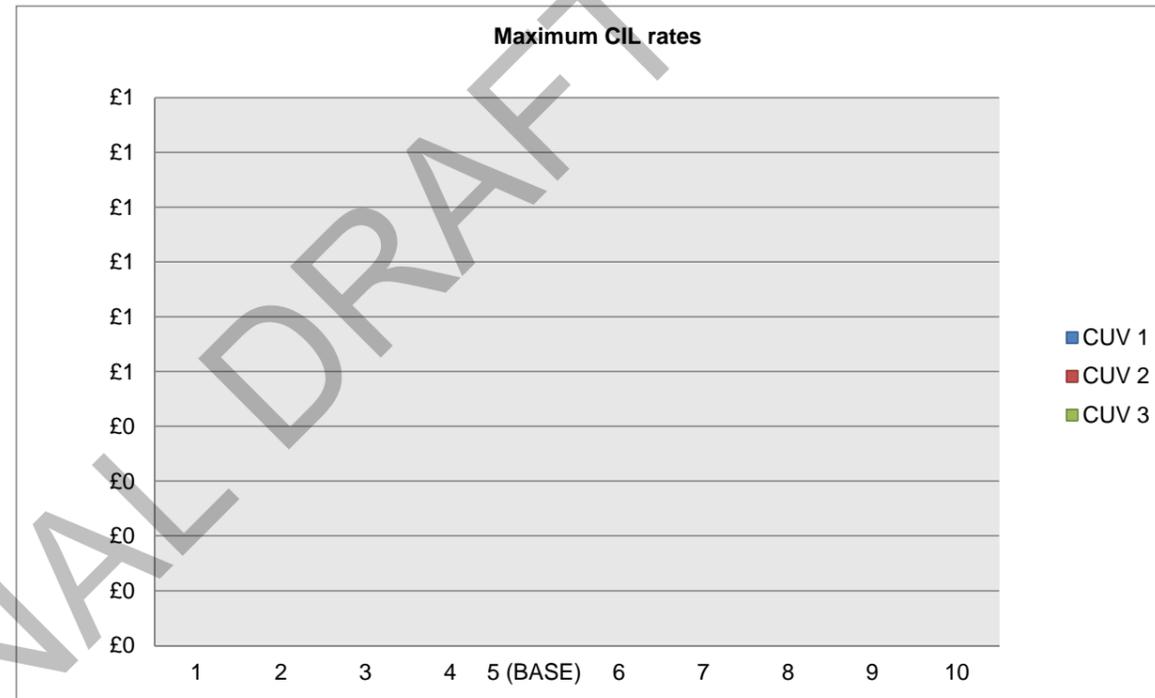
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.50	8.50%	2.50 years	20.00%
Current use value 2	£8.00	8.00%	2.50 years	20.00%
Current use value 3	£10.50	9.50%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-15%	£0	£0	£0
Appraisal 2	-10%	£0	£0	£0
Appraisal 3	-6%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	2%	£0	£0	£0
Appraisal 8	5%	£0	£0	£0
Appraisal 9	9%	£0	£0	£0
Appraisal 10	12%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	Office
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£6 psf		£8 psf		£10.50 psf	
Rental income per annum		£49,500		£72,000		£94,500	
Rent free/voids (years)		2.5	0.8155	2.5	0.8250	2.5	0.7970
Total revenue, capitalised (including all costs)		8.50%		8.00%		9.50%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees		£186,011		£453,577		£503,917	
Purchaser's costs	6.80%						
Current use value		£186,011		£453,577		£503,917	
CUV including Landowner premium		20%	£223,213	20.00%	£544,293	20.00%	£604,700

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Office
Location:	Harpenden & Rest of District

	£s per sqft	Yield	Rent free
Appraisal 1	£15.00	7.00%	1.50 years
Appraisal 2	£16.00	7.00%	1.50 years
Appraisal 3	£17.00	7.00%	1.50 years
Appraisal 4	£18.50	7.25%	1.50 years
Appraisal 5 (base)	£18.50	7.00%	1.50 years
Appraisal 6	£18.50	6.75%	1.50 years
Appraisal 7	£19.00	7.00%	1.50 years
Appraisal 8	£20.00	7.00%	1.50 years
Appraisal 9	£21.00	7.00%	1.50 years
Appraisal 10	£22.00	7.00%	1.50 years

Existing floorspace as % of new
30%

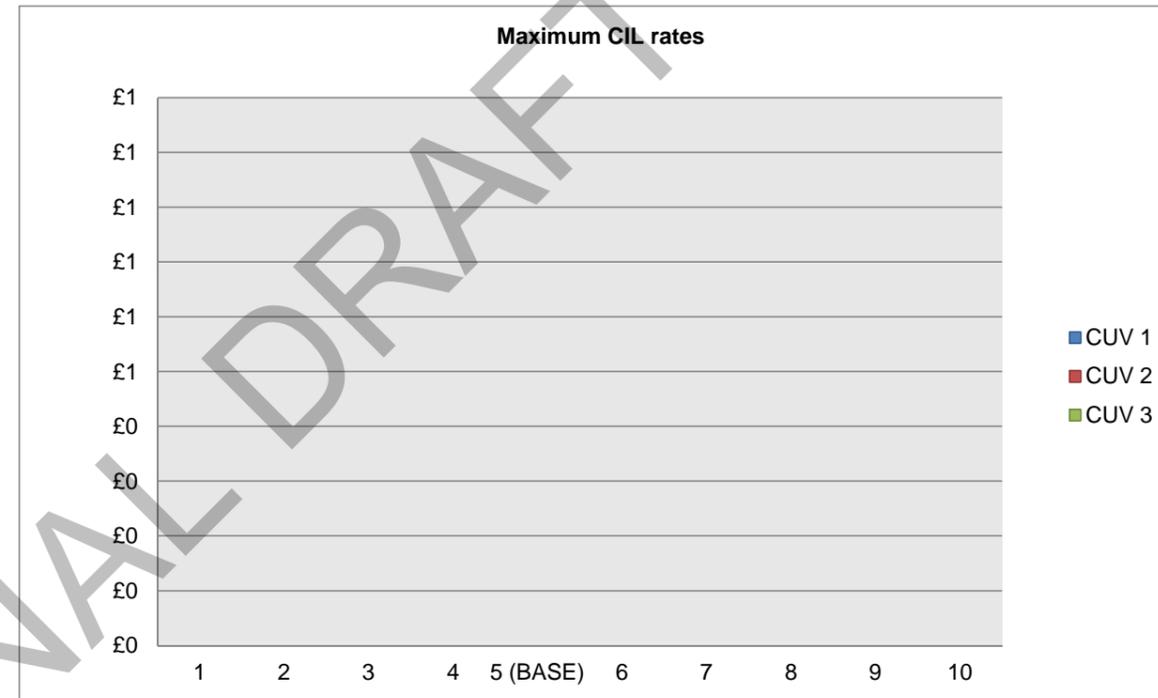
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.50	8.50%	2.50 years	20.00%
Current use value 2	£10.50	9.50%	2.50 years	20.00%
Current use value 3	£8.00	8.00%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-23%	£0	£0	£0
Appraisal 2	-16%	£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	3%	£0	£0	£0
Appraisal 8	8%	£0	£0	£0
Appraisal 9	12%	£0	£0	£0
Appraisal 10	16%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	Office
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£6 psf		£11 psf		£8 psf	
Rental income per annum		£49,500		£94,500		£72,000	
Rent free/voids (years)		2.5	0.8155	2.5	0.7970	2.5	0.8250
Total revenue, capitalised (including all costs)		8.50%		9.50%		8.00%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees			£186,011		£503,917		£453,577
Purchaser's costs	6.80%						
Current use value			£186,011		£503,917		£453,577
CUV including Landowner premium		20%	£223,213	20.00%	£604,700	20.00%	£544,293

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Industrial and Warehousing
Location:	St. Albans City & District

	£s per sqft	Yield	Rent free
Appraisal 1	£7.00	5.00%	1.50 years
Appraisal 2	£8.00	5.00%	1.50 years
Appraisal 3	£9.00	5.00%	1.50 years
Appraisal 4	£10.50	5.25%	1.50 years
Appraisal 5 (base)	£10.50	5.00%	1.50 years
Appraisal 6	£10.50	4.75%	1.50 years
Appraisal 7	£11.00	5.00%	1.50 years
Appraisal 8	£12.00	5.00%	1.50 years
Appraisal 9	£13.00	5.00%	1.50 years
Appraisal 10	£14.00	5.00%	1.50 years

Existing floorspace as % of new
50%

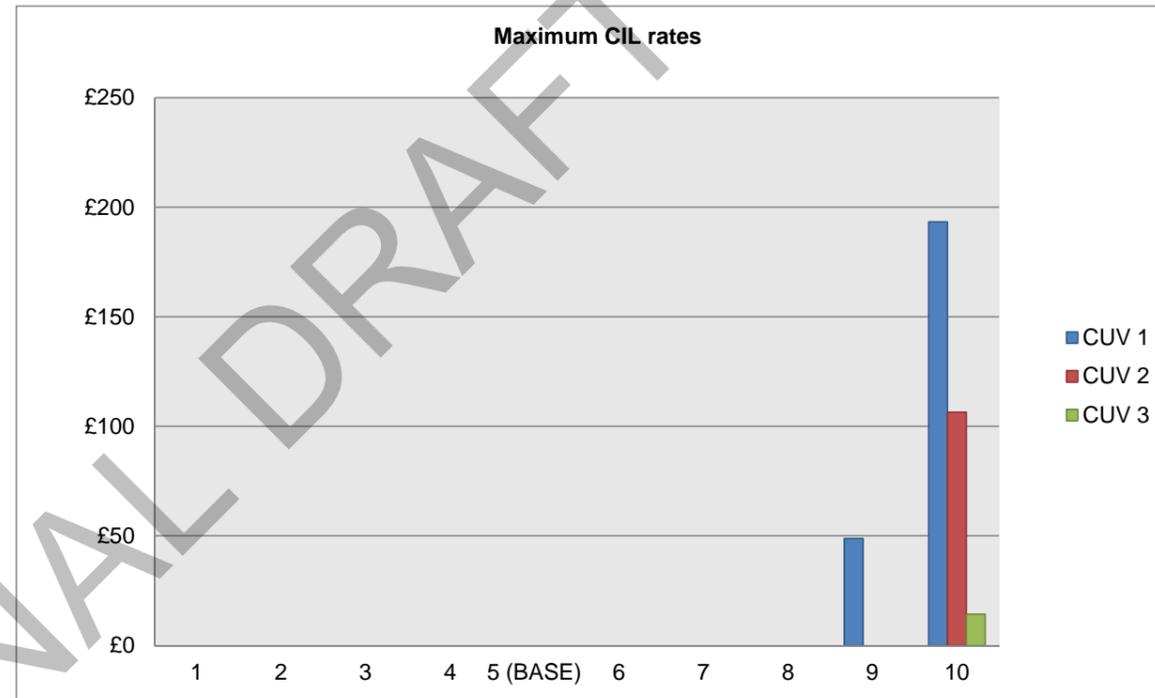
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.50	8.50%	2.50 years	20.00%
Current use value 2	£6.75	8.25%	2.50 years	20.00%
Current use value 3	£8.00	8.00%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-50%	£0	£0	£0
Appraisal 2	-31%	£0	£0	£0
Appraisal 3	-17%	£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	13%	£0	£0	£0
Appraisal 9	19%	£49	£0	£0
Appraisal 10	25%	£193	£107	£14



CURRENT USE VALUE
Commercial Development

Use class: **Industrial and Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£6 psf		£7 psf		£8 psf	
Rental income per annum		£82,500		£101,250		£120,000	
Rent free/voids (years)		2.5	0.8155	2.5	0.8202	2.5	0.8250
Total revenue, capitalised (including all costs)		8.50%		8.25%		8.00%	
Refurbishment costs	£30 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£310,018		£525,133		£755,962	
Purchaser's costs	6.80%						
Current use value		£310,018		£525,133		£755,962	
CUV including Landowner premium		20%	£372,021	20.00%	£630,160	20.00%	£907,154

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Supermarket/Superstore and Retail Warehouse
Location:	Whole District

	£s per sqft	Yield	Rent free
Appraisal 1	£15.00	4.75%	1.50 years
Appraisal 2	£16.00	4.75%	1.50 years
Appraisal 3	£17.00	4.75%	1.50 years
Appraisal 4	£18.00	5.00%	1.50 years
Appraisal 5 (base)	£18.00	4.75%	1.50 years
Appraisal 6	£18.00	4.50%	1.50 years
Appraisal 7	£19.00	4.75%	1.50 years
Appraisal 8	£20.00	4.75%	1.50 years
Appraisal 9	£21.00	4.50%	1.50 years
Appraisal 10	£22.00	4.75%	1.50 years

Existing floorspace as % of new
30%

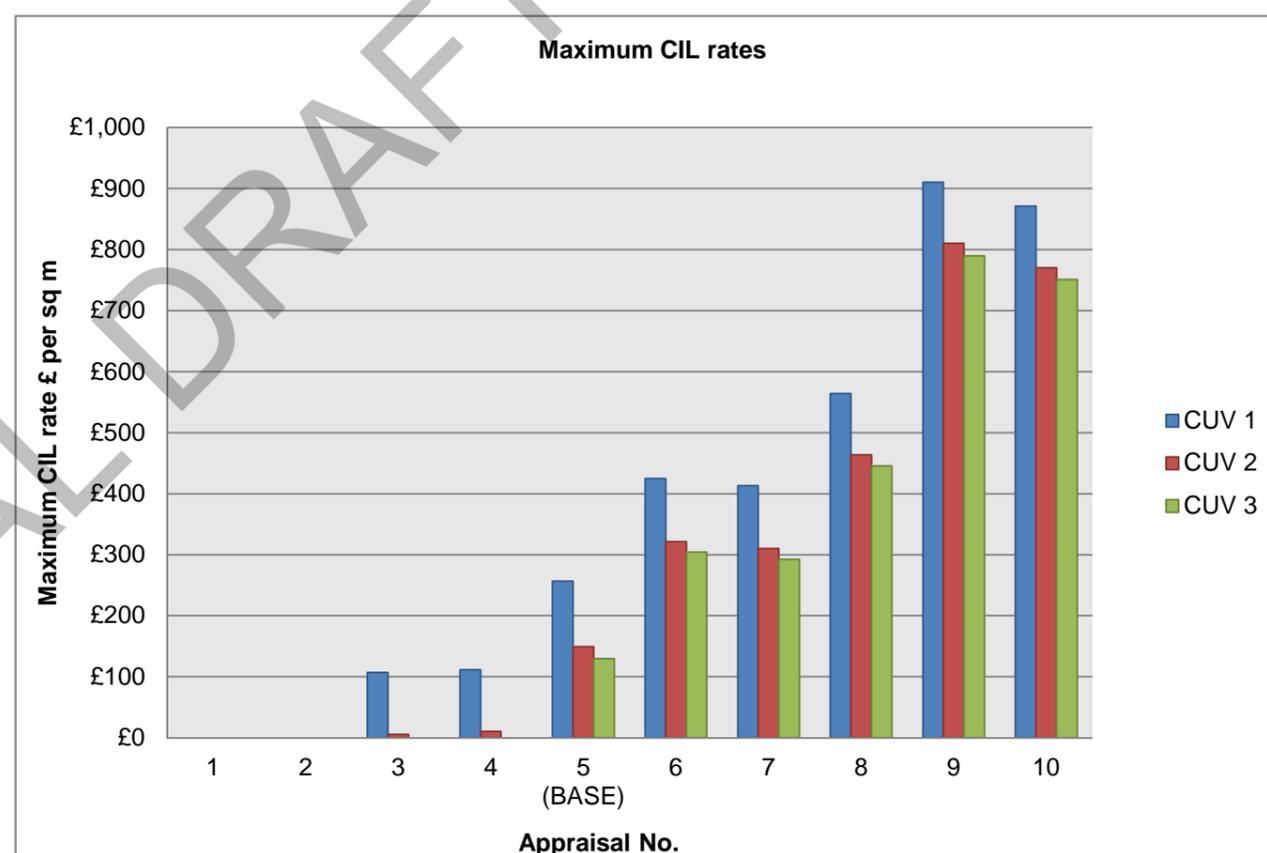
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.50	8.50%	2.50 years	20.00%
Current use value 2	£8.00	8.00%	2.50 years	20.00%
Current use value 3	£10.50	9.50%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-20%	£0	£0	£0
Appraisal 2	-13%	£0	£0	£0
Appraisal 3	-6%	£107	£6	£0
Appraisal 4	0%	£112	£11	£0
Appraisal 5 (base)	-	£257	£149	£130
Appraisal 6	0%	£425	£322	£304
Appraisal 7	5%	£413	£310	£292
Appraisal 8	10%	£564	£463	£445
Appraisal 9	14%	£910	£810	£790
Appraisal 10	18%	£871	£770	£751



CURRENT USE VALUE
Commercial Development

Use class: Supermarket/Superstore and Retail Warehouse

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	16,146					
Rent per sq ft		£6 psf		£8 psf		£11 psf	
Rental income per annum		£88,803		£129,168		£169,533	
Rent free/voids (years)		2.5	0.8155	2.5	0.8250	2.5	0.7970
Total revenue, capitalised (including all costs)		8.50%		8.00%		9.50%	
Refurbishment costs	£30 psf	£484,380		£484,380		£484,380	
Fees	7%	£33,907		£33,907		£33,907	
Capitalised rent, net of refurb and fees		£333,703		£813,717		£904,027	
Purchaser's costs	6.80%						
Current use value		£333,703		£813,717		£904,027	
CUV including Landowner premium		20%	£400,444	20.00%	£976,461	20.00%	£1,084,832

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Retail
Location:	St. Albans Prime

	£s per sqft	Yield	Rent free
Appraisal 1	£25.00	5.25%	1.50 years
Appraisal 2	£30.00	5.25%	1.50 years
Appraisal 3	£35.00	5.25%	1.50 years
Appraisal 4	£40.00	5.50%	1.50 years
Appraisal 5 (base)	£40.00	5.25%	1.50 years
Appraisal 6	£40.00	5.00%	1.50 years
Appraisal 7	£45.00	5.25%	1.50 years
Appraisal 8	£50.00	5.25%	1.50 years
Appraisal 9	£55.00	5.25%	1.50 years
Appraisal 10	£60.00	5.25%	1.50 years

Existing floorspace as % of new	30%
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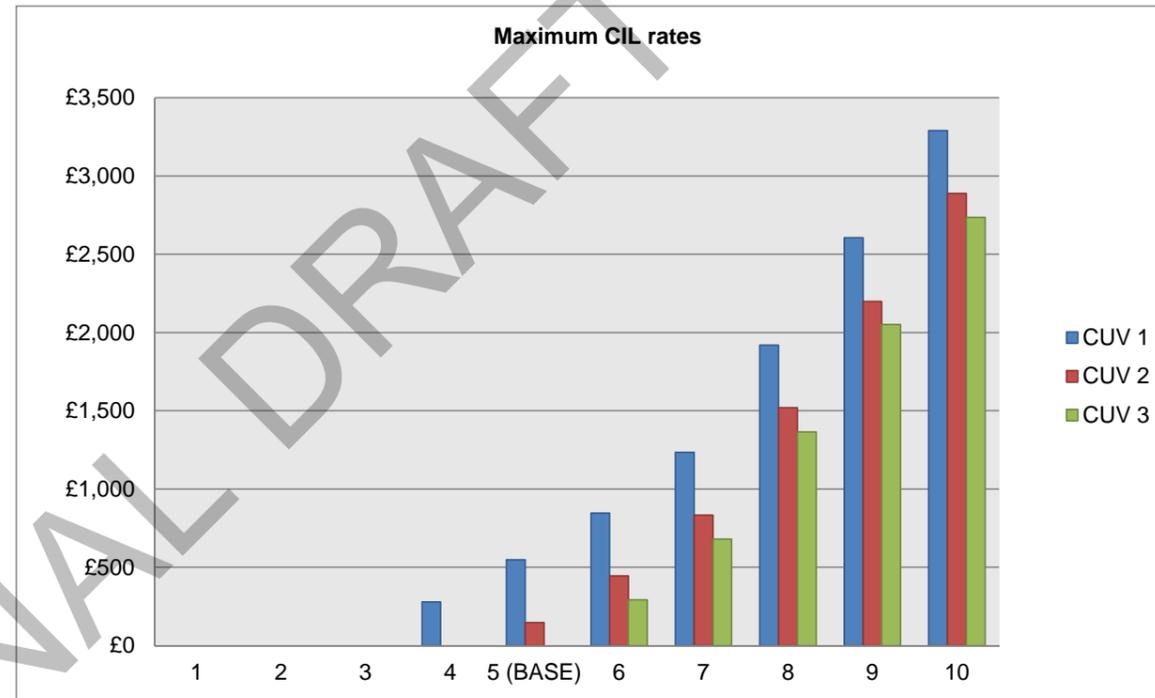
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£18.50	7.00%	1.50 years	20.00%
Current use value 2	£25.00	6.50%	1.50 years	20.00%
Current use value 3	£28.00	6.50%	1.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-60%	£0	£0	£0
Appraisal 2	-33%	£0	£0	£0
Appraisal 3	-14%	£0	£0	£0
Appraisal 4	0%	£279	£0	£0
Appraisal 5 (base)	-	£549	£148	£0
Appraisal 6	0%	£847	£446	£294
Appraisal 7	11%	£1,235	£833	£681
Appraisal 8	20%	£1,921	£1,520	£1,365
Appraisal 9	27%	£2,606	£2,200	£2,051
Appraisal 10	33%	£3,292	£2,889	£2,737



CURRENT USE VALUE
Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	3,000					
Rent per sq ft		£19 psf		£25 psf		£28 psf	
Rental income per annum		£55,500		£75,000		£84,000	
Rent free/voids (years)		1.5	0.9035	1.5	0.9099	1.5	0.9099
Total revenue, capitalised (including all costs)		7.00%		6.50%		6.50%	
Refurbishment costs	£30 psf	£90,000		£90,000		£90,000	
Fees	7%	£6,300		£6,300		£6,300	
Capitalised rent, net of refurb and fees		£620,040		£953,541		£1,079,522	
Purchaser's costs	6.80%						
Current use value		£620,040		£953,541		£1,079,522	
CUV including Landowner premium		20%	£744,048	20.00%	£1,144,249	20.00%	£1,295,426

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Retail
Location:	Harpenden and rest of District

	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	6.50%	1.50 years
Appraisal 2	£23.00	6.50%	1.50 years
Appraisal 3	£24.00	6.50%	1.50 years
Appraisal 4	£25.00	6.75%	1.50 years
Appraisal 5 (base)	£25.00	6.50%	1.50 years
Appraisal 6	£25.00	6.25%	1.50 years
Appraisal 7	£26.00	6.50%	1.50 years
Appraisal 8	£27.00	6.50%	1.50 years
Appraisal 9	£28.00	6.50%	1.50 years
Appraisal 10	£29.00	6.50%	1.50 years

Existing floorspace as % of new
30%

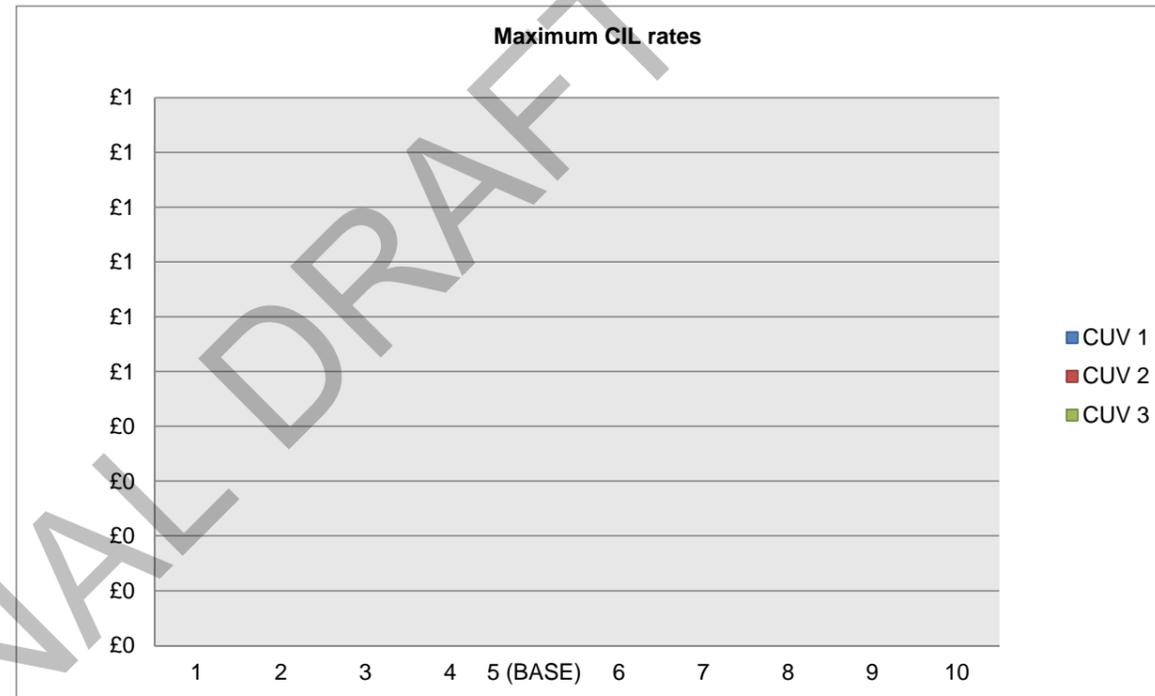
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.50	9.50%	2.50 years	20.00%
Current use value 2	£12.50	8.50%	2.50 years	20.00%
Current use value 3	£18.50	7.00%	1.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	4%	£0	£0	£0
Appraisal 8	7%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	3,000					
Rent per sq ft		£11 psf		£13 psf		£19 psf	
Rental income per annum		£31,500		£37,500		£55,500	
Rent free/voids (years)		2.5	0.7970	2.5	0.8155	1.5	0.9035
Total revenue, capitalised (including all costs)		9.50%		8.50%		7.00%	
Refurbishment costs	£30 psf	£90,000		£90,000		£90,000	
Fees	7%	£6,300		£6,300		£6,300	
Capitalised rent, net of refurb and fees		£167,972		£263,481		£620,040	
Purchaser's costs	6.80%						
Current use value		£167,972		£263,481		£620,040	
CUV including Landowner premium		20%	£201,567	20.00%	£316,177	20.00%	£744,048

FINAL DRAFT

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Hotel (budget)
Location:	St. Albans City & District

	£s per sqft	Yield	Rent free
Appraisal 1	£14.00	4.75%	0.00 years
Appraisal 2	£15.00	4.75%	0.00 years
Appraisal 3	£16.00	4.75%	0.00 years
Appraisal 4	£16.91	5.00%	0.00 years
Appraisal 5 (base)	£16.91	4.75%	0.00 years
Appraisal 6	£16.91	4.50%	0.00 years
Appraisal 7	£18.00	4.75%	0.00 years
Appraisal 8	£19.00	4.75%	0.00 years
Appraisal 9	£20.00	4.50%	0.00 years
Appraisal 10	£21.00	4.75%	0.00 years

Existing floorspace as % of new
30%

Rent per room	£ 5,096.57
Number of Rooms	80
Floor area in sq ft	24,111
Cap value per room	£ 100,000.00

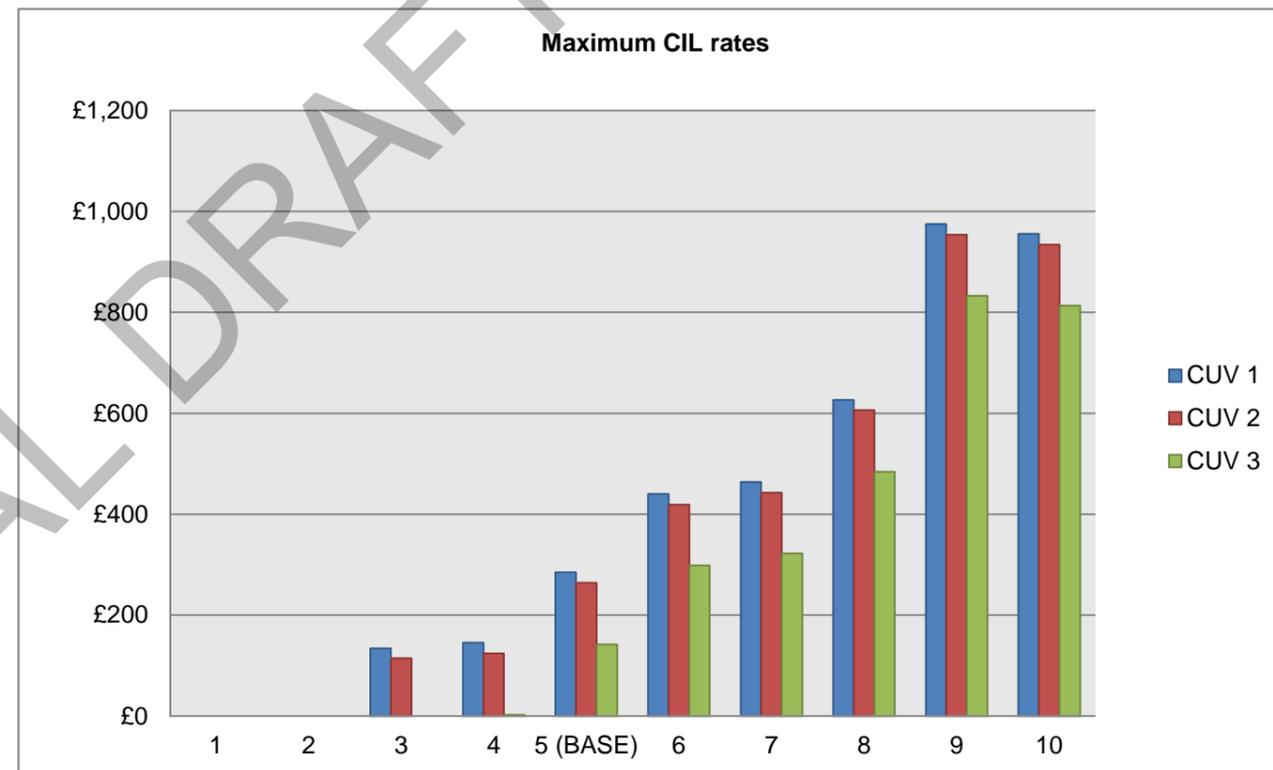
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	2.50 years	20.00%
Current use value 2	£10.50	9.50%	2.50 years	20.00%
Current use value 3	£12.50	8.50%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-21%	£0	£0	£0
Appraisal 2	-13%	£0	£0	£0
Appraisal 3	-6%	£134	£115	£0
Appraisal 4	0%	£146	£125	£3
Appraisal 5 (base)	-	£285	£264	£142
Appraisal 6	0%	£440	£419	£299
Appraisal 7	6%	£464	£443	£322
Appraisal 8	11%	£626	£607	£484
Appraisal 9	15%	£975	£954	£833
Appraisal 10	19%	£956	£934	£813



CURRENT USE VALUE
Commercial Development

Use class: **Hotel (budget)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	7,233					
Rent per sq ft		£8 psf		£11 psf		£13 psf	
Rental income per annum		£57,867		£75,951		£90,418	
Rent free/voids (years)		2.5	0.8250	2.5	0.7970	2.5	0.8155
Total revenue, capitalised (including all costs)		8.00%		9.50%		8.50%	
Refurbishment costs	£30 psf	£217,002		£217,002		£217,002	
Fees	7%	£15,190		£15,190		£15,190	
Capitalised rent, net of refurb and fees			£364,545		£405,004		£635,288
	6.80%						
Current use value			£364,545		£405,004		£635,288
CUV including Landowner premium		20%	£437,455	20.00%	£486,005	20.00%	£762,346

FINAL DRAFT

Appendix 6 - Suggested residential CIL map

FINAL DRAFT

St Albans Suggested CIL Zones

